

SD07a

# YOUR PLACE YOUR PLAN.

Winchester District Local Plan

**Statement Prepared under Regulation 22  
(1)(c) of the Town and Country Planning  
(Local Planning) (England) Regulations 2012.**

Winchester District Local Plan 2020 – 2040

Part 1 Regulation 18

November 2024



**Winchester**  
City Council

## Contents

1. Introduction .....	3
Purpose of this Statement .....	3
2. Background to the Local Plan .....	5
Local Plan Production Timeline: .....	5
Duty to Cooperate .....	7
Summary of Key Local Plan Stages .....	7
Part 1 – Regulation 18.....	8
3. Launch Consultation 2018.....	8
Summary of Issues Raised through the Launch Consultation .....	8
Actions post Launch Consultation .....	11
4. Strategic Issues and Priorities Consultation .....	13
SIP General Comments and Design Matters .....	39
Moving towards a Regulation 18 Draft Local Plan.....	40
5. Regulation 18 Consultation .....	41
Main changes between Reg 18 and Reg 19 Local Plan Policies .....	50
6. Moving from Reg 18 to Reg 19 .....	57
Appendices .....	58
Appendix 1 Local Plan Launch Consultation Questions .....	58
Appendix 2.....	61
Comments and Actions noted in response to the discussion on the draft local plan by Scrutiny Committee on 29 September 2022.....	61
Appendix 3 Schedule of Policy Changes from Reg 18 to Reg 19.....	67
Appendix 4 .....	197
Comments Noted at Scrutiny Committee 29 July 2024.....	197

# 1. Introduction

## Purpose of this Statement

- 1.1 This Statement of Consultation has been prepared to comply with Regulation 22 (1)(c) of the Town and Country Planning (Local Planning) (England) Regulations 2012. It sets out how the Council (Winchester City Council) has undertaken community participation and stakeholder involvement in the production of the Winchester District Local Plan in accordance with Regulation 18, the [Statement of Community Involvement](#) (SCI) and [Local Development Scheme](#) (LDS) in place at the time. The statement sets out how this engagement has shaped the plan in terms of the main issues raised through the consultations and how these have been dealt with.
- 1.2 Before the Council can submit the Local Plan to the Secretary of State for examination, it must comply with the requirements of Regulation 22(1)(c). This requires a statement setting out:
  - (i). Which organisations and persons the local planning authority invited to make representations under Regulation 18;
  - (ii). How they were invited to make their representations;
  - (iii). A summary of the main issues raised;
  - (iv). How those issues have been taken into account;
  - (v). If representations were made pursuant to Regulation 20, the number made and a summary of the main issues raised;
  - (vi). If no representations were made pursuant to Regulation 20 a statement of that fact.
- 1.3 This statement has therefore been prepared to demonstrate compliance with the requirements of Regulation 22 (1)(c) and that consultation on the preparation of the Local Plan has been undertaken in accordance with the relevant Regulations and the adopted SCI.
- 1.4 The SCI document sets out how the Council will consult and involve the public and statutory consultees in planning matters. The Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to have a SCI and since January 2018 the regulations now require SCI's to be updated on a regular basis, at least every 5 years. An updated SCI was adopted by the Council in January 2024.
- 1.5 The Council has undertaken three phases of consultation that fall under Regulation 18:

- Launch Consultation in 2018;
- Strategic Issues and Priorities Consultation in 2021 and
- Consultation on a Regulation 18 Draft Local Plan during 2022

- 1.6 These have all been undertaken in accordance with the SCI that was in force at the time. Indeed, legislation on the preparation of a local plan, only requires two formal phases of engagement one at Regulation 18 and the other at Regulation 19.
- 1.7 Consultation under Regulation 19 was undertaken in August – October 2024.
- 1.8 The Council has therefore undertaken a comprehensive package of engagement throughout the preparation of the local plan. These have been supported by an Integrated Impact Assessment, Habitat Regulations Assessment and Local Plan Viability Assessment, together with a range of technical evidence, which can be viewed on the [local plan website](#).
- 1.9 Given the extensive nature of the consultation processes, this Statement is split into two parts to align with engagement undertaken under Regulation 18 (Part 1) and Regulation 19 (Part 2).

## 2. Background to the Local Plan

- 2.1 The Council began the journey of preparing a new Local Plan in 2018. Its purpose to set out the strategic vision, objectives and spatial strategy for the Winchester District (excluding that part of the District within the South Downs National Park), as well as a series of planning policies to guide future development, together with allocations of land. The extent of the South Downs National Park in Hampshire is illustrated below:

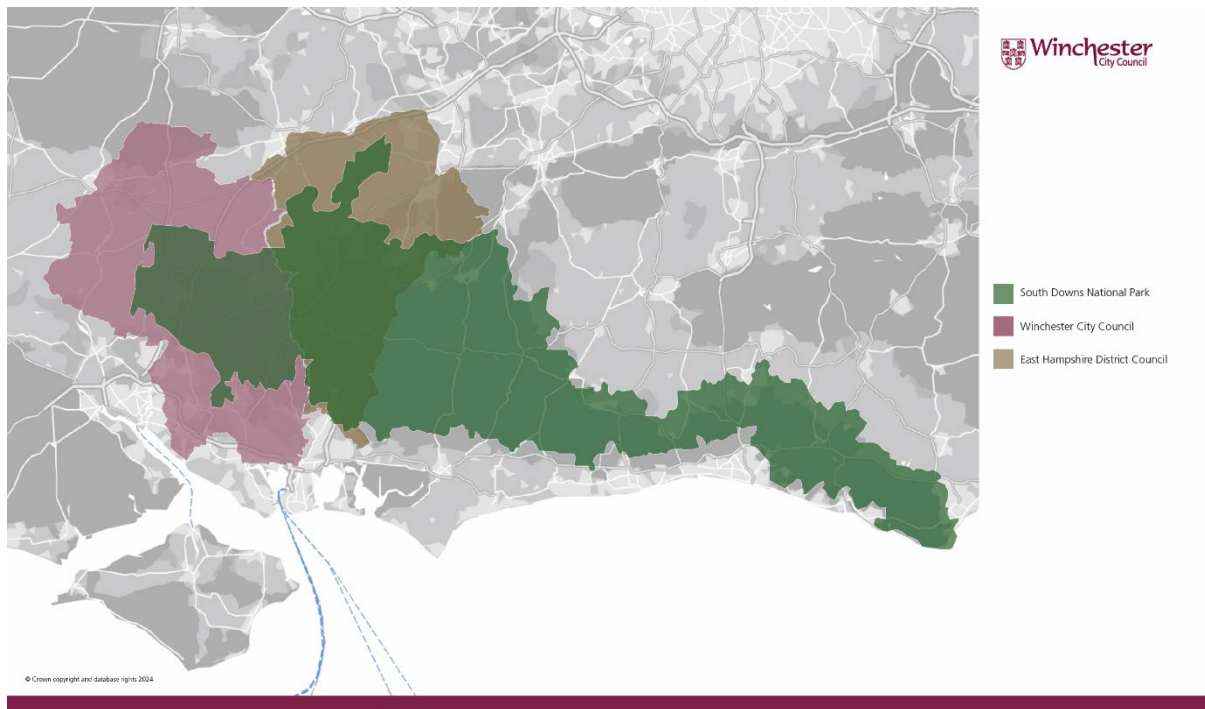


Fig. 1 Extent of South Downs National Park in Hampshire

- 2.2 The Plan Period looks ahead to 2040 and the Plan identifies the main areas for sustainable development growth. It establishes policies and guidance to ensure local development is built in accordance with the principles set out in the National Planning Policy Framework (NPPF).

- 2.3 The Winchester District Local Plan 2040, once adopted, will replace the following adopted development plan documents:

[Local Plan Part 1](#) - Joint Core Strategy (adopted March 2013 )

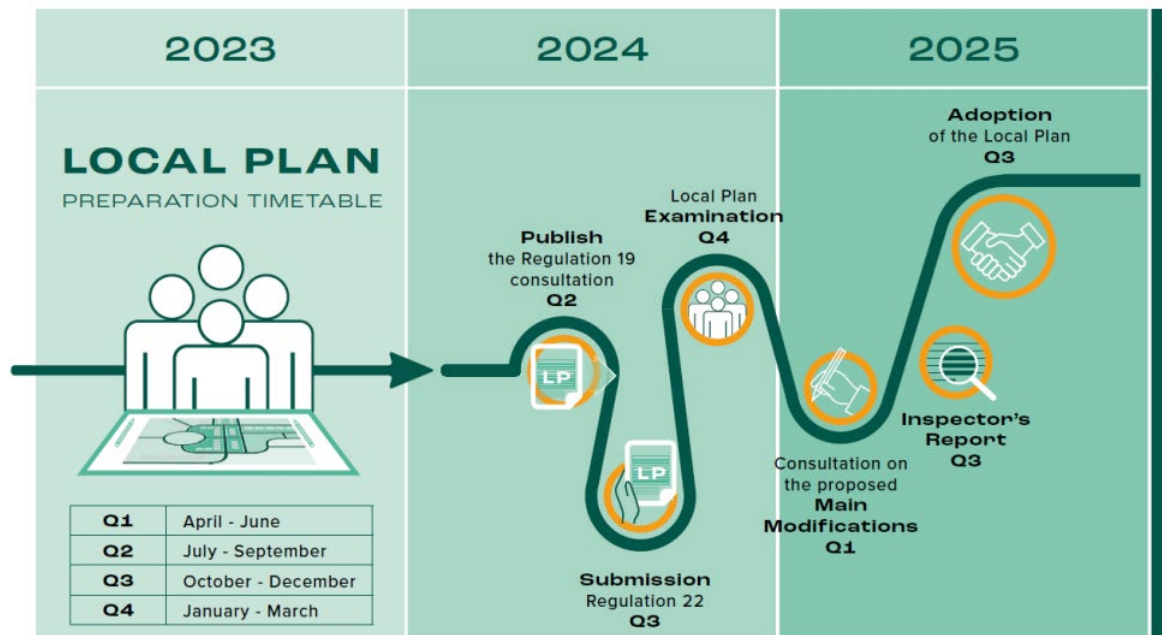
[Local Plan Part 2 – Development Management and Allocations](#) (adopted April 2017)

[Gypsy, Traveller and Travelling Showpersons Development Plan Document](#) (adopted February 2019).

### Local Plan Production Timeline:

- 2.4 During the course of preparation of the local plan, there have been several updates to the Council's [Local Development Scheme](#).

2.5 The [Local Development Scheme](#) was last updated on 10 August 2023, which included the following local plan programme:



2.6 The proposed Submission Local Plan (Regulation 19), was considered by the Council’s Scrutiny Committee on [29 July 2024](#), to comment on the draft Local Plan in advance of Cabinet considering the local plan at its meeting on 16 September 2024.

2.7 However, the day after this meeting the Government published a [revised draft NPPF](#), together with revised outcomes of the standard method for calculating local housing needs. Part of the proposed revised NPPF includes transitional arrangements for existing local plans in progress (Annex 1: Implementation). In summary, this means that policies in the revised framework would apply for the purpose of preparing local plans unless certain criteria are met. So for local plans in progress (from publication date of the revised NPPF plus 1 month) if they fall within one of three criteria in revised para 226, the plan would be examined under the previous version of the framework (December 2023 NPPF). Criterion c refers to a local plan being submitted for examination under Regulation 22, on or before publication date of the revised NPPF plus 1 month.

2.8 To enable the Council to continue with the local plan under the existing (2023) NPPF, it would need to promptly submit the Local Plan for Examination, but definitely within 1 month of publication of the revised NPPF. The alternative would be to await the publication of the revised NPPF and, go back to the early stages of the local plan to consult on development strategy/options for achieving a much higher level of housing provision. On this basis the Council decided to expedite matters and brought forward scheduled decision making

meetings ([Cabinet 19 August 2024](#)) and ([Council 28 August 2024](#)) to allow consultation under Regulation 19 (29 August to 13 October 2024) and then submission thereafter. This timing continued to reflect the timescale of the published Local Development Scheme (2023).

### **Duty to Cooperate**

- 2.9 One to one meetings with neighbouring authorities commenced during 2018, to gather information under the duty to co-operate. One of the key changes the Government introduced in the revised NPPF (2018 version) was reinforcing the duty to co-operate through the preparation of Statements of Common Ground with neighbouring local authorities and key statutory agencies.
- 2.10 [Statements of Common Ground](#) have been prepared at various stages of local plan preparation and more recently updated and confirmed to inform the Regulation 19 consultation. In addition a [Statement of Compliance](#) has been prepared, which provides a summary of the engagement that has taken place with both neighbouring local authorities and the prescribed bodies.

### **Summary of Key Local Plan Stages**

- The Council agreed at its Cabinet on 18 July 2018 ([CAB3046](#)) to launch preparation of a new Local Plan, a commencement notice was published together with a series of open consultation questions seeking views on a range of matters. The launch consultation ran from 24 July 2018 to 21 September 2018.
  - The Strategic Issues and Priorities document was agreed for consultation at Cabinet on 20 January 2021, report [CAB3278](#) refers. The consultation ran from 15 February to 12 April 2021.
  - Regulation 18 – the Council approved the Regulation 18 version of the local plan for consultation on [18 October 2022](#) CAB(3357) refers. The consultation ran from 2 November to 14 December 2022.
  - Regulation 19 - the Council agreed to progress to consultation under Regulation 19 at its meeting on [28 August 2024](#) . The consultation ran from 29 August to 13 October 2024.
- 2.11 Further details of the nature of the consultations, responses received and how these have been addressed is set out below.

## Part 1 – Regulation 18

### 3. Launch Consultation 2018

- 3.1 The launch consultation ran from 24 July 2018 to 21 September 2018, longer than the statutory 6 weeks to allow for the summer holidays.
- 3.2 The purpose of the consultation was to determine whether there were any strong opinions on the way that the Council had approached the existing Local Plan (Local Plan Part 1 and 2) to determine whether a new approach was required or whether to proceed on a similar basis.
- 3.3 All those on the local plan database at that time, including statutory and general consultees, and duty to cooperate bodies and those who had signed up to the local plan e-newsletter were invited to comment. There were no specific documents to comment on, the focus being the general ‘scope and content’ of the Local Plan i.e. what matters should it cover, not the merits of particular policy choices. To aid responses a number of questions were created to act as prompts to generate constructive commentary.
- 3.4 The consultation raised the profile of the Local Plan process and interested parties were able to add their contacts details to the planning mailing list to be kept informed.
- 3.5 Eleven questions (set out at Appendix 1) were available to view online and paper copies were available at:
  - the City Council offices in Winchester,
  - local libraries including Winchester Discovery Centre, Stanmore Community Library, Bishops Waltham, New Alresford, Eastleigh, Fareham, Waterlooville.
  - Parish Council’s within the Winchester District were also supplied with paper copies.
- 3.6 148 responses were received, all can be viewed in full at [Published responses for Winchester Local Plan launch consultation - Winchester City Council - Citizen Space](#).

### Summary of Issues Raised through the Launch Consultation

- 3.7 A summary of the comments received through the launch consultation is published at <https://www.localplan.winchester.gov.uk/LibraryAssets/attach/141/Local-Plan-Launch-2018.pdf>
- 3.8 These were reported and responded to at a meeting of the Councils’ Cabinet (Local Plan) Committee on [3 December 2018](#) (Item CAB 3084 (LP)). The



Cabinet report provides details, with a high-level summary of the Councils' response to the matters raised:

Spatial Distribution - The first questions of the consultation sought views as to the spatial split of the District for planning policy purposes, (Winchester Town, Market Towns and Rural Areas and South Hampshire Urban Area) and whether the distribution of growth should be approached in a similar way to adopted local plans.

Many respondents agreed that the spatial areas should be retained as these allowed for the distinction of development between the different areas of the District, although a smaller number thought this was too restrictive because it directs development to a limited number of locations. Some comments suggested that those settlements listed but without a defined settlement boundary should be given the opportunity for some development to allow local people to stay in the area.

Quantum of Development - With regard to the proportions of development to be attributed to the spatial areas, there was no real consensus, with varying comments ranging from existing density and character should be taken into account, that market towns are at capacity or that Winchester Town should no longer be the focus for development (while others suggested that it should be). Others thought each locality should take its fair proportion of new development and that the current approach is too rigid and needs to be more flexible.

Plan Period - There was general agreement to roll forward the plan period to 2036 (i.e. by one five year period), with support to take a longer-term view, particularly if the allocation of larger sites provided the opportunity to deliver infrastructure. A number of comments suggested that having a range of smaller/medium allocations would provide greater flexibility to be able to adapt to changing circumstances. There was support for the existing development plan which comprised of Part 1 and 2 and the Traveller DPD to be amalgamated into one local plan for ease of reference.

Duty to cooperate - A matter raised by a number of responses was the relationship with the South Downs National Park with some suggesting that the respective local plans need to be progressed in parallel. Parishes which cover both areas expressed a wish for greater alignment of policies. Comments were also received regarding the role of the Partnership for South Hampshire (PfSH) acknowledging its role in coordinating housing and employment allocations across South Hampshire<sup>1</sup>.

---

<sup>1</sup> The Council has produced a [Statement of Compliance](#) which details all engagement under the Duty to Co-operate, a number of [Statements of Common Ground](#) have also been produced.

Other matters raised - A range of comments on wider issues were also received covering:

- the need for more affordable housing;
- maintaining the character and community cohesion of rural communities;
- concept of introducing a South Hampshire Green Belt;
- implications of an ageing population; and
- welfare of young people.

Development Management Policies- comments received suggested the need for policies on:

- space standards;
- rail infrastructure;
- local distinctiveness and character;
- annex buildings for the elderly;
- equestrian activities;
- self-build;
- enhancement of biodiversity and wildlife;
- parking; and
- need for dementia friendly policies.

General comments - Responses referred to a review of development boundaries; rapid transport solutions; the need to promote all forms of non-motorised transport and the opportunity for new development provided by the Botley by-pass.

3.9 Of the 148 responses received, a number were from the statutory agencies/key infrastructure providers, raising the following matters:

Southern Water – requests the inclusion of policies on new utility infrastructure; prevention of development that leads to unacceptable deterioration in water quality; phasing of new development where capacity is insufficient to meet increased demand and to encourage water efficiency in all developments.

Thames Water – new development should be co-ordinated with the infrastructure it demands and take into account the capacity of existing infrastructure, the investment plans of water and sewerage/wastewater companies need to align with development needs.

Historic England –the historic environment and heritage assets should be comprehensively considered throughout the plan making process and opportunities maximised for the local plan to recognise their importance and suggest preparation of a Heritage Topic Paper.

Highways England (now National Highways) – comment in relation to the capacity of the strategic road network (SRN) and would be concerned if planned levels of development in Winchester resulted in material increases of traffic on the SRN, without consideration of mitigation measures.

Environment Agency – advise that the Local Plan should be supported by robust evidence and take into consideration:

- Improving and protecting water quality
- Mitigating and adapting to the effects of climate change
- Achieving a biodiversity net gain
- Managing flood risk
- Improving and protecting ground water

- 3.10 Two parish council briefings were held on 2 and 8 October 2018 (Appendix B of CAB 3084(LP)) summarises the comments received, but these fall into the following broad categories:

Infrastructure – take into account all forms of infrastructure and impact new development has on this – school/doctor capacity, public transport, parking and increased transport on local roads etc. Also consider cross-boundary issues and natural capacity and wider environment impact.

Affordable housing – lack of starter homes for young people; need to look at opportunities to allow young people/families to stay local; lack of availability of land for small development schemes; promotion of rural exception sites.

Development pattern – retain settlement boundaries.

### **Actions post Launch Consultation**

- 3.11 During the period 2018 to 2020 various key evidence studies were commissioned.
- 3.12 A key technical document being the Strategic Housing and Economic Land Availability Assessment (SHELAA). To ensure that the Council has an up to date knowledge of site availability several ‘call for sites’ have been initiated throughout the local plan process. This has resulted in several iterations of the SHELAA, the first was published in 2019 and more recently in 2023. The SHELAA is a technical document which provides information on sites; submitted by Landowners and Agents, for potential housing, economic development, Gypsy and Travelling Showpeople, Self-Build housing etc. in relation to their suitability, availability and achievability for consideration through the local plan.
- 3.13 Also during 2018 the issue of nutrient neutrality arose, i.e. the level of nutrients in a river or protected site is the same after a development as it was before. In 2019 Natural England issued guidance to 32 Local Planning

Authorities, including Winchester City Council, in relation to nutrient neutrality and impact on protected sites in the Solent. Further details are set out in the [Nutrients Topic Paper](#).

- 3.14 A number of events at this time also impacted on preparation of the Local Plan:
- The Council declared a climate emergency in 2019;
  - Covid pandemic which started in 2020;
  - In August 2020 Government published the 'Proposed changes to the current planning system' and a White Paper 'Planning for Future'; and
  - 2020 Environment Bill published requiring 'biodiversity net gain' on major developments.
- 3.15 To ensure the local plan continued to progress, a member led Local Plan Advisory Group (LPAG) was established and first met on [16 March 2020](#), consequently local plan papers including draft documents for consultation were discussed by LPAG prior to agreement by the Council's Cabinet Committee.
- 3.16 The Government's 'proposed changes to the current planning system' caused particular uncertainty and led to a temporary pause in work on the Local Plan during late 2020 and this delayed the public consultation on the Strategic Issues and Priorities paper. This was primarily due to proposed changes to the standard method for calculating housing need and that these changes would have generated a much larger requirement than was being planned for. The proposed changes to the Standard Method were however, not followed through by the previous government administration and the Council progressed with the local plan.
- 3.17 During 2020 a revised 'Vision for Winchester' was prepared, this included various workshops with a focus on design and movement. The outcome was publication of a series of handbooks on the [One Great Win](#) website, dedicated to expressing a vision for the next ten years for Winchester Town. The handbooks cover:- lifetimes, ecology, culture, home and movement - which also introduces the concept of 15 minute cities, whereby residents have access to daily facilities by walking or cycling, all of which have direct links with matters covered by the local plan.
- 3.18 A Local Plan Action Plan was prepared and agreed on 16 December 2020 ([CAB3274](#)) refers. This included the following key actions:
1. Engagement – establish dedicated local plan [website](#) as the basis for all communication, publication and engagement of all local plan materials;
  2. Continuation of [assessment of sites](#) promoted for consideration for development. Assessment criteria to promote use of brownfield land first, options for self-build and whether sites could accommodate, for example,

- a variety of development types understanding appropriate density and assess the ability for the site to access public transport/ walking routes;
3. Focus on design matters by undertaking an audit of all existing design statements, establishing a working group to explore design in more detail, through the use of Design Code; and
  4. Focus on 'getting digital ready' through the local plan website, with interactive policies map etc.

## 4. Strategic Issues and Priorities Consultation

- 4.1 LPAG on [11 January 2021](#) discussed both the local plan website and new branding and the Draft Strategic Issues and Priorities (SIP) document. The SIP was agreed for consultation at Cabinet on 20 January 2021, report [CAB3278](#) refers.
- 4.2 Consultation on the [Strategic Issues & Priorities](#), which was undertaken during a national lockdown, focussed on:
  - Four spatial development options:
    - A development strategy based on the approach in the existing Local Plan of distributing development to a sustainable hierarchy of settlements;
    - To focus development on Winchester itself and other larger and more sustainable settlements;
    - A strategy that includes one or more completely new strategic allocations or new settlements; and
    - A strategy of dispersing development around the district largely in proportion to the size of existing settlements.
  - Tackling the Climate Emergency and Creating a Greener District - as the Council's target for carbon neutrality is sooner than the government's target the SIP identified a number of local plan policy options that could be used to address this pressing issue. This is the golden thread that runs throughout the Document.
  - Homes for All - to provide for a range of housing including the need for affordable housing and Gypsy and Traveller accommodation
  - Vibrant Local Economy – need to retain existing land and allocations for employment and retail provision.
  - Living Well – the Local Plan fully considers and addresses the needs of all residents across all age ranges and abilities.
  - Your Services, Your Voice – through seeking early engagement on the content and shape of the draft Local Plan and the different options for a development strategy for the district.

- 4.3 A key part of the consultation on the [Strategic Issues & Priorities](#) document was to ensure that it was presented in a way that creates interest across a wide range of audiences in both a creative and engaging way that actively encourages people to read and engage with the Plan making process. Eye catching images, effective visualizations, icons, creative illustrations were used in order to bring the document to life and to give the Local Plan a strong Winchester brand identity, to be carried through the whole Plan-making process to adoption.
- 4.4 All those on the local plan database including those required by Regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the prescribed bodies under the Duty to Cooperate, were invited to comment:
- Specific, general, relevant authorities – 239
  - Individuals, agents/developers and businesses - 420
- 4.5 The Council undertook the following means of promotion of the SIP consultation:-
- commissioned radio adverts on Winchester Radio and Wave 105;
  - paid advertising on facebook and Instagram, including posts and comments – together with analytics;
  - posts and polls on Twitter;
  - press releases via a number of local newspapers including but not limited to Hampshire Chronicle and Mid Hants Observer;
  - a statutory notice was placed in the Mid Hants Observer;
  - Posters in car parks and at bus stops, supermarkets, GP practices and hospital, local community facilities and posters were issued to parish councils to put up locally;
  - Specialised topic-based online events using an interactive SLIDO software; and
  - Information about the public consultation in Parish Connect and sent to major business and universities;
- 4.6 The aim was to allow as many people as possible to comment on the SIP, particularly as this was undertaken during a national lockdown. Various mechanisms were established to allow responses to be submitted, including an online response form via Citizenspace. The engagement methods for the SIP, were recognised for their impact and inclusivity and the Council's Strategic Planning Team, won two [Royal Town Planning Institute](#) Awards as a result.
- 4.7 The SIP consultation report can be viewed [here](#). In total 2202 responses were received to the SIP consultation, from the following sources:

- Citizenspace – 603
- Email – 1,183
- Letters – 50
- Via social media - 366

All the representations to the SIP can be viewed [here](#).

- 4.8 The Council's LPAG then received a series of reports summarising the comments made, assessed these and then proposed a way forward for the local plan, as follows:

<b>Summary of Issues and Actions for the Local Plan</b>	
<b>LPAG 27 September 2021 - Vision and Development Strategy (Homes for All).</b>	
<b>Summary of Issues - Vision and Development Strategy (Homes for All)</b>	<b>Actions for the Local Plan</b>
<p>The Vision needs to up-dated to reflect current issues such as: climate change; sustainable neighbourhoods and development; changes as result of COVID; protecting the countryside and using brownfield land; providing / protecting green spaces for biodiversity, health and wellbeing.</p> <p>The plan period should be rolled forward to 2019 – 2039 to give 15 years from adoption.</p> <p>Need to plan for about 700 dwellings per annum, plus possible unmet need from Partnership for South Hampshire (not determined at the time of the SIP).</p> <p>Other comments received :</p> <ol style="list-style-type: none"> <li>1. The Housing Requirement – standard method is a minimum and the Council should plan for a higher number or help to meet the unmet needs in South Hampshire;</li> <li>2. Spatial Strategy - potential 5<sup>th</sup> option - a large number of respondents didn't support any of the SIP's 4 Approaches, which they felt either do not make best use of previously developed land or imply substantial sprawl of Winchester to the south/south-west, and suggest that there should be a 5<sup>th</sup> option.</li> <li>3. Use of brownfield / windfall sites – this was a common theme from the responses.</li> </ol>	<p>In terms of the housing requirement, and the uncertainty with how the standard method outputs could change over time, it was decided to develop a strategy that would allow for some increase in the District's housing need, to 700 dwellings per annum, plus consideration of any PfSH shortfall. Acknowledging that the housing need is a district figure, there is likely to be limited supply within the South Downs National Park (SDNP) and the scale of this should be discussed further with the Park Authority, as the SDNP represents 40% of land within the district.</p> <p>The SIP suggested targets for the three spatial areas and following feedback these were adjusted to increase targets for Winchester Town and the Market Towns and Rural Area with a reduction in the South Hampshire Urban Area target.</p> <p>In terms of the development strategy, it was concluded that Approach 1 received the most support and performs well in terms of its potential to support existing settlements, use brownfield sites and reduce the need to travel. Approaches 2 and 4, were fairly well-supported. The 5<sup>th</sup> option promoted by many was considered to be more principles to be considered when considering sites for development, rather a spatial approach to development, as its focus was on promotion of</p>



<b>Summary of Issues and Actions for the Local Plan</b>	
	<p>brownfield sites, the need to take into account existing housing commitments and a windfall allowance. Approach 3 was not favoured.</p> <p>Government advice requires as much use as possible to be made of brownfield sites, the estimated contribution of windfall or other sources needs to be robust and justified. The Council has always taken account of the expected contribution of brownfield sites before making new greenfield allocations and will continue to do so. But this contribution is finite and emerges over time, so it is not realistic to suggest that there can never be any greenfield releases, or that all brownfield sites must all be used first. Robust assessments of <a href="#">windfall capacity</a> have been produced and will continue to be undertaken and reviewed as necessary to ensure that the contribution of existing brownfield commitments remain up to date.</p> <p>The development strategy and vision that is recommended to be included in the new Local Plan will help to maximise the use of brownfield land and reduce the need for further greenfield releases.</p>
<b><a href="#">LPAG on 24th November 2021</a> Delivery and Success of the Local Plan, Living Well, Low Carbon Infrastructure, Local Plan Viability and Sustainable Transport</b>	
<b>Summary of Issues Delivery and Success of the Local Plan</b>	<b>Actions for the Local Plan</b>
<p>Question: <i>Would you like to suggest any indicators we could use in the Local Plan to help us monitor whether we are on track to achieve net zero carbon in the district by 2030?</i></p>	<ul style="list-style-type: none"> <li>Review/audit the current monitoring framework in light of representations received, to identify:</li> </ul>

<b>Summary of Issues and Actions for the Local Plan</b>	
<p>Responses:</p> <ul style="list-style-type: none"> <li>• targets need to be clear and regularly reviewed;</li> <li>• information needed should be accessible, in the public domain and online;</li> <li>• many suggestions were made of what should be included as indicators when monitoring the target;</li> <li>• impact of new housing needed to be monitored;</li> <li>• consider the impact development is having on achieving net zero carbon;</li> <li>• Too many objectives in the consultation document;</li> <li>• Needs simplifying; Improve current monitoring system;</li> <li>• Joined up working is required with local level stakeholders and parish councils; and</li> <li>• Responsibility for reporting should be at a more local level – those responsible for the objective should be the ones reporting on it.</li> </ul>	<ul style="list-style-type: none"> <li>• What is monitored at present and how can it be presented in a clearer way;</li> <li>• are there any data gaps (particularly with housing data)</li> <li>• are the targets ambitious enough;</li> <li>• how can data be available in a more accessible format;</li> <li>• Ways to simplify the number of objectives in order for them to be measured in a meaningful way;</li> <li>• How the LP monitoring framework can be aligned with the Carbon Action Neutrality Plan and be used to report on carbon neutrality data such as number of trees planted, biodiversity net gain, the number of EV charging points installed, 3G, 4G, 5G and fibre broadband; and</li> <li>• Explore ways of working with Parish Councils to improve the LP monitoring framework to see if it could be more 'local'.</li> </ul>
<b>Summary of Issues Living Well</b>	<b>Actions for the Local Plan</b>
<p>The SIP asked two questions about 'Living Well':</p> <p><i>Do you think current Local Plan and national policies around the provision of open space are adequate for protecting health and well-being and reducing inequality?</i></p> <p><i>Do you have any suggestions for how we can plan positively to create multi-generational neighbourhoods and communities where social isolation is reduced and opportunities for independent mobility are promoted?</i></p>	<p>The accessibility of open space is a key matter in terms of inclusivity both in terms of access and location of open space. The 15-minute neighbourhood principles could be used to assess open space provision/deficiency.</p> <p>It is noted that some wards (e.g. St Lukes in Winchester) have an under-provision of open space at present to be addressed via development at Bushfield Camp as proposed in the local plan.</p>

## Summary of Issues and Actions for the Local Plan

### Issues raised:

- Design of new developments –
  - Smaller housing developments; Mixed housing typologies and tenures to create balanced communities; Accessibility and lifetime homes;
- Community Infrastructure –
  - important for social connection and tight supported communities;
- Movement/ Transport-
  - Cycling and Walking infrastructure, Public transport , Air Quality; and
- Location of new development-
  - the Development Strategy, and how this indirectly influences health and well-being, 15 minute cities (source - Vision for Winchester), Settlement boundaries, Brownfield first, Inner City accommodation.

### Summary of actions for 'Open Space':

- Review Open Space Strategy (and standards) and Playing Pitch Strategy;
- Review/ assess accessibility and inclusivity of open space provision across the district; and
- Designation of any areas of NPPF 'Local Green Space'

### Summary of actions for 'Design of new developments':

- Incorporate results of the SIP feedback into Local Plan Design Workshops.
- Consider including a 'Design' topic in the new Local Plan, which contains design policies and could potentially include suggestions made in relation to 'Living Well' where justified and relevant.
- review Policy CP2 of the current Local Plan Core Strategy (LPP1) to provide a range and mix of housing types

### Summary of actions for 'Community Infrastructure'

Review current policy to determine whether it requires strengthening, to be more proactive towards improvements in local community infrastructure.

### Summary of actions for 'Movement/transport'

Access to transport can assist with relieving social isolation and provide access to leisure/ culture/health and fitness/ social outings. These matters are picked up under Sustainable Transport.

Summary of Issues and Actions for the Local Plan	
	This section concluding with reference to considering the need to include a strategic health and well-being policy in the Local Plan.
Summary of Issues for Low Carbon Infrastructure, Local Plan Viability	Actions for the Local Plan
<p>The SIP sought views on “<i>Are there any key infrastructure issues that we need to be aware of?</i>”</p> <p><i>Are there any other options available to the Council to address low carbon energy or other infrastructure?</i> “</p> <p>Points raised:</p> <ul style="list-style-type: none"> <li>• Infrastructure requirements and the Local Plan Development Strategy; <ul style="list-style-type: none"> <li>• Re-use existing physical infrastructure where possible, to minimise carbon emissions - brownfield first, rather than new settlements or isolated greenfield sites without existing infrastructure; and</li> <li>• Development centred on existing transport corridors, to strengthen public transport networks.</li> </ul> </li> <li>• Transport Infrastructure <ul style="list-style-type: none"> <li>• Support for 15 minute cities;</li> <li>• Low traffic neighbourhoods;</li> <li>• Public transport and cycling/ water infrastructure; and</li> <li>• Electric Vehicle Infrastructure.</li> </ul> </li> <li>• Water Infrastructure <ul style="list-style-type: none"> <li>• Flooding, Drainage, Water consumption, Sewage Infrastructure.</li> </ul> </li> <li>• Waste management</li> </ul>	<p>A Local Plan Viability Assessment has been undertaken that includes a baseline analysis and a viability assessment of draft policies.</p> <p>This links with the Infrastructure Delivery Plan, and a need to understand costs of, and locations for infrastructure investment, which then feed into Viability Assessment.</p>

<b>Summary of Issues and Actions for the Local Plan</b>	
<ul style="list-style-type: none"> <li>• Infrastructure required; kerbside recycling; food waste.</li> <li>• Digital/ ICT Infrastructure; <ul style="list-style-type: none"> <li>• Mobile phones and broadband – facilitate working at home, reduced travel, connect rural communities.</li> </ul> </li> <li>• Energy Infrastructure <ul style="list-style-type: none"> <li>• Generate renewable energy; visual/landscape effects of solar farms; de-carbonising home heating; utilities capacity.</li> </ul> </li> <li>• Community and Social Infrastructure <ul style="list-style-type: none"> <li>• Role in climate change resilience; food security; living well.</li> </ul> </li> <li>• Green Infrastructure <ul style="list-style-type: none"> <li>• Including food growing; GI networks and connectivity; trees; local green space.</li> </ul> </li> </ul>	
<b>Summary of Issues for Sustainable Transport</b>	<b>Actions for the Local Plan</b>
<p>Question 1: <i>Are the current Local Plan policies for promotion of sustainable and active forms of transport ambitious enough?</i></p> <p>Key point raised – the local plan needs to:</p> <ul style="list-style-type: none"> <li>• Have more ambitious policies;</li> <li>• Promote a step change away from car use;</li> <li>• Recognise the many health and environmental benefits that active and sustainable travel can bring;</li> <li>• Walking and cycling must be prioritised and made safe;</li> <li>• Make public transport greener;</li> <li>• Ensure that sustainable and active travel options are good quality, available and prioritised over the car;</li> <li>• Make a car the least convenient mode of transport; and</li> </ul>	<ul style="list-style-type: none"> <li>• Transport policies need to be more ambitious and promote a step change away from car use;</li> <li>• Need to make car use less attractive to meet climate emergency targets;</li> <li>• Support safe active and sustainable travel and make public transport greener;</li> <li>• Concentrate on making walking and cycling safer with more convenient options;</li> <li>• Consideration should be given to providing more park and ride facilities to the north and east of Winchester;</li> <li>• Look at linking our district with other districts via park and ride;</li> <li>• Look at potential for park and cycle and / or park and walk;</li> </ul>

## Summary of Issues and Actions for the Local Plan

- Provide sufficient infrastructure to allow for easy and convenient electric car charging.

Question 2: *Do you agree or disagree with the following statement?*

*Development should be concentrated in locations which already have cycling, walking and public transport opportunities?*

Option	Citizenspace	Letters	Emails	Total	Percent
Strongly agree	94		3	97	27%
Agree	124	1	11	136	38%
Neither agree nor disagree	63			63	18%
Disagree	41		2	43	12%
Strongly disagree	17		1	18	5%
<b>TOTAL RESPONSES</b>	<b>339</b>	<b>1</b>	<b>17</b>	<b>357</b>	<b>100%</b>

Key points raised:

- Development should be directed to areas with good public, active or sustainable transport links;
- allow for some rural development;
- Need to consider home working post covid;
- take into account needs of children, elderly and the less mobile;
- essential to help the council meet its climate emergency targets and improve air quality.

Question 3: *Do you agree or disagree with the following statement? Provision should be made for additional Park and Ride facilities in the district?*

- Support 15 minute neighbourhoods but not as new settlements on green field sites;
- Use 15 minute neighbourhoods to promote local communities;
- Make sure 15 minutes is achievable given hills etc; and
- Take into account needs of less mobile in the population.

## Summary of Issues and Actions for the Local Plan

Option	Citizenspace	Letters	Emails	Total	Percent
Strongly agree	49		2	51	14%
Agree	108		8	116	33%
Neither agree nor disagree	106		3	109	31%
Disagree	51	1	1	53	15%
Strongly disagree	23			23	7%
<b>TOTAL RESPONSES</b>	<b>337</b>	<b>1</b>	<b>14</b>	<b>352</b>	<b>100%</b>

points raised:

- Buses need to be made greener;
- promote active travel instead – park and cycle or park and walk;
- park and ride should be provided to the north and east of Winchester;
- Look at linking with towns in other districts such as Fareham, Eastleigh and Basingstoke; and
- Do we need such anti car bias with electric cars coming online? These might have greener credentials than diesel buses.

Question 4: *Do you agree or disagree with the following statement? Neighbourhoods that are accessible to services and facilities within 15 minutes (using sustainable modes of transport such as buses, walking or cycling) should be created.*

Option	Citizenspace	Emails	Total	Percent
Strongly agree	81	5	86	25%
Agree	120	6	126	36%
Neither agree nor disagree	72	5	77	22%
Disagree	30	1	31	9%
Strongly disagree	27	1	28	8%
<b>TOTAL RESPONSES</b>	<b>330</b>	<b>18</b>	<b>348</b>	<b>100%</b>

<b>Summary of Issues and Actions for the Local Plan</b>	
<p><i>please tell your thoughts about 15 minutes neighbourhoods:</i></p> <p>Summary of points raised:</p> <ul style="list-style-type: none"> <li>• The majority of respondents agreed or strongly agreed with this statement including Sport England;</li> <li>• Needs to be 15 minutes of safe convenient travel;</li> <li>• 15 minutes might be too far depending of geography, weather etc;</li> <li>• No support for new communities to be built on green field sites to support this aim;</li> <li>• Encourage people to shop locally; and good for promoting community.</li> </ul>	
<p><u><a href="#">LPAG was held on 13 December 2021</a></u>, to consider responses to Carbon Neutrality, Conserving and Enhancing the Historic Environment, Creating a Vibrant Economy, Homes for All, Sustainable Development Objectives, Biodiversity and the Natural Environment, and General Comments received.</p>	
<b>Summary of Issues for Sustainable Development Objectives</b>	<b>Actions for the Local Plan</b>
<p>Question 1 – <i>related to the 8 sustainable environmental objectives and whether respondents agreed or disagreed with them:</i></p> <p>Comments made:</p> <ul style="list-style-type: none"> <li>• Emphasis should be on building on brownfield sites;</li> <li>• Consideration needs to be given to sustainable design and zero carbon constructions;</li> <li>• Need to make recycling easier; and</li> <li>• support for renewable energy but it needs to be in keeping with building and surrounding environment.</li> </ul>	<p>In response to all comments on the objectives, the following actions are proposed to be taken forward in the local plan:</p> <ul style="list-style-type: none"> <li>• The number of objectives needs to be simplified and pulled back to potentially 10 -12 key overarching objectives;</li> <li>• The objectives need to be measurable and be less wordy; and</li> <li>• The current objectives are trying to do or say something for everyone which loses the whole purpose of what they should be doing.</li> </ul>



**Summary of Issues and Actions for the Local Plan**

Question 2 – *related to the 8 sustainable economic development objectives and whether respondents agreed or disagreed with them:*

Comments made:

- Disagree with the objective of discouraging out of town retail development;
- Retail is likely to change and unlikely to thrive without other uses;
- The objective should place less emphasis on office accommodation due to change in working practices post pandemic;
- Concern about public transport for travelling to work, dependent on where people live and work;
- should attract a wide range of jobs and not limit to certain sectors;
- promote the reuse of existing empty shops and offices and the need to consider existing infrastructure before adding more; and
- Concern was raised regarding encouraging more tourists to the area due to the impact this has on local residents and carbon neutrality.

Question 3 – *related to the 7 sustainable social development objectives and whether respondents agreed or disagreed with them:*

Comments made:

- Concern about the objective about moving away from the reliance on private car due to inadequate public transport in areas;

In addition, the objectives need to relate to the actions that can be achieved through implementation of the local plan.

There's a degree of synergy between the objectives and the monitoring framework for the local plan to ensure that all outcomes can be measured, and the success of the local plan monitored.

<b>Summary of Issues and Actions for the Local Plan</b>	
<ul style="list-style-type: none"> <li>• too much focus in the objectives on walking and cycling;</li> <li>• Too many students within the area who do not integrate with local population - University source of traffic and pollution, loss of local housing to students;</li> <li>• Emphasis needed on type of housing - affordable and housing for younger people; and</li> <li>• No more housing needed.</li> </ul> <p>Some general comments were also made in relation to the objectives although not attributed to any of the three categories and include:</p> <ul style="list-style-type: none"> <li>• 23 objectives is too many;</li> <li>• Many factors are out of the councils control;</li> <li>• Having a target of being carbon neutral by 2030 is unrealistic;</li> <li>• too much focus on sustainable development and achieving carbon neutrality/ carbon zero and this may overshadow a number of other issues that need to be addressed; and</li> <li>• The targets are very general and specific targets and performance measures would be required to ensure they are achieved.</li> </ul>	
<b>Summary of Issues for Carbon Neutrality</b>	<b>Actions for the Local Plan</b>
<p>The SIP asked <i>“If the Local Plan includes a Strategic Policy on Climate Change what are the key issues that this policy should cover?”</i></p> <p>key points :</p> <ul style="list-style-type: none"> <li>• General support that carbon neutrality should at the heart of the LP but there was a mix of views whether the LP policy approaches in the SIP were ambitious enough;</li> </ul>	<p>A number of actions were identified:</p> <ul style="list-style-type: none"> <li>• A cost of introducing any additional requirements that go beyond the existing Building Regulations would need to be fully considered and assessed through the LP Viability Assessment;</li> <li>• A strategic policy needs to not only clearly set out the council’s expectations for how developers consider and respond to climate change and adaptation measures but</li> </ul>

### Summary of Issues and Actions for the Local Plan

- General support for the inclusion of an overarching strategic policy, but that the policy is realistic and resilient as the LP covers the period up to 2039;
- a strategic policy should consider lifetime and environmental costs of a building in terms of CO2 / use of local raw materials / costs to run, replace / recycle and embodied carbon in a holistic way;
- The strategic policy would need to address the impacts of climate change in a realistic, viable and precise way (where possible) so that the policy can be easily understood, assessed and monitored;
- In terms of being able to measuring energy efficiency standards – these need to be specific, measurable and include heat loss standards;
- support for the need to consider standards on embodied carbon, life-cycle emissions and for developers to consider overheating as part of the application process;
- Any policy in the new LP would need to be carefully worded so that it did not make development unviable/unattractive, align with Government policy, focus on reduce, reuse, recycle, renewables, use local evidence, sustainability appraisal and promote the use of brownfield over greenfield land;
- The cost of carbon neutral is not insignificant and higher costs may have an impact on the delivery of homes, open space, affordable housing and contributions towards infrastructure;
- Whilst there were some comments that there was no evidence to go beyond the national 2025 Building Regulations standards some people commented that the LP policies were not ambitious enough in this regard and the LP should go higher than the Building Regs;

it also needs to establish the process that developers should follow so that this is at the forefront and a key priority in their minds when considering the development of a site or a building;

- The LP policy needs to make it clear about the implications of climate change for development in terms of design/layout/runoff etc very early in the planning process and promote low carbon design approaches;
- As carbon neutrality crosses over a number of topics the principles will need to be incorporated into a number of other policies/topics in the LP;
- A strategic policy may need to be accompanied by further guidance on the interpretation and expectation of how this priority needs to be translated into practice as part of the planning application process; and
- The council should refer to a growing number of examples of best practice that already exist and Officers were really keen to continue to work with WinAcc and other organisations to ensure that climate change is at the heart of the new Local Plan.

Furthermore, key planning organisations have produced guidance on such matters including ‘The Climate Crisis – A Guide for Local Authorities on Planning for Climate Change’ <https://www.tcpa.org.uk/planning-for-climate-change>. Part of the key message is that in order to be effective policies on climate change and adaptation should be embedded and integrated throughout the Local Plan.

<b>Summary of Issues and Actions for the Local Plan</b>	
<ul style="list-style-type: none"> <li>• acknowledge that the Local Plan has a key role to play but it is only one of the ‘tools’ that we have to address this pressing issue;</li> <li>• support for SUDS, increasing water efficiency and integrating the ability for people to grow their own food; and</li> <li>• mixed views on the use of a carbon offsetting fund in principle and whether it could be monitored/enforced.</li> </ul> <p>The SIP also sought views on the establishment of a carbon offsetting fund, there was general disagreement that this was needed and should only be used as a last resort, but that planting trees and improving energy efficiency was more effective.</p>	
<b>Summary of Issues Conserving and Enhancing the Historic Environment</b>	<b>Actions for the Local Plan</b>
<p>The SIP sought views of two matters in relation to the historic environment:</p> <p><i>1: Is there any need for any additional heritage policies over and above those that are already included in the existing Local Plan?</i></p> <p><i>2: Do you have any suggestions for how the Local Plan can be used to support energy efficiency improvements to Listed Buildings?</i></p> <p>key points raised:</p> <ul style="list-style-type: none"> <li>• Listed buildings are more complex in terms of what you can / cannot do to the structure/fabric and the setting of a building when compared to other housing stock;</li> </ul>	<ul style="list-style-type: none"> <li>• There was support for the LP being used in a positive way to signpost people to existing best practice / guidance that is already out there on energy efficiency improvements to Listed Buildings;</li> <li>• Support for the LP to <ul style="list-style-type: none"> <li>• update Conservation Area Appraisals,</li> <li>• build on the work of the Winchester Future Fifty project,</li> <li>• update and extended design guidance for shopfronts, signs and advertisements</li> <li>• create an addendum document to the adopted High Quality Places SPD;</li> </ul> </li> </ul>

### Summary of Issues and Actions for the Local Plan

- Need to think very carefully so that any proposal does not have an impact of the very reason why a building has been listed;
- Whilst the energy use of LB may be high, the embodied carbon calculated over the whole lifetime of the LB building will be low and the number of LB's in the district only a represent a very small proportion of the total housing stock (4%);

Historic England, in their role as a statutory consultee, made a number of points about the need for:

- A strategic policy for the historic environment and a suite of development management policies for individual cases;
- Clarification needed on non designated heritage assets;
- A policy on battlefields;
- Local list of heritage at risk register;
- Link between design and the heritage environment and supportive policies towards energy efficiency;
- Acknowledge that LB's make up a small proportion of the buildings in Winchester (not all will be dwellings), only around 4% are dwelling stock;
- Acknowledged that energy usage and carbon emissions are emitted when a building is constructed – important to consider this over the lifetime of a home;
- Develop a similar policy to the SDNPA (Policy SD14);
- LP policies must be in accordance with the NPPF which requires a positive strategy towards the historic environment and a complete list of non-designated heritage assets is essential;

- It is important to not solely focus on for example, one dimensional measures such as 'double glazed windows' but need to consider the use and operation of the whole building and its surrounding environment;
- Develop a permissive policy in the new LP that sets out the detailed criteria for development proposals that seek to adapt or mitigate the effects of climate change and review the existing development management policies for LB's and consider the need for any additional policies;
- Ensure that there is a clear link between design and the heritage environment;
- Signpost to any best practice / information
- that the LP must be more rounded about energy efficiency and how to adapt or mitigate the effects of climate change in relation to LBs.

<b>Summary of Issues and Actions for the Local Plan</b>	
<ul style="list-style-type: none"> <li>• Expect references to the historic environment in a range of other LP policies, throughout the Plan and in the vision for new Local Plan; and</li> <li>• Develop Local Plan policy that addresses potential listing over the plan period of as yet unidentified historic assets, importance of retaining or restoring historic shopfronts, specific policy on the inclusion of renewable energy technologies within Conservation Areas and the wider historic environment.</li> </ul>	
<b>Summary of Issues Homes for All</b>	<b>Actions for the Local Plan</b>
<ul style="list-style-type: none"> <li>• The Local Plan must meet all housing needs, social rented housing should also be referred to ;</li> <li>• Housing needs to be genuinely affordable;</li> <li>• comments on affordable housing delivery and viability; and</li> <li>• Some support for allocating sites for older person's housing or the needs of particular communities.</li> </ul> <p>Student accommodation has been a key matter for Winchester Town and the impact of houses in multiple occupation for many years, the SIP asked:</p> <p><i>“Policies on student housing and houses in multiple ownership in Winchester need to... ..make more provision for students in terms of purpose built accommodation ...control new student accommodation more within existing residential neighbourhoods in Winchester?”</i></p> <p>Summary of points raised:</p>	<ul style="list-style-type: none"> <li>• The Strategic Housing Market Assessment (SHMA) looks in detail at the quantity of housing of various types that and this will need updating; and</li> <li>• The Local Plan viability assessment will test different percentages of affordable housing provision.</li> <li>• Affordable Rented Housing (including social rented) was identified as the most pressing housing need, then Starter Homes and Housing for Young People;</li> </ul> <p>With regards to student accommodation, the following actions were noted:</p> <ul style="list-style-type: none"> <li>• There is currently a combination of Article 4 Directions and a Local Plan policy controlling HMO development.</li> <li>• The Strategic Housing Market Assessment (SHMA) identified no notable plans to expand student numbers, with existing plans as at 2020 to meet provision required, with a significant ‘pipeline’ of purpose-built student accommodation;</li> </ul>

<b>Summary of Issues and Actions for the Local Plan</b>	
<ul style="list-style-type: none"> <li>• Many respondents agreed / strongly agreed that there should be more provision for student accommodation and more controls over it within residential areas; and</li> <li>• A few individual comments promoting specially designated areas, a strategy for student housing, giving priority to affordable housing, or pointing out that HMOs don't provide only for students.</li> </ul> <p>A question also asked about specialised housing such as for self-build, the elderly, or travellers, and whether these should be on separate sites or part of larger housing allocations.</p> <p>For both self-build and older persons accommodation the consensus was that these should be part of larger housing proposals, whereas for travellers that these should be on separate sites.</p> <p>Some comments also referred to the challenges of integrating self-build units into sites and for the need for older persons housing to be within communities close to facilities.</p>	<ul style="list-style-type: none"> <li>• Need to get updates on the plans of the Universities, to establish the need for any further provision; and</li> <li>• Subject to the outcome of the updates, a criteria-based policy approach is likely to be most appropriate, identifying suitable areas for development or allocating sites.</li> </ul> <p>With regard to the various types of specialised housing the following actions were identified:</p> <ul style="list-style-type: none"> <li>• The SHMA recommends a Local Plan policy to encourage delivery of self and custom build, to provide for serviced plots to be delivered in larger schemes as well as on suitable smaller sites. But in this district self-build does not necessarily constitute affordable housing provision and should satisfy other planning policies;</li> <li>• The SHMA identified a large need for housing for the elderly (e.g. dementia care, extra care, retirement villages, etc) so more proactive Local Plan policies needed - seek a proportion of housing for older / disabled people on larger housing sites, or allocate specific sites; and</li> <li>• An updated Gypsy &amp; Traveller Accommodation Assessment (GTAA) and pitch deliverability study have been commissioned as traveller needs must be identified and met – most needs likely to be for existing traveller families, but provision as part of larger allocations could be needed</li> </ul>
<b>Summary of Issues Creating a Vibrant Economy</b>	<b>Actions for the Local Plan</b>
Question 1 - <i>The types of economic development should the LP consider</i>	<ul style="list-style-type: none"> <li>• Develop strategies that link with WCC's Carbon Neutrality Plan and the Green Economic Strategy ;</li> </ul>

## Summary of Issues and Actions for the Local Plan

Responses covered:

- Start up/small businesses across all industries; require suitable and affordable accommodation;
- key sectors of the district's economy highlighted were: IT, digital & media Hi tech/research & development industries (life sciences & biomedical - build on local university links) ,Arts & creative industries, Agriculture and food processing etc activities; and
- Support for development of a circular green economy. Links with R&D, high tech industries, local food production and support for new industries eg sustainable building techniques and materials, renewable energy equipment etc.

*Question 2 - The future role of town centres and the uses within them*

Responses covered:

- Flexibility is of key importance; uncertainty over future direction of town centre economy;
- Reuse/redevelopment - boosts local economy (variety, customers etc) sustainable use of brownfield, reduces commuting, preserves countryside from development;
- Importance of vibrant, attractive town centres, more residential, more mixt of uses to include leisure, food and beverage, outdoor events and entertainment, high quality built environment, green spaces in towns for visitors and new residents, and indoor markets/emporium in redundant building;
- Greater variety of uses would add to vitality and viability of the centre; and

- Review existing employment and rural policies of the plan to consider increasing flexibility whilst protecting countryside and the local amenity;
- Develop a strategy for Winchester town centre to encourage residential and a greater mix of uses, review existing town centre uses policies to update in view of changes in government guidance (increased PD rights, new Class E) and changes in economy (retail and office accommodation requirement);
- Need to consider the need and timing of, any updated Employment Land Review and Retail &Town Centre Uses studies;
- Consider need for a home working policy to take account of requirements for larger dwellings and gardens and local amenity issues; and
- Wider issues of broadband provision, sustainable travel, affordable housing, facilities and services in settlements to be considered as part of overall local plan strategy.



### Summary of Issues and Actions for the Local Plan

- Any use is better than a vacant building, so long as site is suitable.

*Question 3 - Rural employment opportunities in particular should the rural employment policies in the Local Plan be less restrictive allowing for a wider range of employment options in the rural areas and provide a wider range of uses?*

Responses covered:

- allow people to work nearer to/from home and so reduce carbon footprint from commuting;
- Need supporting structure – Broadband, Better buses, local facilities;
- Shared workspaces/community hubs for business and meeting spaces;
- Reuse of existing buildings better use of embodied carbon than building new; and
- Use of rural brownfield sites preferable to new greenfield development.

*Question 4 - How the Local Plan can support working from home and move towards a green economy*

Responses covered:

- High speed broadband and optimum mobile signal;
- Sustainable transport (Better/cheaper bus services, use of electric vehicles – electric vehicle charge points, vehicle sharing, safe and comprehensive walking/cycling networks);
- Hubs, shared workspaces etc;
- Facilities near to dwellings or workplaces - eg meeting places, cafes, shops etc;

<b>Summary of Issues and Actions for the Local Plan</b>	
<ul style="list-style-type: none"> <li>• Access to greenspace;</li> <li>• Home offices/extensions to dwellings - sufficient garden space, dwelling sizes large enough to accommodate workspace;</li> <li>• Positive planning policies – fast track for home offices and annexes, flexible uses in rural areas, greater mix of uses generally;</li> <li>• More dwellings on brownfield land/in town centres;</li> <li>• Affordable dwellings in rural settlements; and</li> <li>• Energy efficient buildings, small scale local renewable energy generation</li> <li>• Working from home will not suit all and the need to ensure the vitality and viability in town centres.</li> </ul>	
<b>Summary of Issues Biodiversity and the Natural Environment</b>	<b>Actions for the Local Plan</b>
<p>Question 1 asked “<i>Do you agree or disagree with the following biodiversity and natural environment statements? - Where biodiversity net gain cannot be provided on-site, it should be allowable to offset this by enhancing biodiversity off site?</i>”</p> <p>Summary of key points:</p> <ul style="list-style-type: none"> <li>• responses were evenly split between those who thought it should be provided onsite and those who thought that offsetting should be an option;</li> <li>• offsetting should not become the “easy option”;</li> <li>• Biodiversity Net Gain (BNG) offsetting should be provided before existing biodiversity is damaged by development;</li> <li>• Offsetting could allow for a flexible approach to be taken where needed, it could allow acceptable sites to be brought</li> </ul>	<ul style="list-style-type: none"> <li>• Consider introducing a policy in respect of BNG;</li> <li>• Consider allocation of sites to provide an opportunity for offsetting BNG where it is not possible to provide it on site;</li> <li>• Review the existing countryside policies and ensure they are up to date with legislation, NPPF etc;</li> <li>• Look at the potential for allocating Local Green Spaces to protect them; and</li> <li>• Adopt a clear brownfield first development strategy policy.</li> </ul>

### Summary of Issues and Actions for the Local Plan

forward where there is a genuine reason why BNG cannot be provided on site;

- Providing BNG on site could lead to lower density development which might not be appropriate in certain circumstances particularly on highly sustainable sites where best use of land approach is needed; and
- BNG could take years or never recover if it is relocated offsite. Existing networks are particularly vulnerable.

This was followed up by a question based on *“We should allocate land specifically for open space or for biodiversity net gain, to provide opportunities for off-site mitigation of the effects of new development?”*

Summary of points raised:

- 60% of the respondents agreed that land should be allocated specifically for open space or BNG. This approach was also supported by Natural England (statutory consultee) who are particularly supportive of land to mitigate the impacts of nutrients from new development on the River Itchen SAC and Solent marine designated sites;
- some flexibility needs to be retained with options to offset on other land as well as sites allocated for the purpose;
- The provision of more multi functional green space is needed and supported; and

Question 2: *Do you agree or disagree with the following statement? “Current development management policies for the protection of the countryside are adequate”.*

Summary of points raised:

Summary of Issues and Actions for the Local Plan	
<ul style="list-style-type: none"> <li>• The majority of respondents (77%) disagreed with this statement and said that the current policies did not protect the countryside adequately;</li> <li>• current policies have allowed too much greenfield and countryside development with the resulting loss of habitats</li> <li>• developers damage biodiversity and do not provide properly sustainable development with the right infrastructure.</li> <li>• too many proposals for development of new towns on greenfield sites and development of farmland and golf courses;</li> <li>• 33% of respondents said they did think the policies were good and had protected the countryside.</li> </ul> <p>A further question sought views on what new policy measures should be adopted</p> <p>Summary of point raised:</p> <ul style="list-style-type: none"> <li>• consider a Green Belt policy was needed to provide adequate protection for the countryside;</li> <li>• It was suggested that Local Green Spaces should be identified, allocated and protected;</li> <li>• Countryside protection policies should recognise the importance of landscape character and valued landscapes and the links to good health and wellbeing as well as the environment;</li> <li>• There should be a brownfield first development strategy with no or restricted development on any green field sites;</li> <li>• Policy should require all new developments to have open space and biodiversity included in them;</li> <li>• There was a suggestion that a policy is needed for MOD sites in the countryside; and</li> <li>• A Nature Recovery Network policy was suggested.</li> </ul>	<p>With regard to the Green Belt issues and further investigation into whether or not a new Green Belt designation is needed.</p> <p>As part of the update of the Spatial Position Statement of the Partnership for South Hampshire, research was commissioned to look at a possible <a href="#">green belt designation which included asking for KC advice on the likely successful of a Green Belt designation</a>.</p> <p>This independent report recognised the potential challenges of establishing a Green Belt that would be capable of meeting the key tests in the NPPF over a number of local authorities.</p> <p>In September 2023 PfSH agreed to note and publish the above 'Part 1' report and the subsequent '<a href="#">Part 2 Strategic Green and Blue Infrastructure Opportunities in South Hampshire</a>'. As a result, the PfSH <a href="#">Spatial</a></p>

## Summary of Issues and Actions for the Local Plan

Further questions were asked covering “*Do you think a new Green Belt is needed in the south or north of the district?*”, this was then followed by “*If a Green Belt is considered necessary, what changes in circumstances make this ‘exceptional measure’ necessary?*” and finally, “*How would a Green Belt designation contribute to achieving sustainable development in the district and adjoining areas?*”

Summary of key point raised:

- 84% of respondents said that they thought a new Green Belt designation was needed;
- Natural England (statutory consultee) advises that work on establishing a Green Belt in the south of the district should ensure it considers the value of green belt land for the provision of multifunctional greenspace in close proximity to existing development. This should include opportunities for providing publicly accessible natural greenspace, enhanced wildlife value and ecological connectivity, reduced nutrient runoff including treatment wetlands and carbon sequestration;
- Some questioned if a Green Belt is needed as 40% of the district is already in the National Park;
- need to protect land from development, stop urban sprawl, protect gaps between settlements, protect the countryside from aggressive developers and retain agricultural land for food growing;
- green belts are needed to protect biodiversity;
- need to preserve the setting of Winchester and protect it from further development;
- green belt designation could help stop the formation of new towns in the countryside and take away the incentive for

[Position Statement](#) agreed in December 2023 did not include a Green Belt proposal.

### Summary of Issues and Actions for the Local Plan

developers to keep promoting land for development in the countryside; therefore to build in a sustainable, brownfield first manner with urban regeneration focus and the landscape respected;

- a green belt could lead to higher density mixed use developments with more imaginative housing solutions which could enhance a sense of community and result in sustainable development;
- could protect green space and countryside close to communities which would be a benefit for health and wellbeing, maintain the attractiveness of the area as a place to live and work and increase the quality of life for residents;
- the Green Belt needs to be sustainably managed for biodiversity, carbon capture, recreation in order to be successful; and
- a Green Belt designation will not necessarily achieve sustainable development, it can have unintended consequences and can put pressure on land outside the designation.

## SIP General Comments and Design Matters

4.9 Many comments were also received under the 'general category', these often covered matters already raised and responded to, for example, need for a green belt, prioritising brownfield over greenfield and options for development.

4.10 In addition, three design workshops were held, in October and November 2021 facilitated by Design South East. The following provides a summary of each workshop which was influential in the evolution of the local plan and its approach towards the policies that have been included in the 'High Quality Well-Designed Places and Living Well' chapter in the Local Plan. This has led to the 'Design Process' being fully integrated into a number of policies in the Local Plan.

4.11 Workshop 1 (20th October, Discovery Centre in Winchester)

The [workshop](#) focused on how well design issues are addressed currently by the existing design policies, Supplementary Planning Documents (SPDs) and other documents including the Local Area Design Statements (LDASs), Shopfront and Advertising SPD and Village Design Statements (VDSs).

Attendees were asked to consider how well the existing Local Plan design policies were working in terms of delivering the right design outcomes. They were also asked to consider what design policies were missing and what policies should be included in the new Local Plan. They were also asked to consider specifically the role of High Quality Places SPD/LADs and VDS in light of the Government's recently published National Model Design Code.

4.12 Workshop 2 (5th November, Mercure Hotel, Winchester)

The [workshop](#) focused on Winchester Town itself and was based on themes including transport, green/recreation/urban spaces, design of public spaces, opportunities for improvement of and access to facilities.

This event was a mapped based session, by identifying on plans, areas where there was opportunity for development and enhancement, to show how people moved around the city and whether connections could be improved. There was a focus on open space and public realm, asking participants whether there were opportunities for more open spaces and what improvements could be made to existing areas.

4.13 Workshop 3 (16th November at Marwell Hotel, Colden Common)

The [workshop](#) focused on the rural villages and market towns. Attendees were asked to consider and identify well designed places

within their villages or areas. Photos were submitted to illustrate well designed features of good developments, and the quality of developments were rated as to what made them successful or not.

### **Moving towards a Regulation 18 Draft Local Plan**

4.14 Following, assessment of all feedback to the SIP consultation, together with updated evidence, outcomes of workshops and on-going engagement with both neighbouring local authorities and various statutory organisations, the Council was able to reflect matters and prepare a complete draft local plan to be considered under Regulation 18.

4.15 In order to reach to as many people as possible, Officers reviewed the Council's RTPI award winning engagement strategy on the SIP in 2021. This included a review of which methods were most effective, and what additional methods of engagement could be used at this key formal stage of the Plan-making process. As a result of this the proposed engagement strategy included:

- Relaunching the new Local Plan website which will include all of the key information about the public consultation;
- Press Releases/Press adverts;
- Posters and information sent to Parish/Town Councils and posters on display at all Council car parks/Park & Ride sites;
- Information about the public consultation in Parish Connect and sent to major business and universities;
- Emails sent to Parish/Town Councils/Town Forum and anyone on the Local Plan database;
- Use of radio advertisements to help raise awareness of the public consultation and how to get involved in the process;
- Use of paid social media (Twitter, Instagram and Facebook) to encourage people to become involved in the consultation and send in their feedback;
- Arrangement/attendance by Officers at online events and face to meetings at designated time slots;
- Information available about the Local Plan consultation at local libraries;
- Information about the council's consultation portal (Citizens Space) to encourage people to view the documents and submit comments on the draft Regulation 18 Local Plan document online; and
- A video to show people how to use Citizens Space in order to encourage as many people as possible to submit their comments online rather than in an email/letter format.



## 4. Regulation 18 Consultation

- 4.1 The content of the draft Regulation 18 Local Plan was based upon evidence studies about the economic, social and environmental needs of the district that have been completed. The draft Local Plan was divided up into 7 interlinking topics that reflect the SIP document which was consulted on during 2021, with the inclusion of an additional topic on 'High Quality and Well Designed Places and Living Well'.
- 5.2 Prior to the local plan being agreed for consultation under Regulation 18, it was discussed in depth at the Council's [Scrutiny Committee on 29 September 2022](#), (joint meeting of Scrutiny committee and Local Plan Advisory Group). The feedback and any recommendations made by the committee were reported to Cabinet for agreement to consult on the final version of the Regulation 18 plan and IIA. The [minutes](#) of that meeting, noted various comments and actions required, as set out at Appendix 2.
- 5.3 The Council agreed at its Cabinet on 18 October 2022 to published the Regulation 18 Local Plan for consultation [CAB3357](#) refers.
- 5.4 All those organisations as set out under Regulation 2 of the Local Plan Regulations, together with Duty to Cooperate prescribed bodies, local organisations, businesses, developers and individuals were notified of the consultation, to include:  
  
Specific consultees, relevant authorities, general consultees – 258  
  
Individuals, businesses, developers, agents – 405
- 5.5 The consultation ran from 2 November to 14 December 2022 and a summary of the consultation techniques used can be viewed [here](#).
- 5.6 In summary 967 responses were received from individuals, businesses, organisations and charities across the Winchester District, with a total of 3,438 written comments on the Local Plan policies and site allocations. All the published responses can be read in full [here](#).
- 5.7 The Councils LPAG committee received a report on [8 March 2023](#), which provided a summary of the engagement techniques and outcomes and included a list of the number of comments to analyse per each policy of the plan
- 5.8 To aid assessment of the comments, each was given a reference number and a [list](#) of these together with name of responder and organisation was published. [Summary documents](#) were then prepared listing the respondent number, a brief summary of the point being made together with an officer comment as to whether/how the plan may change as a result of the comment

if this was deemed necessary. In terms of the main issues raised these can be summarised as:

### **Introduction (Vision and Objectives)**

- Objections to Policy SP1;
- Suggestions for changes to objectives, including reference to Biodiversity Emergency;
- Comments that Plan relies too much on southern parishes to deliver housing, with not enough in Winchester Town and (to a lesser extent) Market Towns and Rural Areas; and
- Concerns that the countryside policy is too prescriptive, or too flexible, for residential and gypsy and traveller accommodation.

### **Carbon Neutrality and Designing for Low Carbon Infrastructure**

- Comments about incorporating the risk of overheating and climate change into Policy CN1 rather than as a separate policy in the design topic;
- Comment seeking reference to nature based solutions and the multi-functional benefits of this for health and well being in Policy CN1;
- Comments seeking changes to make it clearer that the energy efficiency standards do not cover conversions and change of use, rewording of the policy to make it clearer that we are not seeking Passivhaus standards, clearer on BREEAM standards and changes to the wording on requirements for different application stages;
- Comments seeking changes/additions to the policy on renewable energy and low carbon schemes;
- Comments seeking changes/additions to the policy on energy storage; and
- Comments seeking a new policy on embodied carbon.

### **High Quality Well-Designed Places and Living Well**

- Concerns about whether policies apply to all, or large development, with arguments being put forward for both;
- Winchester Trust and others calling for a masterplan for Winchester Town;
- Objections to the proposal that the council may direct that a masterplan is required for non-allocated sites;
- Hampshire Highway Authority specifying expectations for masterplans; and
- Objection to prioritising brownfield land, but also those stating development should only be in brownfield sites.

### **Sustainable Transport and Active Travel**

- The majority of reps in this topic regarded the lack of parking standards and concerns around this for new development and the infrastructure needed to support this;
- Many also noted how the parking policies and 15 minute neighbourhoods couldn't be achieved in some of the more rural parts of the district;

- Concerns around lack of provision of public transport with policies supporting the use of these;
- Many raised issue with lack of safe and active travel routes such as cycle lanes; and
- Others stated that many would be driving electric cars and therefore won't be polluting as much as petrol and diesel cars so parking standards should be provided.

### **Biodiversity and the Natural Environment**

- Comments seeking clarification that policy on open space also protects allotments;
- Comments that reference should be made the importance of Nature Recovery Networks in the biodiversity policy;
- Comments that the occupation of development should be aligned to the delivery of water supply, surface water drainage and wastewater infrastructure and there should be reference to natural flood management and ensuring that surface water is not connected the foul drainage network.
- Objections to the omission of Valued Landscapes;
- Objection to the omission of a new settlement gap at Curdridge to stop the coalescent of Botley and Whitely;
- Comments that settlement gaps should be identified; and
- Comments that the supporting text to the Policy on the SDNP should refer International Dark Sky Reserve and the SDNPA Dark Skies Technical Guide.

### **The Historic Environment**

- This topic's representations focused around highlighting the importance of the significance of harm and the approach taken in regard to this;
- Some suggested the policies wording was weaker compared to the currently adopted LP policy;
- Others said it was not consistent with NPPF wording regarding non-designated and designated and that no distinction was made between designated and non-designated; and
- Many had mentioned how the historic environment policies won't always be in line with our higher standards of energy efficiency.

### **Homes for All**

- Objection to the housing requirement on the basis that the Standard Method is a minimum and should be increased for reasons of Duty to Cooperate, affordable housing provision, non-implementation allowance, but also a smaller number seeking a reduced housing provision on the basis of the Standard Method being out of date and forthcoming changes to Government policy;
- Generally supportive comments from neighbouring authorities on the Duty to Cooperate and unmet housing needs;

- Objection to the phasing policy on the basis of an over-reliance on brownfield / committed sites and that holding back allocated greenfield sites is not justified;
- Comments seeking higher / lower levels of housing in particular spatial areas or settlements, especially the Market Towns and Rural Area, on the basis of whether they are promoting or objecting to the development of particular sites;
- Comments that the infilling policy is unclear or too restrictive;
- Uncertainty over changes to the Government definition of travellers, which affects the number of traveller pitches required;
- Work ongoing to determine whether Tynefield is deliverable as a traveller site allocation;
- Concerns about “temporary” reduction in affordable housing requirements to fund the mitigation of nutrients, seeking clarification on when this would be relaxed or seeking it to be made permanent until the next plan review;
- Some supporting requirement for self/custom build homes on larger sites – some objecting on grounds of difficulties of delivery;
- Concerns over requirement for affordable housing exception sites to be community led;
- Lack of identified sites to deliver supported and older persons housing; and
- Developers raising detailed points on the viability assessment.

### **Creating a vibrant economy**

- Uncertainty over quantum of new employment and town centre uses floorspace required, pending completion of the Employment and Town Centre Uses Study update.
- Uncertainty over the town centre hierarchy in respect of the local centres, also pending completion of the Employment and Town Centre Uses Study update.
- Clarity needed over implementation of sequential test and removal of specified floorspace to enable consideration of proposals on their merits
- Some comments that the policies are not protective enough.
- Some comments that more emphasis should be given to other activities that generate employment (e.g. health-related);
- Several responses identified tensions between the goals of promoting rural economic development and diversification vs developing low carbon economy vs protection of environment.
- A number of responses refer to protecting the best and most versatile land & a number of responses promote agrivoltaics development.

5.9 Summaries of all responses together with the Council’s comment and Recommended Changes to the Plan can be viewed at [Have your say - Winchester District Local Plan](#) and as detailed in the table below.

5.10 The Council considered at this stage all sites promoted for development but excluded from the local plan and suggestions for additional policies/topics. In

addition, comments received to the monitoring framework and evidence base were summarised and responded to.

Local Plan Chapter	Policy reference with Link to schedule of summaries of comments and the Councils' response including any proposed changes
<b>Introduction - Vision and Objectives</b>	<a href="#">SP1 - Vision and Objectives</a>
	<a href="#">SP2 - Spatial Strategy and Development Principles</a>
	<a href="#">SP3 - Development in the Countryside</a>
<b>Carbon Neutrality and Designing for Low Carbon Infrastructure</b>	<a href="#">CN1 - Mitigating and Adapting to Climate Change</a>
	<a href="#">CN2 - Energy Hierarchy</a>
	<a href="#">CN3 - Energy Efficiency Standards to Reduce Carbon Emissions</a>
	<a href="#">CN4 - Water Efficiency Standards in New Developments</a>
	<a href="#">CN5 - Renewable and Low Carbon Energy Schemes</a>
	<a href="#">CN6 - Micro Energy Generation Schemes</a>
	<a href="#">CN7 - Energy Storage</a>
<b>High Quality Well-Designed Places and Living Well</b>	<a href="#">D1 - High Quality, Well Designed and Inclusive Places</a>
	<a href="#">D2 - Design Principles for Winchester Town</a>
	<a href="#">D3 - Design Principles for the South Hampshire Urban Area</a>
	<a href="#">D4 - Design Principles for Market Towns and Rural Villages</a>
	<a href="#">D5 - Masterplans</a>
	<a href="#">D6 - Previously Developed Land and Making Best Use of Land</a>
	<a href="#">D7 - Development Standards</a>
	<a href="#">D8 - Contaminated Land</a>
	<a href="#">D9 - Impact of Overheating</a>
	<a href="#">D10 - Shopfronts</a>
	<a href="#">D11 - Signage</a>
<b>Sustainable Transport and Active Travel</b>	<a href="#">T1 - Sustainable and Active Transport and Travel</a>
	<a href="#">T2 - Parking for New Developments</a>
	<a href="#">T3 - Enabling Sustainable Travel Modes of Transport and the Design and Layout of Parking for New Developments</a>
	<a href="#">T4 - Access for New Developments</a>
<b>Biodiversity and the Natural Environment</b>	<a href="#">NE1 - Protecting and Enhancing Biodiversity and the Natural Environment in the District</a>
	<a href="#">NE2 - Major Commercial , Educational and MOD Establishments in the Countryside (MTRA5)</a>
	<a href="#">NE3 - Open Space, Sport and Recreation</a>
	<a href="#">NE4 - Green and Blue Infrastructure</a>
	<a href="#">NE5 - Biodiversity</a>
	<a href="#">NE6 - Flooding, Flood Risk and the Water Environment</a>
	<a href="#">NE7 - Settlement Gaps</a>

Local Plan Chapter	Policy reference with <b>Link to schedule of summaries of comments and the Councils' response including any proposed changes</b>
	<a href="#">NE8 - South Downs National Park</a> <a href="#">NE9 - Landscape Character</a> <a href="#">NE10 - Protecting Open Areas</a> <a href="#">NE11 - Open Space Provision for New Developments</a> <a href="#">NE12 - Equestrian Development</a> <a href="#">NE13 - Leisure and Recreation in the Countryside</a> <a href="#">NE14 - Rural Character</a> <a href="#">NE15 - Special Trees, Important Hedgerows and Ancient Woodlands</a> <a href="#">NE16 - Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and the River Itchen</a> <a href="#">NE17 - Rivers, Watercourses and their Settings</a>
<b>The Historic Environment</b>	<a href="#">HE1 - Historic Environment</a> <a href="#">HE2 - All Heritage Assets (both designated and non-designated)</a> <a href="#">HE3 - Designated Heritage Assets</a> <a href="#">HE4 - Non-designated Heritage Assets</a> <a href="#">HE5 - Protecting the Significance of Heritage Assets (designated and non-designated heritage assets) and Mitigating Unavoidable Harm</a> <a href="#">HE6 - Scheduled Monuments and Nationally Important Non-designated Assets</a> <a href="#">HE7 - Non-designated Archaeological Assets</a> <a href="#">HE8 - Applications Affecting Listed Buildings</a> <a href="#">HE9 - Change of Use to Listed Buildings</a> <a href="#">HE10 - Development in Conservation Areas</a> <a href="#">HE11 - Demolition in Conservation Areas</a> <a href="#">HE12 - Registered Historic Parks and Gardens</a> <a href="#">HE13 - Non-designated Historic Rural and Industrial Heritage Assets</a> <a href="#">HE14 - Improvements or Alterations to Improve the Energy Efficiency of Historic Assets</a>
<b>Homes for all</b>	<a href="#">H1 - Housing Provision</a> <a href="#">H2 - Housing Phasing and Supply</a> <a href="#">H3 - Spatial Housing Distribution</a> <a href="#">H4 - Development Within Settlements</a> <a href="#">H5 - Meeting Housing Needs</a> <a href="#">H6 - Affordable Housing</a> <a href="#">H7 - Affordable Housing Exception Sites to Meet Local Needs</a> <a href="#">H8 - Small dwellings in the Countryside</a> <a href="#">H9 - Purpose Built Student Accommodation</a> <a href="#">H10 - Houses in Multiple Occupation (HMOs)</a> <a href="#">H11 - Housing for Essential Rural Workers</a>

Local Plan Chapter	Policy reference with Link to schedule of summaries of comments and the Councils' response including any proposed changes
	<a href="#">H12 - Provision for Gypsies, Travellers and Travelling Showpeople</a> <a href="#">H13 - Safeguarding Traveller Sites</a> <a href="#">H14 - Authorised Traveller Site Intensification</a> <a href="#">H15 - Authorised New/Expanded Traveller Sites</a> <a href="#">H16 - The Nurseries, Shedfield</a> <a href="#">H17 - Carousel Park, Micheldever</a> <a href="#">H18 - Tynefield, Whiteley</a>
<b>Creating a Vibrant Economy</b>	<a href="#">E1 - Vibrant Economy</a> <a href="#">E2 - Spatial Distribution of Economic Growth</a> <a href="#">E3 - Town Centres Strategy and Hierarchy</a> <a href="#">E4 - Main Town Centre Uses Out of Centre</a> <a href="#">E5 - Enhancing Employment Opportunities</a> <a href="#">E6 - Retaining Employment Opportunities</a> <a href="#">E7 - Maintaining the Vitality and Viability of Town Centres</a> <a href="#">E8 - Local Shops, Services and Facilities</a> <a href="#">E9 - Economic Development in the Rural Area</a> <a href="#">E10 - Farm Diversification</a> <a href="#">E11 - Visitor-Related Development Within the Countryside</a>
<b>Winchester Site Allocations</b>	<a href="#">W1 - Barton Farm Major Development Area</a> <a href="#">W2 - Sir John Moore Barracks</a> <a href="#">W3 - St Peter's Car Park</a> <a href="#">W4 - Land West of Courtenay Road</a> <a href="#">W5 - Bushfield Camp</a> <a href="#">W6 - Winnall</a> <a href="#">W7 - Central Winchester Regeneration</a> <a href="#">W8 - Station Approach Regeneration Area</a> <a href="#">W9 - Bar End Depot</a> <a href="#">W10 - Former River Park Leisure Centre Site</a> <a href="#">W11 - University of Winchester/Royal Hampshire County Hospital</a>
<b>South Hampshire Urban Area Site Allocations</b>	<a href="#">SH1 - Newlands (West of Waterlooville)</a> <a href="#">SH2 - North Whiteley</a> <a href="#">SH3 - Whiteley Green</a> <a href="#">SH4 - Solent Business Park</a> <a href="#">SH5 - Little Park Farm</a> <a href="#">SH6 - Botley Bypass</a>
<b>The Market Towns and Rural Area Site Allocations</b>	Bishops Waltham <a href="#">BW1 - The Vineyard/Tangier Lane</a> <a href="#">BW2 - Albany Farm</a> <a href="#">BW3 - Tollgate Sawmill</a> <a href="#">BW4 - Land North of Rareridge Lane</a> New Alresford

Local Plan Chapter	Policy reference with Link to schedule of summaries of comments and the Councils' response including any proposed changes
	<a href="#">NA1 - The Dean</a> <a href="#">NA2 - Sun Lane</a> <a href="#">NA3 - Neighbourhood Plan Designated Area</a> Colden Common <a href="#">CC1 - Clayfield Park</a> <a href="#">CC2 - Colden Common</a> <a href="#">CC3 - Land at Main Road</a> <a href="#">CC4 - Land adjoining 85 Church Lane</a> Denmead <a href="#">DEN1 - Neighbourhood Plan Designation Area</a> Kings Worthy <a href="#">KW1 - Cornerways &amp; Merrydale</a> <a href="#">KW2 - Land adjoining the Cart &amp; Horses PH</a> Wickham <a href="#">WK1 - Winchester Road Housing and Open Space Allocation</a> <a href="#">WK2 - The Glebe Housing and Open Space Allocation</a> <a href="#">WK3 - Welborne Open Space</a> Knowle <a href="#">WK4 - Ravenswood</a> Hursley <a href="#">HU1 - Neighbourhood Plan Designation Area</a> Otterbourne <a href="#">OT01 - Land East of Main Road</a> South Wonston <a href="#">SW01 - Land at West Hill Road North</a> Swanmore <a href="#">SW1 - The Lakes</a> Waltham Chase <a href="#">WC1 - Morgans Yard</a>
<b>Omission Sites</b>	<a href="#">Winchester Omission sites</a> <a href="#">Kings Worthy Omission sites</a> <a href="#">New Alresford Omission sites</a> <a href="#">South Hampshire Urban Area Omission sites</a> <a href="#">Sutton Scotney Omission sites</a> <a href="#">Waltham Chase Omission sites</a> <a href="#">Littleton Omission sites</a> <a href="#">Bishops Waltham Omission sites</a> <a href="#">Denmead Omission sites</a> <a href="#">Otterbourne Omission sites</a> <a href="#">Wickham Omission sites</a> <a href="#">Colden Common Omission sites</a> <a href="#">Swanmore Omission sites</a> <a href="#">Other Areas Omission sites</a>



Local Plan Chapter	Policy reference with Link to schedule of summaries of comments and the Councils' response including any proposed changes
<b>Policies missing from the Local Plan Reg 18</b>	<a href="#">Vision and Objectives - missing policy</a>
	<a href="#">Carbon Neutrality and Designing for Low Carbon Infrastructure</a>
	<a href="#">High Quality Well-Designed Places and Living Well - missing policy</a>
	<a href="#">Sustainable Transport and Active Travel - missing policy</a>
	<a href="#">Biodiversity and the Natural Environment - missing policy</a>
	<a href="#">Homes for All - missing policy</a>
	<a href="#">Economy - missing policy</a>
	<a href="#">Development Allocations - Winchester - missing policy</a>
	<a href="#">Development Allocations - MTRA - missing policy</a> <a href="#">Other - missing policy</a>
<b>Monitoring</b>	<a href="#">Vision and Objectives - monitoring</a>
	<a href="#">Carbon Neutrality and Embodied Carbon - monitoring</a>
	<a href="#">High Quality Well-Designed Places and Living Well - monitoring</a>
	<a href="#">Sustainable Transport and Active Travel - monitoring</a>
	<a href="#">Biodiversity and the Natural Environment - monitoring</a>
	<a href="#">The Historic Environment - monitoring</a>
	<a href="#">Homes for All - monitoring</a> <a href="#">Creating a Vibrant Economy - monitoring</a>
<b>Evidence Base</b>	<a href="#">Local Plan Viability Assessment - evidence base</a>
	<a href="#">Integrated impact Assessment (IIA) - evidence base</a>
	<a href="#">Sustainability Appraisal (SA) - evidence base</a>
	<a href="#">Habitats Regulation Assessment (HRA) - evidence base</a>
	<a href="#">Settlement Hierarchy - evidence base</a>
	<a href="#">Development Strategy and Site Selection – Evidence Base</a>

5.11 The changes to the supporting text and the Local Plan policies were informed from analysis of about 3,500 responses to the Regulation 18 consultation. Together with any additional feedback that has come out of further discussions/meetings with statutory consultees, developers, parish councils, and ward members in order to improve the clarity and understanding of the contents of the Local Plan, through:

- Progressed with work to identify deliverable solutions to nutrient neutrality as set out in [Nutrient Neutrality Topic Paper](#) ;

- Commissioned [new evidence](#) in response to representations that were submitted to Regulation 18 Local Plan;
- Held meetings with Parish Councils as necessary to discuss further changes to the development strategy and allocation of additional sites within their parishes;
- Held two Planning Inspectorate Advisory (PINS) meetings – see notes at para 11.58-11.59 of Cabinet Report [CAB3462](#) (19 August 2024).
- Entered into further discussions under the Duty to Co-operate and agreed [Statements of Common Ground](#); with a wide range of stakeholders;
- Held four separate member drop-in sessions where Officers explained to members the recommended changes to policy wording and supporting text. There was an opportunity at these events for members to provide feedback on the proposed changes.

5.12 Appendix 2 provides a tracked change version of the draft policies from Regulation 18 progressing to Regulation 19.

5.13 Topic Papers have been prepared to set out the background to the subject matter and how, through the preparation of the Local Plan, the matter has been considered and a policy approach formulated.

### Main changes between Reg 18 and Reg 19 Local Plan Policies

Policy Ref	Chapter	Changes
SP1	Vision & Objectives	Criterion added to include climate change, SDNP, Nature emergency, and use of 20 min neighbourhoods.
SP2	Spatial Strategy & Development Principles	Reference added to Local Transport Plan and Local Nature Recovery Strategy and minor wording changes.
SP3	Development in the Countryside	Minor wording changes to criterion i, iii, vii and reference in the supporting text to site allocations that are outside of the settlement boundary and how they will be treated.
<b>Carbon Neutrality</b>		
CN1	Mitigating and adapting to climate change	New supporting text and criterion added about changing temperatures and overheating (instead of Policy D9) and reference to nature based solutions.
CN2	Energy Hierarchy	Deletion of last criterion.
CN3	Energy Efficiency standards	Delete reference to Passivhaus Planning Package energy modelling from the policy and instead include in the supporting text. Make it clear that Policy CN3 does not apply to conversion and change of use, clarify the wording relating to BREEAM and how

<b>Policy Ref</b>	<b>Chapter</b>	<b>Changes</b>
		applicants need demonstrate the compliance with the policy.
CN4	Water efficiency standards	No changes to the policy. Minor wording changes to the supporting text.
CN5	Renewable and low carbon energy schemes	Clarified and strengthened the wording of the criterion in the policy.
CN6	Micro Energy generation	Clarified and strengthened the wording of the criterion in the policy.
CN7	Energy Storage	Clarified and strengthened the wording of the criterion in the policy.
CN8	Embodied Carbon	New Policy added to the Reg 19 LP
<b>High quality and well designed places</b>		
D1	High quality, well designed places	Clarified and strengthen the wording in the criterion the policy around materials, context and ensuring that proposals do not have unacceptable impacts. Inclusion of nature based solutions, promotion of cycles, bus stop infrastructure and need for the design to address waymarking and public realm improvements and retaining and reusing existing buildings .
D2	Design Principles for Winchester Town	Clarified and strengthened the wording of the criterion in the policy to cross refer to the design process that is set out in Policy D1. New criterion on walking, wheeling and cycling and addressing issues for people with reduced mobility. Specific reference in the Policy to Winchester Movement Strategy, Winchester Walking Strategy and the Winchester Local Cycling and Walking Strategy along with the need to assess the potential impacts on ecological assets.
D3	Design principles for the South Hampshire Urban Area	Clarified and strengthened the wording of the criterion in the policy around cross referring to the design process that is set out in Policy D1.
D4	Design principles for the market towns and rural areas	Clarified and strengthened the wording of the criterion in the policy around cross referring to the design process that is set out in Policy D1.
D5	Masterplans	Clarified and strengthened the wording of the criterion in the policy with particular reference to the street hierarchy, Transport Strategy, a Parking and Servicing Strategy and a Public Transport and mobility hub. Strengthened criterion on promoting walking and cycling and access to public transport.
D6	Previously developed land	Changed 'brownfield land' to 'previously developed land'.
D7	Development Standards	Clarified and strengthened the wording of the criterion in the policy in terms of criterion iv making it clear that it is groundwater and surface water pollution.

<b>Policy Ref</b>	<b>Chapter</b>	<b>Changes</b>
D8	Contaminated land	Clarified and strengthened the wording of the criterion in the policy particularly around criterion i and criterion iii.
D9	Impact of overheating	This policy has now been deleted as it is now covered by Policy CN1.
D10	Shopfronts	No Changes
D11	Signage	No substantial changes
<b>Sustainable Transport and Active Travel</b>		
T1	Sustainable and Active Travel	Clarified and strengthened the wording of the criterion in the policy around minimising the number of trips by car, change from 15 min to 20 minute neighbourhoods and new or refurbished employment development to provide showers/lockers/storage,
T2	Promoting sustainable modes of transport	Clarified and strengthened the wording of the criterion in the policy. Making it clear that this policy excludes householder development and providing secure parking for cycles, e-mobility scooters and other forms of non-car transport where possible, as an integral part of a development.
T3	Access for new development	Clarified and strengthened the wording of the criterion in the policy in relation to EV charging, drop off spaces for servicing and unloading and opportunities are explored through the design process for share spaces.
<b>Biodiversity and the Natural Environment</b>		
NE1	Protecting and enhancing biodiversity	Clarified and strengthened the wording of the criterion in the policy by making reference to the nature and climate emergency and nature based solutions.
NE2	Major and commercial development	No changes to the policy
NE3	Open space, sport and recreation	Clarified and strengthened the wording of the criterion in the policy specifically mentioning allotments.
NE4	Green and blue infrastructure	Inclusion of additional criteria for enhancements to non-motorised travel routes on South Downs, Wickham to Alton and new Alresford to Kings Worthy.
NE5	Biodiversity	Clarified and strengthened the wording of the criterion in the policy around nature based solutions, reference to the Local Nature Recovery Network, development within 500 metres of SPA/Ramsar site and Bird Aware.
NE6	Flooding and Flood Risk	Clarified and strengthened the wording of the criterion in the policy in relation to flooding for the need for a management plan for lifetime of the development. Inclusion of new criterion for nature flood management before any hard engineering flood

Policy Ref	Chapter	Changes
		defences, the need for development to consider the use of green roofs, rain water gardens. Drainage systems to demonstrate that they are designed over the lifetime of the development and surface water is not permitted to connect to the drainage network.
NE7	Green gaps	Clarified and strengthened the wording of the criterion in the policy to move away from landscape which is dealt with by other LP policies.
NE8	South Downs National Park	Reference included in the policy to development that is located close to the SDNP to take account of landscape and tranquillity and how the proposal enhance the special qualities of the Park.
NE9	Landscape Character	Clarified and strengthened the wording of the criterion in the policy including cross referencing the policy for the need for a Landscape and Visual Assessment.
NE10	Protecting open areas	Inclusion of a new criteria about the loss of open space and the need for this to be provided as close as possible to area affected by the development.
NE11	Open space provision	Reference to specialist housing for older people in the policy.
NE12	Equestrian development	No substantial changes
NE13	Leisure and recreation in the countryside	No changes
NE14	Rural character	Minor change by the inclusion of the words <b>or the significance of</b> heritage assets
NE15	Special trees	Clarified and strengthened the wording of the criterion in the policy including the definition of what are special trees. Ensuring that developers provide suitable growing conditions and planting of a greater range of tree species and creating habitat linkages.
NE16	Nutrient neutrality	Reference to the Nature Recovery Network.
NE17	Rivers and water courses	Clarified and strengthened the wording of the criterion in the policy including the wording around Habitats Regulations Assessment and the various nature designations and the need to provide canopy shading for the natural environment and for people walking along the waterways.
<b>Historic Environment</b>		
HE1	Historic environment	No substantial changes.
HE2	All heritage assets	Clarified and strengthened the wording of the criterion in the policy wording around designated heritage assets
HE3	Designated heritage assets	Clarified and strengthened the wording of the criterion in the policy around designated heritage assets
HE4	Non-designated heritage assets	No substantial changes.

<b>Policy Ref</b>	<b>Chapter</b>	<b>Changes</b>
HE5	Mitigation and avoiding the loss of heritage asset	Policy title changed to 'Protecting the significance of heritage assets (designated and non-designated heritage assets) and mitigating unavoidable harm'. Minor wording changes to the criteria.
HE6	Scheduled monuments	Clarified and strengthened the wording of the criterion in the policy around scheduled monuments.
HE7	Non designated heritage assets	No substantial changes.
HE8	Applications for LB's	Clarified and strengthened the wording of the criterion in the policy around LBs
HE9	Change of use LB's	No substantial changes.
HE10	Development in Conservation Areas	No substantial changes.
HE11	Demolition in Conservation Areas	No substantial changes.
HE12	Registered Parks and gardens	No substantial changes.
HE13	Non designated historic and rural assets	No substantial changes.
HE14	Improvements to increase the energy efficiency to historic assets	No substantial changes.
<b>Homes for all</b>		
H1	Housing Provision	Changes to unmet need allowance (was 1,450 now 1,900), overall housing figures have been updated from 15,628 to 15,465 (includes approx. 350 dwellings within the SDNP). Additional allocations in the Reg 19 changed from 2,685 (Reg 18 LP) to 2,875 in the Reg 19 LP.
H2	Housing Phasing and Supply	Deleted criteria i to iv (that set out how many dwellings should be provided in different periods. Make it clear that this policy applies to greenfield housing sites by listing them (includes land to be allocated in Neighbour Plans – Denmead and New Alresford)
H3	Spatial Housing Distribution	Changes to the housing numbers in the table.
H4	Development within settlements	No substantial changes.
H5	Meeting housing needs	Clarified and strengthened the wording of the criterion in the policy. Changed the wording and the thresholds (now sites 10 or more) 5% of new market homes M4 (3) (2) and 10% of affordable homes built to wheelchair accessibility standards. Cross reference to healthy homes and other LP policies.

<b>Policy Ref</b>	<b>Chapter</b>	<b>Changes</b>
H6	Affordable housing	Clarified and strengthened the wording of the criterion in the policy. Change the threshold on criteria vi or 80% of market rent.
H7	Affordable housing	Clarified and strengthened the wording of the criterion in the policy. Specifically referred to schemes which have been driven or have community support. The need for LP viability assessments to be independently verified.
H8	Small dwellings in the countryside	No changes
H9	Purpose Built Student Accommodation	No substantial changes.
H10	HMOs	Additional criterion on waste and recycling.
H11	Housing for essential rural workers	No substantial changes.
H12	Provision for Gypsies and Travellers	Changes to the table on need. Now covers all the needs of travellers. See Gypsy and Traveller Topic Paper.
H13	Safeguarding traveller sites	Changes to update the table of safeguarded sites.
H14	Authorised Traveller site intensification	No substantial changes.
H15	Authorised new / expanded traveller sites	No changes to the policy
H16	The Nurseries	No changes to the policy
H17	Carousel Park	This Policy has been deleted following the outcome of a planning appeal.
H18	Tynefield	No substantial changes.
<b>Creating a vibrant economy</b>		
E1	General Vibrant Economy Strategy	Supporting text updated and policy wording redrafted.
E2	Spatial distribution and economic growth	No substantial changes apart from sites recategorized
E3	Town centres	No substantial changes.
E4	Retail and main town centres	No substantial changes apart from slight re-wording of policy.
E5	Enhancing employment opportunities	No substantial changes
E6	Retaining employment opportunities	No substantial changes apart from
E7	Maintaining the viability of town centres	Policy wording redrafted
E8	Local shops	Policy wording redrafted

<b>Policy Ref</b>	<b>Chapter</b>	<b>Changes</b>
E9	Economic development in rural areas	Policy wording redrafted
E10	Farm diversification	Policy wording redrafted
E11	Visitor related development in the countryside	Policy wording redrafted
<b>Site Allocations</b>		
W4	Courtenay Road	Increase of 50 dwellings
W10	River Park	Removal of student housing – decrease of 100 dwellings equivalent
W11	Winchester University/Hospital	Removal of student housing – decrease of 200 dwellings equivalent
Student housing allowance	Overall contribution towards housing supply from purpose - built student accommodation somewhere at Winchester Town	New allowance for student accommodation – increase of 250 dwellings equivalent
SH1	West of Waterlooville	Increase of 50 dwellings
SH2	North Whiteley	Increase of 100 dwellings equivalent
SH3	Whiteley Green	Decrease of 45 dwellings and addition of special needs school
SH5	Little Park Farm	Site deleted – decrease of c. 4,000sqm employment
WK2	The Glebe	Site now completed 80 dwellings
WK5	Mill Lane	New site – 40 dwellings
WK6	Southwick Road/School Road	New site – 60 dwellings
KN1	Ravenswood	Renumbered (previously WK4)
KW2	Cart and Horses Site	Increase of 5 dwellings
SU1	Land at Brightlands	New site – up to 60 dwellings
WC1	Morgans Yard	Decrease of 20 dwellings
BW2	Albany Farm	Site now completed (120 dwellings)
BW3	Tollgate Sawmill	Mix of uses widened to allow for the doctor's surgery to be relocated on part of the employment area if necessary
BW4	Rareridge Lane	Minor amendment to site boundary



## 5. Moving from Reg 18 to Reg 19

6.1 The Council considered the local plan in terms of progressing to Regulation 19 at three meetings :

- The [Scrutiny Committee](#) 29 July 2024. At this meeting various comments were noted which are set out at Appendix 4.
- Cabinet 19 August 2024 [CAB3462](#) . and [minutes](#).
- [Council](#) 28 August 2024 where it was agreed to progress to consultation under Regulation 19.

6.2 At the time of publication of the Regulation 19 version of the local plan (August 2024) for consultation, the following topic papers had been prepared and published:

[Development Strategy and Site Selection](#) plus [Appendix](#) of initial technical appraisals of sites selected.

[Housing Topic Paper](#)

[Gypsy and Traveller Topic Paper](#)

[Student Accommodation Topic Paper](#)

[Carbon Neutrality and Embodied Carbon Topic Paper](#)

[Nutrient Neutrality Topic Paper](#)

[Health Topic Paper](#)

[Heritage Topic Paper](#)

Similarly, a number of [evidence](#) documents have been updated, in particular:

- Local Plan Viability Report
- Strategic Housing Market Assessment
- Settlement Hierarchy Review
- Net Zero Carbon Targets
- Employment Land Study
- Town Centre Uses Study
- Review of Settlement Gaps
- Level 2 Strategic Flood Risk Assessment and Sequential Exception Test
- Strategic Transport Assessment
- Infrastructure Delivery Plan
- Integrated Impact Assessment
- Habitats Regulations Assessment

## Appendices

### Appendix 1 Local Plan Launch Consultation Questions

#### Question 1

Currently we have a development strategy that sets out planning policy requirements for three spatial areas within the district :- Winchester Town, South Hampshire Urban Areas and Market Towns and Rural Areas. This has allowed us to develop focussed policies including proposed levels of growth in these areas to reflect local circumstances and opportunities.

Have the three spatial areas proved useful and are they still relevant – should they be retained?

#### Question 2

Should the amount of new development required (to be determined) be distributed in a similar way to that in the adopted local plans, with Winchester Town being a focus for development given its level of services and facilities; development within the South Hampshire Urban Area to serve both ours and wider housing needs in accordance with the Partnership for Urban South Hampshire Strategy; and with settlements in the Market Towns and Rural area having levels of development proportionate to their size and function?

Do you agree with this approach?

#### Question 3

The Government now requires local plans to be updated every 5 years, we are suggesting the local plan period is rolled forward by 5 years to run from 2016 – 2036 – what this means is that we will need to find land for new development to cover the period from the end of the existing plan period (2031) to the end of the new plan period (2036). The plan period will include planning permissions granted and houses completed from 1 April 2016 onwards.

Do you agree with rolling forward the local plan by 5 years?

#### Question 4

Larger more complex development proposals can take longer to achieve, should the local plan therefore allocate 'strategic' sites (if necessary) even if they may not be fully developed by 2036?

#### Question 5

Revised Government Guidance suggests that Local Authorities can have a strategic level plan setting out the development strategy for the District and large scale development allocations, followed by details in a local or neighbourhood plan. This would require the preparation of a number of separate documents, along the lines of Local Plan Parts 1 and 2.

Should we follow this approach or aim for a single Plan?

#### Question 6

Cross border strategic matters need close working with not only neighbouring local authorities but also the key infrastructure providers. Government Guidance sets out the strategic priorities (National Planning Policy Framework 2012, paragraph 156) but are there any cross border issues that you consider particularly important, or which are not mentioned in the NPPF, that will need to be reflected in the local plan?

#### Question 7

The Council has a new Council Strategy which sets out 4 outcomes to be achieved across the District:

- Winchester District will be a premier business location;
- Delivering quality housing options;
- Improve the health and happiness of our community and
- Improving the quality of the District's environment

the local plan will reflect the land use requirements of these, are there any other broad matters that the local plan should also refer to?

Question 8

Local Plan Part 2 includes over 30 development management policies, are there any topics/issues not covered that it would be beneficial to have planning policy guidance on, or any matters that are covered which you consider unnecessary?

Question 9

Do you have any other comments on the development management policies?

Question 10

Government guidance requires local plan policies to be viable taking into account evidence of infrastructure and all other policy requirements (affordable housing provision, open space and green infrastructure, access requirements etc) What in your experience are the main challenges for developers in delivering these or for communities in achieving them?

Question 11

Do you have any other comments on the scope and content of the proposed local plan?

## Appendix 2

### Comments and Actions noted in response to the discussion on the draft local plan by Scrutiny Committee on 29 September 2022

Comments noted by the Council's Scrutiny Committee to inform the local plan 29 September 2022

#### **A. Following a discussion on the draft Cabinet report, ref CAB3357, the following actions were agreed**

1. An explicit and clear statement on why the Council was using the London Energy Transport Initiative (LETI) would be useful.
2. Could paragraph 14.42 be amended to allow Parish councils to be better briefed and consulted in future stages?
3. Page 19, under the heading of "Reputation", complete the sentence following the words "It would be necessary".
4. Page 18, Risk Management to include a specific risk regarding a change in national planning policy.
5. Could the flexibility in the revised policies around the provision of car parking spaces be misinterpreted and enable a developer to reduce the number of spaces provided?
6. Paragraph 14.19, consider changing the wording from "may not" to "would not"
7. That an update be provided in the report to set out the council's work with the Partnership for South Hampshire (PfSH) regarding the Green Belt and housing allocations.
8. Explain the "buffer" within the cabinet report, its purpose, how it was arrived at etc. 9. Two sets of page numbering could make the document difficult to follow. 10. Review the document to strengthen wording i.e., instead of could, should, use will, would etc

#### **B. Following discussion of the officer's introduction to the Local Plan, the following comments were agreed.**

1. That both the Winchester City Council (WCC) and the South Downs National Park (SDNP) Local Plan timetables be included in either the Local Plan document or the Cabinet Report.
2. It was noted that some members whose wards included parts of the South Down National Park felt that they did not have all the information required regarding the SDNP local plan process. Members were advised to take these matters up with officers at the SDNP and Councillor Tod advised that he would take up any specific issues if required.
3. Regarding page 61, policy SP2, it was recommended that an additional comment be included regarding the placement of Sir John Moore Barracks and Kings Barton with the "Winchester Town" allocation.

**C. Following discussion concerning Policy: Carbon Neutrality and Designing for Low Carbon Infrastructure, the following comments were agreed.**

1. Put in a specific reference to the use of LETI due to its importance to the plan.
2. Consider whether policy CN1 could be applied to extensions.
3. Review how to measure CN3 after the consultation.
4. Consider whether policy CN5 could be amended; to articulate the balance between the use of land for food production and the use of land for renewable or low carbon energy schemes, that the right metrics were used in grading agricultural land and the enforcement of conditions that were attached to developments such as solar farms.

**D. Following discussion concerning Policy: High-Quality Well-Designed Places and Living Well, the following comments were agreed.**

1. Consider greater emphasis and provide additional instruction regarding the importance of community engagement being undertaken much earlier in the design process.
2. Page 95, the table of characteristics should refer to the "City of Winchester" vision not the "Winchester" vision.
3. Recommend that conversations continue with the Town Forum regarding policy D1.

4. Consider whether policy D4 should only refer to “up-to-date” Village Design Statements etc and if so, define what was meant by up to date
5. Consider whether Conservation Area Appraisals be included in policy D4.
6. Regarding policy D9, consider whether retrospective measures could be applied under this policy.
7. Review policy D11 regarding internally lit signs.

**E. Following discussion concerning Policy: Sustainable Transport and Active Travel, the following comments were agreed.**

1. Consider a reference in 6.4 to the District Local Cycling and Walking Infrastructure Plan.
2. Regarding policy T2, recommend that officers review the requirements for visitor parking as part of this policy as these were often used for residential parking.

**F. Following discussion concerning Policy: Biodiversity and the Natural Environment, the following comments were agreed.**

1. Policy NE1, review whether Swift towers hedgehog highways etc should be referenced.
2. Policy NE2, whilst the policy advises that a masterplan was expected, any application could not be refused if it were not provided and so vital that communication with organisations takes place in advance.
3. Policy NE7 - could Wickham be added to the first grouping of settlement gaps
4. Review whether the settlement gap relating to Oliver's Battery and Otterbourne be reviewed and extended.
5. Review whether Policy NE12, paragraph 7.94 conflicts with the final paragraph of NE12.
6. Policy NE13. Regarding dog walking, felt that fields being used were becoming a problem with noise, and visual intrusion. It was unclear whether this activity was considered leisure activity or rural economy and whether it should be included as part of paragraph 7.96.

7. Preview policy NE16 and the wider document for the use of the terms “ phosphates/phosphorus and nitrates/nitrogen”

**G. Following discussion concerning Policy: The Historic Environment, the following comments were agreed.**

1. Policy HE7 refers to the results of investigations that “should” be published, it was suggested that this wording be strengthened.
2. Consider taking a more receptive approach to measures taken on non-designated historic buildings to reduce their carbon footprint.

**H. Following discussion concerning Policy: Homes for All, the following comments were agreed.**

1. The committee felt that the hierarchy updates could have been done better and consideration should be given to how these could be improved and updated.
2. Page 208, table H3, it was understood that the proposed allocation of 485 for Hursley was not correct. On the same table, Swanmore and Sutton Scotney should be separated out.
3. Policy H5 and dwelling sizes, reconsider criteria three to guard against sites being underused.
4. Policy H5, consider explicitly stating that self-build development should be priced at below-market values
5. Policy H5 separate out custom build and self-build
6. That paragraph 9.36 be amended as follows “be provided by the council or a Registered Provider”
7. Policy H6 how do we assess whether applicants/developers really could not afford to contribute to affordable housing
8. Policy H7 consider making a specific reference to community support in the bullet points. 9. Policy H13, recommend consistency in either using the term “pitches” or “plots”
10. Policy H13, amend the table on pages 226 and 228 and 9.94 and review the column headings to ensure clarity for example using the word “Authorised” concerning the number of pitches, also ensure column totals were accurate.

**I. Following discussion concerning Policy: Creating a vibrant economy, the following comments were agreed.**



1. Reconsider paragraph 10.133, within policy D8 and review whether the wording could be strengthened to support the continuation of community services.

**J. Following discussion regarding the Winchester site allocations, the following comments were agreed.**

1. Page 272, to change the number in the table regarding the Central Winchester Regeneration from 400 to 300.
2. Regarding site W1, Andover Road, confirm allocation details
3. Site W2, bullet point 4, consider providing further clarification of previously developed land and clarify why the green area to the north of the site was not included in the master plan.
4. Site W3 St. Peter's car park, concern that this area floods and so would prevent development
5. Site W5, believed that this site was within the Compton Street local gap (and greenfield land) and so how would the gap be safeguarded?
6. Look at whether site W5 would also impact businesses in areas such as Oliver's Battery.
7. To provide further clarification, add in the adoption date of the Central Winchester Regeneration (CWR) Supplementary Planning Document (SPD).
8. Review the text in paragraph 9.61 and clarify regarding non-residential use of site W10.

**K. Following discussion regarding the South Hampshire Urban Areas allocations, the following comment was agreed.**

1. Officers to check the sites within the Havant Borough Council draft Regulation 18 to understand any impacts on the City Council's proposals concerning Newlands and West of Waterlooville developments.

**L. Following discussion regarding the Market Towns and Rural Areas allocations, the following comments were agreed.**

1. Site NA1, to note that the documented 50 spaces of public car parking was believed to be 42.
2. Site CC1, paragraph 14.50, instead of "arrangements should be made for safe crossing points", the word "should" be replaced with "would".

3. Site KW2, regarding the B3047 having a poor safety record, officers were asked to liaise with Hampshire County Council on this.
4. Site WK4, concerns were expressed about the suitability and sustainability of this site, the lack of footpaths/pavements and the potential security issues of Ravenswood and the impact on neighbouring housing.
5. Policy O1 is considered to be a sensitive site and recommended that feedback from the Parish Council be considered/included before the consultation.
6. That feedback Sutton Scotney and Boarhunt suggest that they would welcome some local housing but that the infrastructure did not support this at this time.

**M. Following public participation, the following comments were agreed.**

1. That key documents such as the Movement Strategy and the Winchester Town Vision be attached as an appendix to the Local Plan.
2. That policy CN5 be reviewed to consider whether the term “unacceptable impact” could be better communicated and understood.
3. That data regarding gypsy and travellers be checked for accuracy.
4. How could the council consult on a document or plan that would inevitably change
5. Regarding South Wonston, the following points were made:
  - It doesn't have the Vision and Characteristics etc as advised in National Planning Policy Framework (NPPF)
  - Its allocations contain a site that was outside of the settlement boundary
  - It was unclear why the settlement hierarchy for South Wonston scores the same as Winchester on public transport.
  - That the concerns of South Wonston parish were being ignored.
  - Sought reassurances that 3-story townhouses would not be built

### Appendix 3 Schedule of Policy Changes from Reg 18 to Reg 19

Schedule of Policy Changes from Reg 18 to Reg 19 as taken from the [schedules of representations](#) and how the council propose to change the plan in response to representations received.

The following schedule focuses on key changes only so in terms of vision, objectives and policies.

Deleted text – ~~struck through~~

New text in **bold**

Policy ref	Proposed change
Vision	<p>Insert the following after the first sentence of the first paragraph of the Winchester Vision on page 21 as follows – Winchester District has unique natural, cultural and historic assets which means it is an attractive place to live work and visit. <b>The need to adapt to, improve resilience to and mitigate climate change is being responded to.</b> The challenges of changes to the environment, economy and lifestyles will be met in a positive manner. The natural beauty, biodiversity and cultural heritage will be enhanced. Key assets such as chalk streams and the setting of the national park will be protected.</p> <p>Amend the second sentence of the second paragraph of the vision as follows –</p> <p><del>The District will be better placed to adapt, be resilient to and mitigate climate change and help the council to address its climate emergency declaration will lead to</del> through the introduction of energy efficiency standards to <u>ensuring</u> that residential development is built to net-zero carbon</p> <p>Amend final sentence of the second paragraph of the Vision on page 21 as follows, to bring the wording in line with Local Transport Plan 4 – <del>“We are also promoting t</del>The concept of <del>15</del> <b>20</b> minute neighbourhoods and active travel <b>is</b> ensuring that development is connected to public transport, rights of way and cycleways”</p> <p>Agree to amend vision to replace “historic assets“ with “heritage assets”</p>

Policy ref	Proposed change
	Regeneration will make the best use of previously developed land, which will be delivered while protecting and enhancing the character and the wealth of <b>heritage</b> <del>historic</del> assets.
Objectives	<p>ii. Maximise the use of land as a <b>valuable</b> resource <del>which is needed to accommodate growth through the promotion and prioritisation</del> <b>by prioritising the development of</b> brownfield land, making best and most efficient use of available land which is suitable for development, and achieve high quality design which makes a positive contribution to the public realm</p> <p>iii. <del>Maintain</del> <b>Conserve</b> and enhance Winchester District's valuable environments including both the urban and rural areas as well as the built, <b>historic</b> and natural environments and improve wildlife assets through the Biodiversity Action Plan</p> <p>iv. Ensure that development is designed to provide biodiversity net gain, and does not have an adverse impact on landscape character and <u>the</u> historic environment and the unique and special characteristics of the South Downs National Park.</p>
SP1 Vision and Objectives	<p>The council is committed to the delivery of the vision and objectives of the Plan and will engage proactively with a range of partners to jointly find solutions to achieve high quality sustainable and inclusive development that is focussed around sustainable travel modes of transport and will use available tools at its disposal in order <b>to</b> unlock sites which are key to the Plan's delivery. The Plan will meet the aims set out in the Vision and Objectives by ensuring that new development contributes towards them as follows –</p> <p><b>Vision</b></p> <p>Development proposals should demonstrate <b>that</b> they contribute towards, and are compatible with, the overall aims of the Plan as set out in the vision and deliver the aspiration for each sub-area.</p> <p><b>Objectives</b></p> <p>Development proposals should demonstrate how they contribute towards the objectives of the Plan.</p>

Policy ref	Proposed change
SP2 Spatial Strategy and Development Principles	<p>The council will support the delivery of new housing, economic growth and diversification, as appropriate for each of the three spatial areas, through the following development strategy:</p> <ul style="list-style-type: none"> <li>i. Winchester Town will make provision for about <del>5,670</del> <b>5,640</b> new homes through a range of accommodation, including the completion of the Kings Barton development and the redevelopment of Sir John Moore Barracks, to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.</li> <li>ii. The South Hampshire Urban Areas will make provision for about <del>5,700</del> <b>5,650</b> new homes and contribute towards meeting the Partnership for South Hampshire strategy of improving economic performance, primarily by providing major housing, economic growth and community and physical infrastructure in two sustainable new neighbourhoods at <del>West of Waterlooville, including Newlands</del> <b>Newlands (West of Waterlooville)</b> and North Whiteley (Whiteley).</li> <li>iii. The Market Towns and Rural Area will make provision for about <del>4,250</del> <b>3850</b> new homes and support economic and community development that serves local needs in the most accessible and sustainable locations (see the rural settlement hierarchy in Policy H3), which promote the vitality and viability of communities, and maintain their rural character and individual settlement identity.</li> </ul> <p><b>The Council will support the delivery of this development strategy in a sustainable way, aligned with proposals in relevant documents such as the Local Transport Plan and Local Nature Recovery Strategy.</b></p> <p>Development proposals will be expected to make efficient use of land <del>and buildings within existing settlements</del>, and prioritise the use of previously developed land/buildings in accessible locations, in accordance with the development strategies set out in this Plan.</p> <p>In delivering the District's housing, employment and community requirements development proposals will be expected, where appropriate, to:</p>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>iv. <del>Maintain</del> <b>Conserve</b> and enhance the importance of environmental, <del>heritage and landscape</del> assets and make efficient use of scarce natural resources including the recycling of materials on site;</li> <li>v. Address the impact <del>on</del> <b>of</b> climate change, <b>the potential for</b> renewable energy, <b>and the implications for</b> air quality, green infrastructure, recycling/waste, flooding and surface water and the water environment;</li> <li>vi. Make <del>the</del> use of public transport, walking and cycling <del>easy</del> <b>safe and accessible</b>, and integrate the development of homes, jobs, services and facilities, to reduce car use;</li> <li>vii. Apply a town centres first approach to retail, leisure or other development proposals that are high attractors of people, in accordance with the hierarchy of centres in Policy E3;</li> <li>viii. Achieve high standards of design and sensitivity to character, setting and cultural heritage</li> <li>ix. Contribute to individual and community wellbeing, health and safety and social inclusivity; and</li> <li>x. <b>Undertake an assessment of the</b> <del>Test</del>-existing infrastructure and service capacity to serve new development and make arrangements in a timely manner for appropriate increases in capacity or measures to mitigate impact.</li> </ul> <p>The development strategies for each of the spatial areas are set out in greater detail in other policies of this Plan.</p>
SP3 Development in the Countryside	<p>In the countryside, defined as land outside the settlement boundaries, the Local Planning Authority will only permit the following types of development:</p> <ul style="list-style-type: none"> <li>i. <b>Development in accordance with Site Allocations as set out in this Plan or any made Neighbourhood Plans; or</b></li> <li>ii. Development which has an operational need for a countryside location, such as agriculture, horticulture, forestry or outdoor recreation; or</li> <li>iii. Proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing where they are close to existing settlements or in otherwise sustainable locations<sup>1</sup> which have access to public transport, <del>or</del> active travel <b>infrastructure</b> and avoid the need to travel by private car (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>iv. Expansion or suitable replacement of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or</li> <li>v. Small scale sites for low key tourist accommodation appropriate to the site, location and the setting;</li> <li>vi. Residential accommodation for which an exceptional need has been demonstrated, in accordance with policies H7 (affordable housing exception sites), H12 and H13 (traveller accommodation), or H11 (agricultural dwellings)-, <b>and</b></li> <li>vii. <b>The infilling of existing settlements without a settlement boundary in line with policy H4.</b></li> </ul> <p>Development proposed in accordance with this policy should not cause <b>unacceptable</b> harm to biodiversity and the water environment, to the character and landscape of the area or neighbouring uses, or create <del>inappropriate</del> <b>unacceptable</b> noise/light and traffic generation.</p>
<b>Carbon Neutrality and Designing for low carbon infrastructure</b>	
CN1 Mitigating and adapting to climate change	<p>The plan will help to meet the targets in the council's Climate Emergency Declaration and reduce the district's carbon footprint <b>by supporting the re-use and refurbishment of existing buildings where possible and</b> <del>responding to the changes that are currently occurring to the climate and</del> ensuring that new development is designed in a way that adapts to challenges of climate change in a <b>positive, and</b> comprehensive and integrated way-<del>by</del>:</p> <p>Mitigating against climate change</p> <p>In order to mitigate against climate change, development proposals (excluding household extensions <b>and changes of use</b>) will need to demonstrate through the design process that:</p> <ul style="list-style-type: none"> <li>i. Low carbon solutions have been incorporated that reduce and minimise energy consumption through the energy hierarchy classification of energy options (Policy CN2) and how carbon emissions have been considered at every stage of the design process;</li> <li>ii. Carbon emissions have been considered as part of the identification of sites for development, and it has been demonstrated that as part of the design process, how site layout and the</li> </ul>

Policy ref	Proposed change
	<p>orientation, fabric glazing ratio and the choice of construction materials for the buildings proposed have been designed to minimise energy demand;</p> <p><b>Add new criteria</b></p> <p><b>Nature-based solutions have been incorporated into the development that deliver multifunctional benefits for health and well-being, biodiversity net gain, natural flood management, air and water quality;</b></p> <p>iii. Sustainable travel modes of transport <del>has</del> <b>ve</b> been fully incorporated into the layout in a way that encourages people to use more sustainable forms of transport such as buses, cycles or walking and reduces car dependency;</p> <p>iv. Recharging points for sustainable modes of transport are <del>considered</del> <b>incorporated</b> early on in the design <b>and build</b> process (Policy T3) and they are provided in a conveniently located positions within the development; <b>in a timely way to benefit residents from the first occupation.</b></p> <p>v. Opportunities have been incorporated within residential development for local food production and compositing;</p> <p>vi. Flexible and adaptable space has been incorporated into the design of residential development that facilitates the ability for people to be able to work from home and to adapt to changing lifestyles; and</p> <p>vii. Development (where it involves the creation of new residential <b>and new commercial</b> development) is connected to super-fast fibre broadband that reduces the need for people to travel and is capable of being connected to SMART technology.</p> <p>Adapting to Climate Change</p> <p>In order to adapt to climate change, development proposals (excluding household extensions) will need to demonstrate through the design process that:</p> <p>viii. Water use management and conservation (e.g. rainwater recycling and greywater harvesting) has been fully considered as part of the design process and <del>what</del> <b>that</b> measures have been</p>



Policy ref	Proposed change
	<p>taken to minimise the risk and the impact of flooding and extreme weather conditions through the design of the building and reduce surface water run off through the use of SuDS and Rainwater gardens (Policy NE6);</p> <p>ix. The layout has incorporated <b>and connects</b> multi-functional <b>nature-based solutions</b>, areas of open space/<b>outdoor space</b>, tree planting <b>and</b> biodiversity net gain (Policy NE5); <del>and has addressed the role of shading and overheating of the built and natural environment (Policy D9) so as to maximise the comfort and well-being of residents, visitors and wildlife in a changing climate (Policy D9).</del></p> <p><b>Add new criterion:</b></p> <p><b>Buildings have been designed in a way that balances temperature and ventilation throughout the year;</b></p> <p><b>Buildings have been designed to reduce the amount of heat that enters a building in the warmer months through the orientation and design of the building and where appropriate, includes the planting of additional trees, to protect soils and provide shading from canopy coverage whilst capturing carbon from the atmosphere;</b></p> <p><b>The design process, ensures that the landscaping, the type of vegetation and planting around the outside of the building is appropriate for the site and it has been designed in a way that assesses and mitigates against the impacts of the climate change;</b></p> <p><b>The design process assesses and considers the use of green roofs and walls that are covered in vegetation, fenestration, insulation, external shutters, and the use of colour of external materials that can all contribute towards overheating; and</b></p> <p><b>As a last resort, install mechanical air conditioning systems could be installed in a building (ensuring this uses the lowest source of carbon emissions).</b></p>

Policy ref	Proposed change
	<p>Developers will be required to submit an Energy and Carbon Statement, which is proportionate to the nature of application, to demonstrate how the design process has addressed the above requirements. In the case of a phased development, the Energy and Carbon Statement will need to be updated at each phase to reflect the up to date baseline circumstances and any new or emerging opportunities.</p>
CN2 Energy Hierarchy	<p>All development shall accord with the following energy hierarchy (in order of preference):  Minimise energy demand by employing the ‘fabric first approach’;  • Maximise energy efficiency;  • Utilise renewable energy; <b>and</b>  • Utilise low carbon energy; <del>and</del>  • <del>Utilise other energy sources as a very last resort.</del></p>
CN3 Energy efficiency standards to reduce carbon emissions	<p>The Council has declared a climate emergency and has committed to providing the leadership for the district to be carbon neutral by 2030. This will contribute to the UK’s legally binding target of net zero carbon by 2050.</p> <p><del>In order to achieve this</del> <b>All new developments should seek to demonstrate the lowest possible level of carbon emissions. These should be</b> in line with the requirements set out below unless there are exceptionally clear and compelling reasons. <b>These reasons should be</b> <del>that have been</del> established through the design process <del>that</del> <b>and demonstrate that achieving these standards produces a development that would be to harmful to its setting or the character of the wider area or it is demonstrated that is not practical.</b></p> <p>All new residential <del>dwellings</del> development</p> <p>All new residential <del>dwellings</del> <b>development (excluding conversion and change of use)</b> should not burn any fossil fuels on site for space heating, hot water or used for cooking. New residential <b>development</b> <del>dwellings</del> will need to be able to demonstrate net-zero operational carbon on site by ensuring:</p> <ol style="list-style-type: none"> <li>i. The predicted space heating demand of the homes based on predicted energy modelling <del>such as Passivhaus Planning Package (PHPP) or CIBSE TM54</del>, showing that the target of &lt;15 kWh/m2/year is met.</li> </ol>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>ii. The total kWh/yr of energy consumption of the building based on predicted energy modelling tools such as Passivhaus Planning Package (PHPP) or CIBSE TM54, showing that the target of &lt;35 kWh/m<sup>2</sup>/year is met.</li> <li>iii. The total kWh/yr of energy consumption of the buildings on the site and the total kWh/yr of energy generation by renewables to show that the balance is met.</li> <li>iv. Onsite renewables to provide 100% of the energy consumption that is required by residential buildings, for example through the installation of photovoltaic solar panels or other suitable forms of renewable energy generating schemes that are appropriate for the location or the setting.</li> </ul> <p>Non-residential development</p> <ul style="list-style-type: none"> <li>v. Non-residential development should meet the 'BREEAM Excellent' standard. <del>A pre-assessment should be provided at planning submission.</del> <b>or an agreed equivalent industry standard assessment process.</b> <del>Demand for space heating should be met by renewables.</del> <b>Developers that propose a scheme to meet BREEAM standards should submit a post construction assessment and BREEAM certificate to the local planning authority to demonstrate compliance'. At outline planning application stage a commitment to BREEAM Excellent should be made, and at full planning application a BREEAM pre-assessment should be provided.</b></li> </ul> <p><b>All new non-residential developments should maximize on-site renewable energy generation. As a minimum, applicants will be expected to submit the following information as part of their planning application.</b></p> <ul style="list-style-type: none"> <li>i. <b>Total installed capacity on-site in (kWp) and total generation (kWh/year)</b></li> <li>ii. <b>The Photovoltaic area (m<sup>2</sup>)</b></li> <li>iii. <b>A roof plan marked-up with the Photovoltaic area.</b></li> </ul> <p><b>Meeting the policy:</b></p>

Policy ref	Proposed change								
	<ul style="list-style-type: none"> <li>Energy strategy should outline compliance with the policy requirements. The following table indicates the energy modelling and calculation requirements at different planning application stages.</li> </ul> <table border="1" data-bbox="510 352 1917 767"> <thead> <tr> <th data-bbox="510 352 797 464">Requirements</th> <th data-bbox="797 352 1061 464">Pre-App</th> <th data-bbox="1061 352 1491 464">Outline</th> <th data-bbox="1491 352 1917 464">Full Planning &amp; Reserved Matters</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 464 797 767">Energy Modelling/ Energy Use Intensity (EUI) calculations</td> <td data-bbox="797 464 1061 767">Modelling not required, but confirmation of how Policy CN3 will be met.</td> <td data-bbox="1061 464 1491 767">Typical dwellings/buildings</td> <td data-bbox="1491 464 1917 767">Representative sample of exact dwelling/building design</td> </tr> </tbody> </table> <p data-bbox="510 807 1986 1102"> <b>Measurement and verification</b>  <del>Applicants should confirm the metering, monitoring and reporting strategy as part of the detailed planning application. The energy efficiency calculations should be carried out as part of the outline and detailed planning submissions and be reconfirmed at the pre-commencement stage.</del>  <del>An explanation should be given as to how figures have been calculated as part of the planning application.</del>  <del>It is envisaged there will be an electronic form to complete post completion to monitor. This will be prepared once the Plan is adopted.</del> </p>	Requirements	Pre-App	Outline	Full Planning & Reserved Matters	Energy Modelling/ Energy Use Intensity (EUI) calculations	Modelling not required, but confirmation of how Policy CN3 will be met.	Typical dwellings/buildings	Representative sample of exact dwelling/building design
Requirements	Pre-App	Outline	Full Planning & Reserved Matters						
Energy Modelling/ Energy Use Intensity (EUI) calculations	Modelling not required, but confirmation of how Policy CN3 will be met.	Typical dwellings/buildings	Representative sample of exact dwelling/building design						
CN4 Water efficiency standards in new developments	No changes made to the Policy								

Policy ref	Proposed change
CN5 Renewable and low carbon energy schemes	<p>Development proposals for the generation of renewable and low carbon energy will be supported.</p> <p>When assessing proposals for the generation of renewable and low carbon energy proposals applicants must demonstrate:</p> <ul style="list-style-type: none"> <li data-bbox="506 373 1957 443">i) That the scheme has considered and assessed any potential loss of the best and most versatile agricultural land;</li> <li data-bbox="506 448 1928 480">ii) Any benefits of the proposal to host communities and how this will be secured and distributed;</li> <li data-bbox="506 485 1966 628">iii) How the scheme, scale and layout has been integrated with any existing or new/planned development and measures have been incorporated into the scheme to avoid or mitigate any adverse effects on the built environment, biodiversity, landscape and neighbouring uses in terms of cumulative impacts;</li> <li data-bbox="506 633 1957 777">iv) That there are no adverse impacts on the significance of heritage assets (including the contribution to that significance made by their setting) and where appropriate, submit a heritage statement in accordance with policy HE2, which is informed by liaison with the Council's historic environment services;</li> <li data-bbox="506 782 1951 887">v) That there is no significant adverse impact on the landscape character or visual amenity having regard to any mitigation, by undertaking a Landscape Visual Appraisal or a Landscape Visual Impact Assessment;</li> <li data-bbox="506 892 1749 962">vi) That in the management plan the measures that the scheme has incorporated for environmental/wildlife enhancement and nature-base solutions;</li> <li data-bbox="506 967 1547 999">vii) There is capacity to connect the proposal to the electricity network;</li> <li data-bbox="506 1003 1397 1035">viii) That lighting has been restricted to emergency use only;</li> <li data-bbox="506 1040 1839 1110">ix) That in the emergency plan the measures to ensure that any energy storage facility has addressed the risk of fire and any potential contamination run off; and</li> <li data-bbox="506 1115 1957 1259">x) <del>The</del> <b>That</b> in the restoration plan details are provided of how the materials on the site will be recycled/re-used and there is a soil remediation plan and strategy that identifies what landscape/biodiversity features should be retained and enhanced in perpetuity if the site reverts to its former use as a result of the proposal ceasing to be operational.</li> </ul>

Policy ref	Proposed change
CN6 Micro energy regeneration schemes	<p>The council will support proposals for micro energy generation. This includes heat and power generated from solar, ground source/air source heat pumps, hydro-electric schemes, small scale biomass schemes and other low carbon heat or power sources providing that it can be demonstrated that:</p> <p><del>There is no unacceptable impact on the architectural, historic, archaeological significance or on the natural environment;</del></p> <ul style="list-style-type: none"> <li>i. <b>There is not an unacceptable impact on heritage significance or on the natural environment;</b></li> <li>ii. The noise impacts from the operational use of the proposal have been acceptably mitigated <b>in accordance with Policy D7</b>; and</li> <li>iii. Proposals have been sensitively integrated with the whole building including where applicable its roof profile in order to avoid an unacceptable impact on the appearance of the building and the surrounding landscape.</li> </ul>
CN7 Energy Storage	<p>Development proposals that involve energy storage will be supported subject to meeting the following criteria:</p> <ul style="list-style-type: none"> <li>i. The energy storage facility is, <b>where possible</b>, co-located with existing and proposed renewable energy development;</li> <li>ii. The location, scale, design and other measures in connection with the facility are designed in order to avoid or mitigate any adverse unacceptable impact on the built environment, biodiversity, heritage, landscape and the surrounding area in terms of cumulative and indivisibility impact;</li> <li>iii <b>There is an emergency plan for the any battery energy storage facility to address the risk of fire and any potential contamination run off</b>; and</li> <li>iv. The proposals are not of a scale that would involve the installation of cooling fans unless the noise impacts from these have been acceptably mitigated.</li> </ul>
New Policy	<p><b>Embodied Carbon assessment</b></p> <p><b>Major residential and non-residential developments should calculate and supply information on the outcome of an embodied carbon assessment which follows the ‘RICS Whole Life Carbon Assessment for the Built Environment’ methodology or through a nationally recognised</b></p>

Policy ref	Proposed change
	<p><b>assessment. The outcome of the embodied carbon assessment should be included in the Energy and Carbon Statement that is a requirement of Policy CN1 and demonstrate what actions have been taken in the design process to ensure that as far as possible the proposal addresses embodied carbon.</b></p>
<b>High Quality Well- Designed Places and Living Well</b>	
<p>D1 High Quality, well designed and inclusive places</p>	<p>Development should make a positive contribution to the area and be the result of a process which considers and responds to the immediate and wider context of the development site in order to achieve good design.</p> <p><b>All development should use high quality materials that are attractive and durable and appropriate to the context and the proposed design.</b></p> <p><b>Proposals should not have an unacceptable adverse impact on adjoining land, uses or property by reason of intrusive lighting, overlooking, overshadowing or by being overbearing.</b></p> <p><b>Proposals for new development (excluding householder applications and changes of use)</b> should explain each step in the design process <b>starting with an analysis of the constraints and opportunities of the site and its surroundings</b> followed with justification for decisions made, and how it addresses and responds to the ten characteristics of <del>good design</del> <b>well-designed places</b> as set out in the National Design Guide, and any relevant local evidence on context and other design issues. <del>In order to achieve this all proposals for new development (excluding householder applications and changes of use)</del></p> <p><b>Where appropriate, proposals should demonstrate that:</b></p> <ul style="list-style-type: none"> <li><del>i. An analysis of the constraints and opportunities of the site and its surroundings have informed the principles of design and how the detailed design responds positively to its neighbours and the local context;</del></li> <li>ii. The proposal makes a positive contribution to the local environment that responds positively to its immediate and wider setting including good permeability within the site and connectivity to the surrounding area;</li> <li>iii. A high quality public realm has been incorporated <del>into the design process</del> to ensure that the proposal is attractive, safe, easily navigable and there are permeable and accessible routes for all users through the</li> </ul>

Policy ref	Proposed change
	<p>development including for those living with dementia, people with disabilities or anyone whose has reduced mobility;</p> <p><b>iiiv.</b> The proposal is connected to green/blue infrastructure, public places and street patterns <b>where appropriate</b>, including creating safe and accessible walking and cycling routes to/from <del>existing</del> local services, public transport and green spaces within and beyond the development, to encourage active travel;</p> <p><del>v. Buildings have been designed with clearly identifiable and accessibility</del> <b>accessible</b> entrances and larger developments have <del>need to include</del> landmarks, <b>waymarking</b> and environmental <del>and public realm improvements</del> clues to aid with navigation;</p> <p>vi. It has been designed to reduce crime and anti-social behaviour;</p> <p>vii. The accompanying landscape framework has been developed to enhance both the natural environment by maximising the potential to improve local biodiversity, <del>as well as the built environment by providing seating in new public spaces and along longer pedestrian routes where appropriate in order to provide an interesting and stimulating sensory environment;</del></p> <p>viii. Car parks, footpaths and public spaces have been designed to support access by people with poor mobility, avoiding uneven surfaces, obstructions or excessive street clutter, minimising steep slopes or level changes;</p> <p><del>viiiix.</del> Measures to minimise carbon emissions, <del>utilise</del> <b>considering the potential for both</b> passive solar gain <b>and overheating and</b> to maximise the use of the sun's energy for heating and cooling by promoting the inclusion of renewable energy and reduce impact on climate change form an integral part of the design solutions (Policy CN1); and</p> <p><b>viii. Measures to enhance biodiversity, including nature based solutions where possible, have been explored in response to the nature emergency and form an integral part of the design proposal (policies NE1 and NE5)</b></p> <p>ix. Within mixed use development, locating local services and community facilities in a central <b>and/or</b> easily accessible part of the development <b>by walking and cycling</b>. <del>Development proposals should consider the role of embodied carbon as part of the design process and whether any existing buildings could be reused/refurbished and the energy performance of them can be improved as part of the design and layout of a development</del></p> <p><b>x. It provides boundary treatments that respond positively to the local context around the site and between different elements within the site;</b></p>



Policy ref	Proposed change
	<p>xi. It makes adequate provision for refuse and recycling; and</p> <p>xii. The smart design and location of cycle parking, car parking and bus stop infrastructure in this policy to both support active travel whilst not negatively impacting on those with mobility issues.</p> <p><b>In addition, proposals should set out how they have responded to the following objectives –</b></p> <p>xiii. <b>Designing B</b>buildings have been designed with clearly identifiable and <del>accessibility</del>-<b>accessible</b> entrances and larger developments have <del>need to include</del> landmarks, <b>waymarking</b> and environmental <b>and public realm improvements</b> <del>clues</del> to aid with navigation;</p> <p>xiv. providing seating in new public spaces and along longer pedestrian routes <b>where appropriate</b> in order to provide an interesting and stimulating sensory environment; and</p> <p><b>xv. Retaining and reusing existing buildings which contribute positively to the character and appearance of their surroundings are retained and re-used.</b></p>
D2 Design Principles for Winchester Town	<p>In order to deliver the Local Plan Vision for Winchester Town, development proposals through the design process will need to demonstrate how they address the following:</p> <p>i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies including, <b>where required in this Plan</b>, the development of the masterplan which will set the design parameters, framework and placemaking principles for developing the whole site in order to deliver high quality places;</p> <p>ii. Any relevant aspects, identified characteristics and principles set out in Masterplans, Local Area Design Statements, Conservation Areas <b>Appraisals and Technical Assessments</b>, Local Area Design Codes, Planning Frameworks, and Design Codes <b>and other relevant planning documents</b> that have been prepared and consulted on with the involved local community;</p> <p>iii. <b>For development other than householder proposals</b>, how community engagement has been used to inform and influence the outcome of the design process;</p> <p>iv. How the distinct character of the local area <b>has informed the proposals</b> and will respond positively to, and reinforce, the patterns of development in the neighbourhoods of the city, in particular views of treed skylines which connect Winchester with its immediate and wider landscape setting including the enhancement of key views as identified in the Winchester Townscape Assessment;</p>

Policy ref	Proposed change
	<p>v. Roof designs are sympathetic to the character of the Town’s historic roofscape in terms of bulk, grain, form and materials and make a positive contribution to the roofscape of Winchester;</p> <p>vi. Opportunities are explored through the design process for including improved strategic and local connections, improving public realm and creating a better environment for <del>pedestrians and cyclists</del> <b>walking, wheeling and cycling and address issues for people with reduced mobility</b>; and</p> <p>vii. The retention and opportunities for enhancement of existing green open spaces, and the improvement of the public realm including more public spaces, more natural features and tree planting, and the potential for more use of the high street.</p> <p><b>viii. The delivery of transport improvements identified in the Winchester Movement Strategy, Winchester Walking Strategy and City of Winchester Local Cycling and Walking Infrastructure Plan and other relevant transport documents that have been prepared and consulted on with the involved local community;</b></p> <p><b>ix. For proposals within the setting of the South Down National Park, the need to avoid or minimise any adverse impacts on the national park.</b></p> <p><b>x. For development in the identified opportunity areas, the potential for the proposal to deliver or contribute to the listed opportunities within that area.</b></p> <p><b>In addition to the specific comments for each area, the following points should be also considered</b></p> <p>–</p> <ul style="list-style-type: none"> <li>• <b>Redevelopment should be undertaken to respond positively to the setting of high concentration of heritage assets including that of the Winchester Conservation Area.</b></li> <li>• <b>The potential impacts on the River Itchen SSSI and SAC.</b></li> <li>• <b>Within the North Walls and The Broadway Areas of Opportunity there may be potential for development to reduce existing flood risk and proposals should seek to positively address this issue.</b></li> </ul>
D3 Design Principles for South Hampshire Urban Areas	<p>New <b>strategic scale</b> developments will deliver the Local Plan Vision for the South Hampshire Urban Area. Strategic scale developments will need to <del>instead</del> create their own <del>identity</del> <b>identity</b>, through an inclusive and collaborative design process with the engagement <del>and support</del> of the local community. Development proposals <b>should be prepared</b> through the design process <b>set out in Policy D1</b> and will need to demonstrate how they address the following:</p>

Policy ref	Proposed change
	<p>i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies including the development of the masterplan which will set the design parameters, framework and placemaking principles for developing the whole site in order to deliver high quality places;</p> <p>ii. Any relevant aspects, identified characteristics and principles set out in Masterplans, Village Design Statements, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community;</p> <p>iii. Relevant local evidence set out in the table 10 Characteristics of successful <b>well-designed</b> places, in the National Design Guide, including any updates as necessary; and</p> <p>iv. How community engagement has been used to inform and influence the outcome of the design process.</p>
<p>D4 Design Principles for Market Towns and Rural Villages</p>	<p>New development will deliver the Local Plan Vision for Market Towns and Rural Villages. Development proposals <b>should be prepared</b> through the design process <b>set out in Policy D1</b> and will need to demonstrate how they address the following:</p> <p>i. Any aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies including <b>where appropriate</b> the development of <u>the a</u> masterplan which will set the design parameters, framework and placemaking principles for developing the whole site in order to deliver high quality places;</p> <p>ii. Any relevant aspects, identified characteristics and principles set out in, Village Design Statements, Conservation Areas <b>Appraisals and Management Plans</b>, Local Area Design Codes, Planning Frameworks and Design Codes that have been prepared and consulted on with the involved local community;</p> <p><b>iiia. For proposals within the setting of the South Down National Park, the need to avoid or minimise any adverse impacts on the national park;</b></p> <p>iii. Relevant local evidence set out in the table 10 Characteristics of <del>successful</del><b>well-designed</b>-places, in the National Design Guide including any updates as necessary;</p> <p>iv. How community engagement has been used to inform and been used to influence the outcome of the design process; and</p> <p>v. The key priorities identified in the Design workshop report <b>on Market Towns and Rural Areas</b> - preserving history and heritage; relating positively to the immediate and wider setting of the site; responsive</p>

Policy ref	Proposed change
	to local character and identity; enhancing green/blue infrastructure; providing homes for all including young and old; and supporting and encouraging the use of sustainable modes of transport.
D5 Masterplan	<p>In the interests of sustainable development and good quality place-making in order to secure long term benefits for the district, when proposals come forward on larger sites that may be brought forward in phases the local planning authority will seek to ensure that <del>the a</del> a masterplan is developed and agreed for the site.</p> <p>Proposals for significant development on sites occupied by major landowners/users will be permitted where they accord with the Development Plan and are consistent with a comprehensive and evidence based site wide masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and <del>interested</del> <b>communities</b>. These should be agreed with the local planning authority and show how the wider implications or cumulative benefits of developing the site can be addressed.</p> <p>Any application for significant development on sites occupied by major landowners/users <del>is</del> <b>should be</b> preceded by, and is expected to achieve the following <b>objectives</b> proportionate to the scale of the site and proposed development:</p> <ul style="list-style-type: none"> <li>i. Include an indicative development layout and phasing and implementation plan;</li> <li>ii. Incorporate high standards of urban design and architecture that respects the character of the landscape, heritage, adjacent and nearby settlements and built development, reflecting the urban to rural transition with appropriate boundary treatment;</li> <li>iii. Make effective use of the site through the application of appropriate densities in terms of scale, height and massing, and its relationship to adjoining buildings and landscape;</li> <li>iv. Create a strong sense of place, ensuring the proposed development makes a positive contribution to local character and distinctiveness;</li> <li>v. Plan for integrated development, providing for a mix of housing <b>types, sizes and tenures</b> that addresses the range of local housing needs, and encourages community cohesion;</li> <li>vi. Reduce the need for car use and encourage sustainable modes of travel, <b>and active travel infrastructure and facilities</b> including current provision for public transport, cycle routes, footpaths and <del>bridleways</del>; set out where appropriate in -</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>• <b>A street hierarchy and clear movement framework reflecting hierarchy of users,</b></li> <li>• <b>A Transport Strategy for the masterplan that evidences how the development will achieve a high internalisation of trips and an ambitious active travel mode share,</b></li> <li>• <b>A Parking and Servicing strategy that carefully consider levels of parking provision and how to discretely accommodate it in the public realm,</b></li> <li>• <b>A Public Transport and mobility hub strategy that provides for timely delivery of new bus, public transport and mobility infrastructure.</b></li> </ul> <p>vii. Create a <b>layout that encourages walking and cycling, with a clear</b> network of permeable and interconnected streets and high quality public realm that is well integrated into the surrounding area; <b>including current provision for access to public transport, cycle routes, footpaths and bridleways and other Public Rights of Way;</b></p> <p>viii. Include measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks;</p> <p>ix. Provide for timely delivery of physical infrastructure, including sewage connections and fibre optic broadband to accord with the agreed phasing of development and legal agreements;</p> <p>x. Provide for appropriate employment provision and community facilities to serve the new development (e.g. local shops, community halls, schools and health facilities);</p> <p>xi. Provide for accessible open space to meet identified local needs and/or increase accessibility to existing open spaces;</p> <p>xii. Incorporate a green infrastructure strategy, providing an integrated network of green spaces, taking advantage of opportunities for off-site links to the countryside, South Downs National Park where applicable and wider green network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development;</p> <p>xiii. Provide appropriate measures to mitigate flood risk and ensure that the development is resilient to the potential impacts of climate change (Policy NE6);</p> <p>xiv. Assess the potential for including renewable energy schemes (Policy CN5); and</p> <p>xv. Demonstrate a good understanding and respect for the natural <b>and historic</b> environment, its <b>heritage</b> assets and their setting both within the site and in the wider locality, whether designated or not, and include details of how the natural environment and heritage assets will be preserved, conserved and enhanced.</p>

Policy ref	Proposed change
	A management plan must be produced as part of the master planning process to demonstrate how infrastructure and community assets will be maintained and managed following completion of development.
D6 Brownfield Development and making best use of land	<p>In order to ensure that development land within existing settlements is used most effectively, the local planning authority will prioritise development of <del>brownfield land</del> <b>previously developed land</b>, and expect higher densities <b>where appropriate</b> on sites which have good access to facilities and public transport, particularly within the urban areas. The development potential of all sites should be optimised, consistent with the need to promote the delivery of high quality, well designed places.</p> <p>The primary determinant of the acceptability of a scheme will be how well the design responds to the general character and local <b>distinctiveness</b> of the area in which it is located.</p>
D7 Development Standards	<p>Development proposals will be supported where they meet all the following development standards where relevant – Pollution (excluding noise) Development which generates pollution or is sensitive to it, and accords with the Development Plan, will only be permitted where it achieves an acceptable standard of environmental quality and avoids unacceptable impacts on health or quality of life.</p> <p>Proposals should comply with all national statutory standards relating to environmental quality and include a statement setting out how such requirements have been met, where relevant, in designing the proposal. The potential for unacceptable pollution, resulting in adverse health or quality of life impacts, should be addressed by applications. Where there is potential for adverse impacts to occur on the following matters a <del>detailed</del> <b>proportionate</b> assessment should be conducted:</p> <ul style="list-style-type: none"> <li>i. Odour;</li> <li>ii. Light intrusion/glare;</li> <li>iii. Ambient air quality;</li> <li>iv. <del>Water</del> <b>Groundwater and surface water- pollution</b>;</li> <li>v. Contaminated land; and</li> <li>vi. Construction phase pollution impacts for large or prolonged developments. The report should identify and detail any mitigation measures that are necessary to make the development acceptable in respect of the adverse impacts on health and quality of life. The <del>Local</del> Planning Authority may require specific</li> </ul>

Policy ref	Proposed change
	<p>mitigation measures to be undertaken in order to make developments acceptable in terms of matters relating to pollution.</p> <p><b>Noise</b></p> <p>Development which generates noise pollution or is sensitive to it will only be permitted where it accords with the Development Plan and does not have an unacceptable impact on human health or quality of life. A noise generating or noise sensitive development should include an assessment to demonstrate how it prevents, or minimises to an acceptable level, all adverse noise impacts. Assessment of these impacts should have regard to the advice contained within the Department for Environment Food and Rural Affairs (DEFRA) Noise Policy Statement for England (NPSE), March 2010, or its recognised replacement. Development will not be permitted where levels above the Significant Observed Adverse Effect Level (SOAEL) exist and mitigation measures have not been proposed that will reduce impacts to, or as near to the Lowest Observed Effect Level (LOAEL) as is reasonably possible. Mitigation measures should not render the design and amenity spaces unacceptable.</p>
D8 Contaminated Land	<p>The development of land which is known or suspected to be contaminated, or which is likely to be affected by contamination in the vicinity, will only be permitted where it accords with the Development Plan and there will be no unacceptable impacts on human health, groundwater and surface water, or the wider environment, and:</p> <ul style="list-style-type: none"> <li>i. The full nature and extent of contamination is established <b>and any risks appropriately assessed.</b>;</li> <li>ii. Appropriate remedial measures are included to prevent risk to future users of the site, the surrounding area and the environment (including water supplies and aquifers); and</li> <li>iii. All site investigations, risk assessment, remediation and associated works are undertaken in line with current government guidance and industry best practice guidelines. All assessments must accompany planning applications <del>or</del> <b>and where further assessments are required they will be secured by planning condition.</b></li> </ul>
D9 Impact of Overheating	Delete policy
D10 Shopfronts	No changes proposed to the policy

Policy ref	Proposed change
D11 Signage	<p>In order to maintain commercial and visual attractiveness, consent will be granted for advertisements and signs which respect the character and significance <b>of the local area</b> and conform to the guidance below and the city council's 'Design Guidance for the control of Shopfronts and Signs'.</p> <p>Internally illuminated signs will not be permitted within conservation areas.</p> <p>Where consent is required, hanging or projecting signs will only be permitted where they do not contribute to visual clutter or detract from significant architectural features on the building. These will be expected to be located at fascia level, unless replacing existing historic signs.</p> <p>Signage and street furniture should be located so as to avoid obstruction to all users.</p> <p>Signage in conservation areas should take into account identified features in conservation area appraisals</p>
<b>Sustainable Transport and Active Travel</b>	
T1 Sustainable and Active Transport and Travel	<p>Planning applications for the development that would increase travel must be supported by a <del>travel</del> <b>transport</b> assessment to quantify the amount and type of travel and should prioritise:</p> <ul style="list-style-type: none"> <li data-bbox="506 895 1975 999">i. <del>Offering a</del> <b>A</b> genuine choice of sustainable and active transport modes of travel; prioritising walking, <b>wheeling</b>, cycling and public transport, followed by car clubs, electric/hydrogen vehicles and lastly private fossil-fuelled vehicles;</li> <li data-bbox="506 1038 1975 1182">ii. <del>Designing a</del> <b>Development</b> so that it <b>reduces</b> <del>minimises</del> <b>the number of trips made by</b> <del>need to travel by private car</del> <b>motor vehicle as well as maximising opportunities to walk and cycle in compliance with the Hampshire Movement and Place Framework and Healthy Streets approach as set out in the adopted LTP4;</b></li> <li data-bbox="506 1222 1975 1262">iii. The concept of <del>45</del> <b>20</b>-minute neighbourhoods;</li> <li data-bbox="506 1302 1975 1366">iv. <b>Integrating</b> <del>Incorporating</del> sustainable and active travel routes into the layout with connections to the wider network <b>and where appropriate integrated with the green / blue infrastructure</b></li> </ul>



Policy ref	Proposed change
	<p><b>networks</b>, which must be made available and usable at all stages of development particularly on large or phased sites.</p> <p>v. <del>To ensure in a way that results in a s</del> <b>Safe, attractive, secure and convenient ways</b> that encourage all users, including those with disabilities and reduced mobility, to use more sustainable forms of transport such as walking, <b>wheeling</b>, cycling or buses, at every stage of the development; and</p> <p>vi. The continued safe and efficient operation of the strategic and local road networks;</p> <p>vii. <del>Any proposed n</del> <b>New accesses and intensified use of existing accesses onto the road network that can demonstrate that they will not result in reduced highways safety or significant traffic congestion/delays, and</b></p> <p>viii. <b>Proposals which include new or refurbished employment development will need to provide where appropriate measures such as showers, changing areas and lockers/storage to cater for employees wishing to engage in active travel.</b></p>
T2 Parking for New Developments	<p>New development, <b>excluding householder development</b>, will only be permitted where:</p> <p>i. The applicant can demonstrate in the Design and Access Statement, <b>Transport Assessment</b> and the Travel Plan, how the needs of sustainable transport modes of transport have been prioritised in the design process and provide justification for the level of car parking provided on the site;</p> <p>ii. The parking provision on residential development including for visitors shall take account of local circumstances including the layout of the development, the mix of dwellings, the character of the local area and the proximity of public transport, and,</p> <p>iii. Residential development proposed with no <b>car</b> parking provision will be supported where it is located in <b>easy</b> walking distance of a range of services and facilities, or there is <b>suitable appropriate</b> access to non-car based modes of transport, and it is demonstrated that the lack of provision will not be to the detriment of the surrounding area or the need of those with limited mobility;</p>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>iv. Secure parking for cycles, e-mobility, mobility scooters or any other form of non-car transport must be provided in a safe and convenient location and should <b>be integral to the building where possible, and if this is not possible should be</b> undercover, with charging points and <del>provided</del> <b>designed</b> according to the relevant standard or locally specific demand <b>and any health and safety requirements</b>; and</li> <li>v. Parking for commercial uses will be considered on a case by case basis.</li> </ul>
<p>T3 Promoting sustainable travel modes of transport and the design and layout of parking for new developments</p>	<p><b>In order to prioritise sustainable and active modes of travel planning applications (excluding householder applications) will be required to demonstrate through the design process the need for parking provision. New development, will only be permitted where:</b></p> <ul style="list-style-type: none"> <li>i. <del>Provides Priority is given parking</del> for active and e-mobility travel and car clubs;</li> <li>ii. <b>Proposals that include parking on site, it will have</b> <del>Has</del> facilities for charging of plug in and other ultra-low emission vehicles in safe, accessible and convenient locations in accordance with the Building Regulations</li> <li>iii. <b>The design</b> incorporates parking provision, <del>including</del> <b>which has</b> drop off spaces, and vehicular access <b>and kerbside space for servicing and loading</b> where appropriate. <del>Consideration should be given to opportunities for shared spaces where appropriate;</del></li> <li>iv. <b>Opportunities have been explored through the design process to incorporate, where appropriate shared spaces</b></li> <li>v. As part of the overall design of the scheme takes account of the character of the surrounding area in accordance with High Quality Places SPD or <b>its successor</b>;</li> <li>vi. <b>The design</b> provides attractive, landscaped and safe parking areas which are overlooked by dwellings or other areas of active public use providing surveillance and <b>are</b> accompanied with associated long term maintenance plans;</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li data-bbox="506 233 1975 304">vii. Signage and lighting is <b>provided in places</b> where it is both necessary <b>which are</b> must be of a high quality design appropriate to the location;</li> <li data-bbox="506 344 1975 416">viii. Includes permeable parking surfaces unless there are overriding evidenced reasons that prevents their use; and</li> <li data-bbox="506 456 1975 496">ix. Any surfaces used should be appropriate to the site context and expected level of use.</li> </ul>
T4 Access for New Developments	<p data-bbox="454 528 1975 600">New development, <b>excluding householder applications</b>, will be permitted where it accords with the development plan and where it:</p> <ul style="list-style-type: none"> <li data-bbox="506 647 1975 799">i. Prioritises the needs of <b>walking, wheeling and cycling pedestrians, cyclists, people with reduced mobility, including (as set out in LTN 1/20)</b> safe and attractive routes to, from and within the site which connect to existing Public Rights of Way network outside the site boundary and the nearest public transport stop, minimising the scope for conflicts between all users;</li> <li data-bbox="506 839 1975 943">ii. Addresses the needs of people with disabilities, <b>children</b> and <b>those with</b> reduced mobility in relation to all modes of transport; <b>including the provision of level access at appropriate locations</b></li> <li data-bbox="506 983 1975 1166">iii. Allows for access to, and movement within, the site in a safe, <b>low speed</b> and effective manner, having regard to the amenities of occupiers of the site, and adjacent land and to the requirements of the emergency services and service providers, including turning facilities <b>and manoeuvrability for emergency vehicles</b> as appropriate <b>in accordance with the most current guidance</b>; and</li> <li data-bbox="506 1206 1975 1310">iv. Makes provision for access to the site in accordance with any highway requirements on the grounds of safety, including the provision of gateways, visibility splays, access to adopted highways and accompanying signage that may be required.</li> </ul>

Policy ref	Proposed change
	v. <b>Any sites that are likely to generate large numbers of HGV movements need to be in reasonable proximity and accessible to Major Road Network or the Strategic Road Network.</b>
<b>Biodiversity and the Natural Environment</b>	
NE1 Protecting and enhancing biodiversity and the natural environment in the district	<p>Development will only be permitted where it demonstrates that it will protect and enhance the natural environment and biodiversity including the natural beauty of the landscape, all natural resources, habitats and species; and</p> <p>i. Avoids significant harm to the natural environment, biodiversity and geodiversity or can adequately mitigate any harm arising and can clearly demonstrate that there will be no adverse impact on the conservation status of key species, <b>internationally protected sites</b>, nationally protected designated sites, or locally designated sites and there will be no net loss or deterioration of a key habitat type including irreplaceable habitats and the integrity of linkages between designated sites and key habitats;</p> <p>ii. Safeguards features of the natural environment and nature conservation interest and <b>makes nature based solutions part of the plans to tackle the climate emergency</b>. These should include measures to retain, conserve and enhance habitats, including, <b>internationally</b>, nationally and locally designated sites, priority habitats, networks of ecological interest, ancient woodland, water features, hedgerows and wetland pastures as corridors and stepping- stones for wildlife;</p> <p>iii. Does not harm/degrade the Ecological Network or result in its fragmentation;</p> <p>iv. Development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient or veteran trees, will only be permitted in exceptional circumstances where the public benefit would clearly outweigh the loss or deterioration and where a suitable compensation strategy exists;</p> <p>v. Normally any mitigation, compensation and enhancement measures are required to be delivered on-site, unless special circumstances dictate that off-site <b>mitigation or</b> compensation is more appropriate. A financial contribution - in lieu of on-site mitigation - will only be considered in <b>limited</b> circumstances and where it is demonstrated that the proposed mitigation is deliverable and effective; and</p> <p>vi. Protects, conserves and enhances ecology and the air and water environments in the district.</p>
NE2 Major commercial, educational and	No changes proposed to the policy

Policy ref	Proposed change
MOD establishments in the countryside	
NE3 Open space, sport and recreation	<p>The local planning authority will seek improvements in the open space network and in-built recreation facilities <b>and allotments</b> within the district, to achieve the type of provision, space required and levels of accessibility <b>and ensuring that intergenerational areas are co-designed into any provision as</b> set out in the council's most up to date open space and built facilities standards. This will be achieved by new and improved provision, or by improving public access for all to existing facilities and educational provision <b>where appropriate.</b></p> <p>New housing development should make provision for public open space and built facilities in accordance with the most up to date standards (currently set out in Tables 1 and 2), preferably through on-site provision of new facilities where feasible or by financial contributions towards off-site improvements.</p> <p>There will be a presumption against the loss of any open space, sports or recreation facility (including built facilities) <b>and allotments</b>, except where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>i. Alternative facilities will be provided and are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or</li> <li>ii. The benefit of the development to the community outweighs the harm caused by the loss of the facility; <b>or</b></li> </ul> <p>The facility is no longer required for its purpose or an alternative activity.</p>
NE4 Green and Blue Infrastructure	<p>The local planning authority will support development proposals that:-</p> <p>maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a district and sub district level, including strategic blue and green corridors and spaces, as illustrated on Map 9 particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area using important local character features, including existing planting, trees, groups of trees, copses, wetland, hedgerows and opportunities for wild food foraging; Provide a measurable net gain</p>

Policy ref	Proposed change
	<p>of well-managed, multifunctional green infrastructure, in accordance with the categories and standards specified in Policy NE3 and appropriate for the scale of development, through on-site provision which :-</p> <ol style="list-style-type: none"> <li>i. Addresses deficits in local green infrastructure provision where appropriate;</li> <li>ii. Incorporates in landscaping schemes natural planting of at least 50% pollinator friendly planting of predominantly native species;</li> <li>iii. Integrates with the green network/ grid identified at the district and subregional level (as illustrated on Map 9);</li> <li>iv. Provides a high-quality natural environment with biodiversity interest;</li> </ol> <p>The green infrastructure shall be accessible for all with high levels of accessibility in primary areas, and promote health, wellbeing, community and cohesion and active living; encourages public access to and within the natural environment where appropriate;</p> <ol style="list-style-type: none"> <li>i. Allows for adaptation to climate change;</li> <li>ii. Is well planned to allow cost effective ongoing management of the GI;</li> <li>iii. Is accompanied by a management plan;</li> <li>iv. Links areas of biodiversity;</li> <li>v. Is provided at the earliest feasible stage;</li> <li>vi. Includes proposals for walking, cycling and equestrian routes provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the district;</li> <li>vii. Protect the following disused railway line routes and associated infrastructure including the access routes to them, (Bishops Waltham, Meon Valley and Winchester) within the district as shown on the Policies Map, so they are safeguarded for existing, and potential future use as non-motorised travel routes.</li> </ol> <p>Add additional criteria:  <b>Protect and support the proposals that facilitate future uses and enhancements for non-motorised travel routes on the:</b></p> <ul style="list-style-type: none"> <li>• <b>South Downs Way;</b></li> <li>• <b>Wickham to Alton (Meon Valley Trail); and</b></li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>• <b>New Alresford to Kingsworthy (Watercress Way).</b></li> </ul> <p>viii. Watercourses are safeguarded and improved for quality, amenity, biodiversity and quantity. Where it can be established that onsite provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site-by-site basis.</p>
NE5 Biodiversity	<p>The Local Planning Authority will <del>permit development that maintains, protects and enhances biodiversity across the district, delivering</del> <b>require, in accordance with the Environment Act 2021, development to deliver</b> a minimum of 10% measurable net gain in biodiversity to be maintained for a period of 30 years in accordance with the Environment Act <b>and latest Statutory Biodiversity Metric</b>; and</p> <ol style="list-style-type: none"> <li>i. Protects sites of international, <del>European</del>, and national importance, and local nature conservation sites and SINCS, from inappropriate development;</li> <li>ii. Supports habitats that are important to maintain the integrity of <del>European</del> <b>Statutory Designated Habitat</b> sites;</li> <li>iii. <b>Supports the delivery of nature-based solutions as part of the development proposals and</b> shows how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering measurable BNG and BAP targets and enhancing Biodiversity Opportunity Areas, Local Ecological Networks/Local Nature Recovery Areas, <b>Local Nature Recovery Network</b> and include a management plan for a period of 30 years;</li> <li>iv. New development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, <b>including impacts on functionally linked land. Developments within 500 metres of the SPA/Ramsar FLL should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase.</b></li> <li>v. <b>Mitigates the effects of recreational pressure on Statutory Designated Habitats Sites in line with Bird Aware Solent and the New Forest Recreational Management Strategy where appropriate, or an agreed approach with Natural England;</b></li> <li>vi. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species; <b>with compensation measures used only as</b></li> </ol>

Policy ref	Proposed change
	<p><b>a last resort. Adverse effects on the integrity of Statutory Designated Habitats Sites must be avoided; compensation will not be appropriate where there is harm to the habitats or species of a Habitats Site;</b></p> <ul style="list-style-type: none"> <li data-bbox="510 352 1977 504">vii. Maintains a district wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, or prevents and reverses fragmentation <b>through enhancing the Ecological Network</b> and enable biodiversity to respond and adapt to the impacts of climate change;</li> <li data-bbox="510 512 1977 584">viii. Supports and contributes to the targets set out in the district’s Biodiversity Action Plan (BAP) for priority habitats and species;</li> <li data-bbox="510 592 1977 663">ix. Provides up to date information, evidence and relevant assessments or surveys (in line with CIEEM guidance);</li> <li data-bbox="510 671 1977 855">x. Where there is evidence of the deliberate clearing of habitats before the application process or the deliberate neglect or damage to any of the habitats and species on the site the subsequently reduced biodiversity value the deteriorated condition will not be taken as the baseline for the purposes of calculating BNG and the previous ecological status of the site will be used to decide the acceptability of any development proposals and mitigation.</li> </ul>
NE6 Flooding and Flood Risk	<p>The local planning authority will permit development provided it avoids flood risk to people and property and complies with the following:</p> <ul style="list-style-type: none"> <li data-bbox="454 1015 1977 1086">i. Applies a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level<sup>7</sup>;</li> <li data-bbox="454 1094 1977 1198">ii. Manages flood risk from new development to ensure risk is not increased elsewhere and that opportunities to reduce the causes and impacts of flooding within the district through development are taken;</li> <li data-bbox="454 1206 1977 1270">iii. Manages flood risk from new development by ensuring drainage off site has enough capacity to service the new development;</li> <li data-bbox="454 1278 1977 1334">iv. Safeguards land and designated structures and features from development that is required for current and future flood management;</li> </ul>



Policy ref	Proposed change
	<p>v. Includes sustainable water management systems such as Sustainable Drainage Systems (SuDS)<sup>2</sup> which must be considered at the outset and should be designed to meet the relevant standards and accompanied by a management plan <b>for the lifetime of the development</b>;</p> <p>vi. Is located at a sufficient distance from existing wastewater treatment works to allow adequate odour dispersion, or takes appropriate odour control measures.</p> <p>vii. Ensures that water supply, surface water drainage and wastewater infrastructure to service new development are provided and, <b>where necessary, occupation of development is phased to align with the delivery of infrastructure.</b> <del>connect to the nearest point of adequate capacity where feasible.</del></p> <p>Add new criterion:</p> <p><b>viii. Prioritise and explore the opportunities for Natural Flood Management for all proposals in areas at risk of flooding for the lifetime of the development before any hard engineering flood defences or water attenuation measures are proposed. These should be designed to maximise the benefit to flood risk management, water quality, biodiversity, and amenity to provide attenuation and biodiversity enhancement.</b></p> <p><b>ix. For major new build development, the presumption should be for the inclusion of above ground features including green roofs/walls, rain gardens, bio-retention areas and swales, and features that provide multi-functional uses to maximise benefit to flood risk management, water quality, biodiversity, and amenity to provide attenuation and biodiversity enhancement. All other developments should at least demonstrate that they have considered such measures.</b></p> <p><b>To account for a changing climate, all drainage systems must be designed to accommodate the requirements of the development site for the lifetime of the development and demonstrate that they are able to function during extreme rainfall events. This should include consideration of likely overland flow paths in the event that drainage systems are overwhelmed or blocked.</b></p> <p>The local planning authority will support the development or expansion of water supply, surface water drainage and wastewater treatment facilities <b>including natural flood management schemes. There will</b></p>

Policy ref	Proposed change
	<p><b>be cases</b> where they are needed to serve existing or new development or in the interests of securing long term supply, provided that the need for such facilities is consistent with other policies such as the development strategy, flood risk, contamination and protection of the <b>historic</b>, natural and built environment and water supply.</p> <p>If there is an overriding reason why SuDS is not achievable this must be evidenced with justification for the alternative approach being taken. <b>Surface water will not be permitted to connect to the foul drainage network.</b></p> <p><b>The local planning authority will support the opening up of culverted watercourses as part of the design process to support ecological and biodiversity improvements, where this has been demonstrated that it is feasible and safe to do so.</b></p>
NE7 Settlement Gaps	<p>The local planning authority will retain the generally open and undeveloped nature of the following defined settlement gaps:</p> <ul style="list-style-type: none"> <li>i. Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath</li> <li>ii. Denmead – Waterlooville</li> <li>iii. Kings Worthy - Abbots Worthy</li> <li>iv. Otterbourne – Southdown</li> <li>v. Winchester – Compton Street</li> <li>vi. Winchester – Kings Worthy/ Headbourne Worthy</li> <li>vii. Winchester – Littleton</li> <li>viii. Whiteley – Fareham/Fareham Western Wards (the 'Meon Gap')</li> <li>ix. Knowle, Wickham and Welborne</li> </ul> <p>Within these areas only development that does not undermine the function of the gap and its intended role to define and retain the separate identity of settlements will be permitted.</p> <p><del>To protect the individual character and identity of those settlements adjoining the proposed SDA at North Fareham, an area of open land is identified as a Gap to be maintained between the SDA and Knowle and Wickham.</del> <b>Any development should not threaten the generally open and undeveloped nature of the gap and avoid coalescence. Development</b> which would threaten the open and undeveloped character of</p>

Policy ref	Proposed change
	<p><del>this area</del> <b>these gaps</b> will be resisted and the land should be managed to secure the long-term retention of its rural character.</p>
<p>NE8 South Downs National Park</p>	<p>Development <del>adjoining</del> <b>in close proximity</b> the South Downs National Park will only be permitted where it would be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act 1995 and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park.</p> <p><b>Development proposals in close proximity to the South Downs National Park are expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.</b></p>
<p>NE9 Landscape character</p>	<p>The Local Planning Authority will permit new development where it protects and enhances the district's distinctive landscape character as defined in the Landscape Character Assessment 2022. Development proposals may be permitted where they conserve and enhance landscape character by evidencing;</p> <ol style="list-style-type: none"> <li data-bbox="454 794 1975 863">i. They are informed by the existing landscape character and respond positively to the landscape type within which they are located;</li> <li data-bbox="454 871 1975 940">ii. Local distinctiveness, especially in terms of trees, <b>hedges</b>, other landscape features, tranquillity, sense of place and setting has been taken into account;</li> <li data-bbox="454 948 1975 1058">iii. New planting is consistent with local character, enhances biodiversity, contributes to the delivery of green infrastructure and uses native species, unless there are appropriate and justified reasons to select non-native species;</li> <li data-bbox="454 1066 1975 1214">iv. Development proposals within designed landscapes, or the setting of designed landscapes, (including those on the Historic England Register of Historic Parks and Gardens and Locally Registered Historic Parks and Gardens (Hampshire Gardens Trust) are based on a demonstrable understanding of the design principles of the landscape and should be complementary to it.</li> <li data-bbox="454 1222 1975 1370">v. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined. <b>Where possible, the layout of development should be informed by the existing settlement pattern and the character it creates.</b></li> </ol>

Policy ref	Proposed change
	<p>vi. Green and blue corridors will be safeguarded. Development proposals should identify and take opportunities to create and connect green and blue corridors.</p> <p><b>A Landscape Visual Appraisal (LVA) or a Landscape Visual Impact Assessment (LVIA) proportional to the proposed development must be provided in order to assess potential harm to the character of the area.</b></p>
NE10 Protecting Open Areas	<p>Open areas within defined settlement boundaries which have an important amenity, biodiversity, heritage or recreational value, as shown on the Policies Map and detailed in the Open Space Assessment, will be protected from development. Built development will only be permitted on these spaces where it accords with the Development Plan and:</p> <p>i. The proposal is for a facility which is ancillary to the function of the open space; and</p> <p>ii. The contribution of the open area to the character of the wider area is maintained or enhanced. Development may exceptionally be permitted where it is demonstrated that the benefit to the community clearly outweighs the harm caused by the loss of all or part of the facility, and options for developing elsewhere have been explored</p> <p><b>iii. The replacement open space is provided and located as close as possible to the open space that would be affected by the development.</b></p>
NE11 Open space provision for new developments	<p>Residential development of 10 dwellings and above should provide useable open space on site, in accordance with the council's open space standard for quantity and type.</p> <p>The exact form and type of open space should take into account the nature and size of the development and the specific needs in the local area, including quantitative and qualitative deficits or surpluses of open space and recreational facilities.</p> <p>All sites, including those below 10 dwellings and other forms of development, such as business parks, residential care homes and <b>specialist housing for older people</b> should provide adequate amenity space which should:</p> <p>i. Be of a high standard of design, appropriate to the use and character of the development and its location, and allow use by less mobile residents including those using wheelchairs;</p>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>ii. Contribute to maintaining or enhancing the visual and environmental character of the area and supporting increase permeability and connection to existing areas of open space and wildlife corridors;</li> <li>iii. Incorporate appropriate hard landscaping and planting; and</li> <li>iv. Include arrangements for the future management and maintenance of the area. The period of management and maintenance to be agreed prior to permission being granted.</li> </ul>
NE12 Equestrian development	<p>Horse related facilities and development related to grazing and equestrian enterprises, including stables, training areas, riding centres or studs, will be permitted where a countryside location is necessary, provided they comply with the other policies of the Development Plan and:</p> <ul style="list-style-type: none"> <li>i. Make best use of existing infrastructure most notably existing vehicular and field access, tracks, bridleways, <b>byways</b>, utilities and buildings;</li> <li>ii. Respect existing landscape character and minimise visual impact, by means of location, scale, appearance and design;</li> <li>iii. Do not involve the erection of new buildings, or associated features such as hard standing, parking or manure storage sites, where they would harm the existing landscape through isolated or scattered development;</li> <li>iv. Do not harm the character of the area by reason of the cumulative impact when considered with other similar enterprises in the area;</li> <li>v. Do not involve the use of construction materials, boundary treatments, floodlighting, siting of areas of hard-standing, new or extended access routes, or other infrastructure related to the equestrian development that would have an adverse impact on the appearance of the landscape;</li> <li>vi. Artificial lighting will only be permitted where visually acceptable and essential to support the operation of the use. Its design and operation may be limited by condition in order to minimise light pollution in the countryside;</li> <li>vii. Do not have an unacceptable impact on residential amenities in the vicinity;</li> <li>viii. Include a satisfactory landscaping scheme, providing screening, boundary treatment and provision for future maintenance;</li> <li>ix. Includes details for the storage and removal of manure from the site;</li> </ul>

Policy ref	Proposed change
	<p>x. Do not cause material harm to hedgerows and arable field margins and where appropriate enhance existing hedgerows.</p> <p>The development of residential accommodation in connection with equestrian development will not generally be permitted unless it is in accordance with the requirements of policy H11. The development of visitor accommodation in association with equestrian development will be considered in relation to the criteria of policy SP3.</p>
NE13 Leisure and recreation in the countryside	No changes to policy
NE14 Rural character	<p>Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.</p> <p>The following factors will be taken into account when considering the effect on the rural character and sense of place:</p> <p>Visual - intrusion should be minimised, including the effect on the setting of settlements, key features in the landscape, <b>or the significance of</b> heritage assets. The cumulative impact of developments will be considered, including any ancillary or minor development that may occur as a result of the main proposal.</p> <p>Physical – developments will be encouraged to protect and enhance the key characteristics of the landscape and should avoid the loss of key features or the introduction of elements that detract from the special qualities of the place. Any remodelling of the landscape will also be taken into account.</p> <p>Tranquillity – developments should not have an unacceptable effect on the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location. New lighting will generally not be permitted in unlit areas</p>

Policy ref	Proposed change
	<p>and the type, size, design and operation of any lighting may be controlled where necessary by the use of conditions.</p> <p>It should be demonstrated that all opportunities to reduce light pollution have been taken, having due regard to the following hierarchy:</p> <ul style="list-style-type: none"> <li>i. The installation of lighting is avoided or minimised; and</li> <li>ii. If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use;</li> <li>iii. Any adverse impacts are mitigated with details of the mitigation scheme to be agreed prior to planning permission being granted</li> </ul> <p>Developments should not detract from the enjoyment of the countryside from the public realm or public rights of way.</p> <p>The impact resulting from the volume and type of traffic generated by the development will be assessed along with the ability of rural roads to accept increased levels of traffic without alterations that would harm their rural character.</p> <p>Domestic extensions should be proportionate in size to the existing dwelling and generally be subordinate to it, as should annexes and other ancillary development. Extensions should generally reflect the character of the existing dwelling or contemporary design if it is sympathetic to the existing building and its setting unless the existing character is not considered worthy of retention. Replacement dwellings should not be disproportionately larger than the one being replaced (see policy H8).</p>
NE15 Special trees, important hedgerows and ancient woodlands	<p>Development which would result in the loss or deterioration of irreplaceable ancient woodlands, important hedgerows, special trees, <b>(including Ancient &amp; Veteran trees, trees located within a Conservation Area or protected by a Tree Preservation Order)</b>, distinctive ground flora and the space required to support them in the long term will only be permitted in exceptional circumstances <del>where the public benefit would clearly outweigh the loss or deterioration and where a suitable compensation strategy exists</del> <b>and in accordance with the relevant legislation, policy and good practice recommendations;</b></p> <ul style="list-style-type: none"> <li>i. The removal of protected trees, groups of trees, woodland or hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good</li> </ul>

Policy ref	Proposed change
	<p>practice recommendations and where it has been demonstrated to be unavoidable. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.</p> <ul style="list-style-type: none"> <li data-bbox="506 352 1980 544">ii. Development proposals that could affect trees, hedgerows and woodland must demonstrate that they have been informed by a full site survey, including an Ecological Survey, Arboricultural Method Statement and associated Tree Protection Plan, and include a management plan Trees in relation to Design, Demolition and Construction (in accordance with BS5837:2012 or subsequent edition) and will include a tree survey and an arboricultural impact assessment.</li> <li data-bbox="506 552 1980 695">iii. Development proposals must provide adequate protection zones and buffers around hedgerows and other woodland and trees to prevent damage to root systems and taking account of future growth. A minimum buffer of 15 metres will be required between the development and ancient woodland or veteran trees.</li> <li data-bbox="506 703 1980 847">iv. Development proposals must demonstrate that appropriate protection measures are in place prior to any work on site throughout the development process as part of a comprehensive landscaping plan, and that suitable opportunities for the restoration, enhancement or planting of trees, woodland, and hedgerows are identified and incorporated.</li> <li data-bbox="506 855 1980 1094">v. Opportunities should be identified and incorporated <b>suitable growing conditions</b> for planting of new trees, woodlands and hedgerows. New planting should be suitable for the site conditions, <del>use native species and be informed by and contribute to local character, and enhance or create new habitat linkages</del> <b>and site constraints, address potential future issues such as global warming, pests and diseases by planting a greater range of tree species and ensuring that any planting creates or enhances new habitat linkages.</b></li> </ul>
NE16 Nutrient neutrality water quality effects on the Special Protections Areas (SPAs) , Special Areas	<ul style="list-style-type: none"> <li data-bbox="506 1142 1980 1286">i. Planning permission will only be granted where the integrity of nationally protected sites is not adversely affected by new development. When making planning decisions which may affect these sites the requirements of the Habitat Regulations will be met including the carrying out appropriate assessments.</li> <li data-bbox="506 1294 1980 1374">ii. When assessing applications for development the impacts of increased nutrients from these sites will be considered. Permission will be granted only where effects can either be excluded or, if that</li> </ul>



Policy ref	Proposed change
of Conservation importance (SACs) and Ramsar sites of the Solent and the River Itchen	<p>is not possible, mitigation by nutrient neutrality is achieved following the guidance provided by Natural England thereby avoiding any adverse impact upon the quality of the water environment of the sites.</p> <p>iii. Development proposals for mitigation schemes such as tree planting or wetlands will be supported where they are located in appropriate areas in relation to the development they are to serve, <b>make a positive contribution to the Local Nature Recovery Network</b>, and the nature of the mitigation would not have adverse impacts on the character, function and appearance of the area in which they are to be located.</p>
NE17 Rivers, watercourses and their settings	<p>Development proposals that affect rivers, watercourses or their settings will be permitted where they conserve and enhance the following;</p> <p>i. Water quality and quantity, and help achieve requirements of the <del>European</del> Water Framework Directive, <b>and Habitats Regulations or their replacement, in the case of developments in proximity to the River Itchen SAC, and Upper Hamble (Solent Maritime SAC, and Solent &amp; Southampton Water SPA/Ramsar), and habitats relied upon as identified in the Solent Wader and Brent Goose Strategy (SWBGS);</b></p> <p>ii. Ability of groundwater, surface water features and watercourse corridors to function as <b>natural flood management areas</b> by natural processes throughout seasonal variations, within the immediate vicinity, and both upstream and downstream of the site of the proposal including for flood risk management purposes; and Specifically for surface water features and watercourse corridors;</p> <p>iii. <b>Increasing</b> <del>b</del>Biodiversity;</p> <p>iv. Character, appearance and setting;</p> <p>v. Public access to and along the waterway for recreational opportunities <b>and the importance of providing canopy shading for both the natural water environment and for people walking beside the waterway;</b></p>

Policy ref	Proposed change
	<p>vi. Include measures to eliminate risk of pollution to groundwater, surface water and watercourse corridor features which would harm their ecological and/or chemical status.</p> <p><b>Development that would result in the loss of habitats identified as ‘Core Areas’ in the SWBGS must undertake Habitats Regulations Assessment (HRA) to assess and mitigate the effects, in line with the SWBGS.</b></p>
<b>The Historic Environment</b>	
HE1 Historic Environment	<p>The unique character, significance, quality and integrity of the district’s historic environment is an irreplaceable resource, which positively contributes to the district’s distinctive local ‘sense of place’ and cultural offer which needs to be conserved, enhanced and enjoyed in accordance with the National Planning Policy Framework.</p> <p>The council will work with partners, developers and the local community to ensure that decisions affecting heritage assets <b>and their settings</b> are based on a sound understanding of the significance of the heritage asset and ensure that new development makes a positive contribution to district’s historic environment.</p>
HE2 All Heritage Assets (both designated and non-designated)	<p>Heritage assets should be conserved in a manner appropriate to their significance.</p> <p>Applicants must describe the significance of any affected heritage assets, using appropriate expertise and assessment, including a <del>where necessary, e.g. heritage impact assessment</del>, desk-based assessment <b>(where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest), and where necessary heritage impact assessment and/or</b> field evaluation <b>(the results from</b> which needs to be submitted in a Heritage Statement).</p> <p>All applications which affect or may affect heritage assets should be accompanied by a <del>h</del><b>H</b>eritage <b>S</b>tatement, proportionate to the nature of the development and heritage interest, describing the significance of affected heritage assets and/or their settings, the degree and nature of impact upon that significance and how the proposals minimise or mitigate any harm. For minor or householder applications, where there is a limited impact on heritage assets, this can be incorporated into the Design and Access Statement. <b>Any proposals for heritage assets included in the</b></p>

Policy ref	Proposed change
	<p><b>council's 'Buildings at Risk Register', or the Historic England 'Heritage At Risk Register', shall include works including repairs to enable the removal of that heritage asset from those registers.</b></p>
<p>HE3 Designated Heritage assets</p>	<p>The council will apply the relevant policy <b>(or policies)</b> in the NPPF when assessing <b>the magnitude</b> <del>significance of any harm to</del> <b>the significance</b> of a designated heritage asset. Great weight will be given to the conservation <b>of the affected asset(s)</b>, regardless of whether the harm is considered to be less than substantial, substantial, or total loss <b>(and the more important the asset the greater the weight should be).</b></p> <p><b>Any harm to the significance of designated heritage assets should be clearly and convincingly justified.</b></p> <p>Substantial harm to highly graded designated assets<sup>1</sup> should be wholly exceptional. Substantial harm to other designated assets should be exceptional<sup>2</sup></p> <p><b>The most severe level of harm</b> <del>Substantial harm</del> to designated heritage assets should be refused unless it is demonstrated that substantial public benefits outweigh the harm, or all of the following apply:</p> <ul style="list-style-type: none"> <li>• the nature of the heritage asset prevents all reasonable uses of the site; and</li> <li>• no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</li> <li>• conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</li> <li>• the harm or loss is outweighed by the benefit of bringing the site back into use.</li> </ul> <p><b>All other harm classified as</b> <del>Less than substantial</del> harm to designated heritage assets should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimal viable use.</p>
<p>HE4 Non designated heritage assets</p>	<p>Where a development proposals <del>s</del> could result in harm to non-designated heritage assets, in accordance with the NPPF, a balanced judgment should be made, having regard to the scale of the harm and significance of the asset.</p>

Policy ref	Proposed change
HE5 Mitigation and avoiding the loss of heritage assets (designated and non-designated)	<p><b>Change the title of the policy</b></p> <p><del>Mitigation and avoiding the loss of heritage assets</del>  <b>Protecting the significance of heritage assets (designated and non-designated heritage assets) and mitigating unavoidable harm</b></p> <ul style="list-style-type: none"> <li data-bbox="506 459 1951 603">i. The local planning authority will not permit the loss of the whole or part of a heritage asset without being satisfied that <b>the harm is unavoidable, appropriate mitigation measures have been agreed, and that</b> all reasonable steps (such as a legal agreement) <b>have been taken</b> to ensure the new development <del>and any mitigation</del> will proceed after the loss has occurred.</li> <li data-bbox="506 643 1951 786">ii. The significance of any heritage assets whose significance is harmed (wholly or in part) should be recorded and understanding advanced. This recording should be <b>carried out using appropriate expertise, be</b> proportionate and publicly accessible. As a minimum, it should be provided to the local authority for inclusion in the Winchester Historic Environment Record.</li> </ul>
HE6 Scheduled monuments and nationally important non-designated assets	<p><del>Proposals</del><b>Applications for planning permission</b> which affect, or may affect a scheduled monument, or its setting, should be supported by appropriate and proportionate evidence <b>on the significance of the asset (including the contribution to significance made by its setting) and the steps that would be taken to avoid and minimise harm.</b> <del>Scheduled monument consent (SMC) is also likely to be required, in addition to any planning application. Historic England should be consulted for matters pertaining to SMC and the Winchester City Council Archaeological Advisor / Archaeologist for matters planning applications (although Historic England may also comment on planning applications).</del></p> <p><b>Historic England should be notified where a scheduled monument consent (SMC) is required in addition to planning permission.</b></p> <p>Applications which affect, or may affect, <b>a non-designated heritage assets that is potentially</b> of national importance will be required to provide <b>appropriate and proportionate evidence on the significance of</b></p>

Policy ref	Proposed change
	<p><b>the asset (including the contribution to significance made by its setting) and the steps that would be taken to avoid and minimise harm</b> <del>additional evidence in order to be able to understand the harm.</del></p> <p>The Winchester City Council Archaeological Advisor / Archaeologist should be consulted <b>on proposals that have the potential to affect either type of asset</b> <del>order</del> to determine what evidence would be required. <del>This evidence should be proportionate and appropriate.</del></p> <p>Applications will be determined <b>also</b> in accordance with Policy HE3 on designated heritage assets. Additionally, proposals should take a positive approach to archaeology, by avoiding locating development on sensitive areas and designing development that responds positively to <b>the significance of</b> archaeological features, including their settings.</p>
HE7 Non-designated archaeological assets	<p>In addition to the policies that apply to all heritage assets and non-designated heritage assets, the following also applies.</p> <p>Development proposals should be supported by proportionate evidence describing the significance of any archaeological assets affected, including any contribution made by their settings. Where a development site includes or has the potential to include archaeological assets, <b>early discussions will need to take place with the Council/archaeological advisor.</b> A desk-based assessment and, where necessary the results of a field evaluation (conducted by a suitably qualified archaeological organisation), must be submitted to the local planning authority.</p> <p>Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or in part) in accordance with a written programme of archaeological investigation, including excavation, recording and analysis, to be undertaken by an appropriately qualified archaeological organisation. The results and analysis of investigations should be published and provided to the local authority for inclusion in the Winchester Historic Environment Record.</p> <p>Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or in part) in accordance with a written programme of archaeological investigation, including excavation, recording and analysis, to be undertaken by an appropriately qualified archaeological organisation. The results and analysis of investigations should be published and provided to the local authority for inclusion in the Winchester Historic Environment Record.</p>

Policy ref	Proposed change
HE8 Applications affecting Listed Buildings	<p>Applications affecting listed buildings (whether <b>for</b> listed building consent or planning permission) should demonstrate a proportionate understanding of the building and its significance, <b>which</b> <del>This</del> should inform proposed interventions, <del>as should be long-term use and conservation of the building.</del> Original features and elements that make a positive contribution to the significance and/or character should be retained unless there is <b>clear and convincing</b> <del>a reasonable</del> justification for their removal, in line with policy HE3 on designated heritage assets.</p> <p><del>For alterations and extensions, the council will consider design proposals on a case-by-case basis. However, the required standard of design quality will need to be appropriate for the listed building.</del> <b>Design quality of a high standard will be expected to ensure preservation of the building's significance.</b></p>
HE9 Change of use to Listed Buildings	<p>Changes of use to listed buildings will be considered in line with national policy on optimum viable use. Applications for change of use which affect the significance of a listed building must be supported by proportionate evidence to show that the proposed use is viable in the long term and that the proposed use causes the least amount of harm to the significance of the listed building out of all viable uses. Applications should:</p> <ul style="list-style-type: none"> <li>i. Deal comprehensively with the intended use and operation of the whole building and site, and contain sufficiently detailed information to understand the full impact of the proposals internally and externally; <del>including the setting;</del></li> <li>ii. Propose a use which would not be harmful to the <b>significance</b> <del>special interest</del> of the building or <b>(including its setting)</b>.</li> <li>iii. Satisfactorily demonstrate that the building is structurally capable of accommodating the proposed change of use and clearly justify any harm or the need for extensive intervention or reconstruction; and</li> </ul>

Policy ref	Proposed change
	<p>iv. Demonstrate how any <b>unavoidable</b> harm to the <del>special-interest</del> <b>significance</b> of the building is justified in accordance with Policy HE3 on designated heritage assets.</p>
<p>HE10 Development in Conservation areas</p>	<p>Within Conservation Areas, development proposals which conserve or enhance the character and significance, appearance or special architectural or historic interest of the area, and accord with the Development Plan, will be permitted provided that:</p> <p>For new buildings they:</p> <ul style="list-style-type: none"> <li>i. Respond sympathetically to the significant historic settlement pattern, views, plot <del>dimensions sizes and plot widths</del>, open spaces, townscape, roofscape, trees and landscape features;</li> <li>ii. Are <b>in scale and harmony with adjoining buildings and the area as a whole, in terms</b> of a-height, massing, materials, plan form, roofscape <del>and grouping of buildings in scale and harmony with adjoining buildings and the area as a whole</del>. The proportions of features and design details should relate well to each other and to adjoining buildings;</li> <li>iii. Include good quality building materials appropriate to the locality and sympathetic to the area's character in terms of colour, profile and texture; and</li> <li>iv. Ensure that walls, gates and fences are, as far as possible, of a kind traditionally used in the locality.</li> </ul> <p>For extensions and alterations they:</p> <ul style="list-style-type: none"> <li>v. Respect the character, scale, massing and plan form of the original building and do not dominate principal elevations;</li> <li>vi. Use appropriate materials and detailing and do not result in the loss of features that contribute to the character or appearance of the Conservation Area, which may include original architectural details, natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites, as well as buildings and groups of buildings;</li> <li>vii. Do not involve the erosion of character, such as the unsympathetic use of windows, doors or conservatories made of non-traditional materials or the replacement of traditional roofing materials with inappropriate ones; and</li> </ul>

Policy ref	Proposed change
	viii. Incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that has an acceptable impact on the character or appearance of the area in accordance with Policy HE14.
HE11 Demolition in Conservation areas	<p>Within a Conservation Area, planning permission will only be granted for proposals involving the demolition, in whole or in part, of buildings or structures where the existing building or structure:</p> <p>Makes no positive contribution to the character <b>or appearance</b> and significance, <del>appearance, historic interest</del> of the area, either individually or as part of a group, or in more general views within or from outside the conservation area; or</p> <p>Is demonstrated to be incapable of repair or adaptation so as to extend its useful life; or</p> <p>Where it can be demonstrated the condition of the building is such that its re-use would result in the need for extensive reconstruction to the extent that its historic interest and integrity (and thereby the positive contribution it makes to the Conservation Area) would be lost</p>
HE12 Registered Historic Parks and Gardens	<p>Proposals which accords with the Development Plan will be permitted provided <b>they # do does</b> not result in <del>any significant</del> unacceptable harm <b>to</b> or loss <b>of to</b> the historic significance or distinctive character <del>and appearance</del> of a Registered Historic Parks and Gardens (as identified on National, Local Registers <del>(including the</del> or the Hampshire Gardens Trust Register of Parks, Gardens and Green Spaces) or results in the loss or deterioration of associated designated heritage assets <b>(in accordance with policy HE3)</b>.</p> <p>i. Where development impacts on any of the above, consideration should be given to the provision of a positive Conservation Strategy and Management Plan which takes account of:</p> <p>ii. <b>Heritage</b> <del>Historic</del> significance;</p> <p>iii. Funding to manage and maintain the features;</p> <p>iv. Changes in use of the site or the need to meet planning, engineering or security requirements;</p> <p>v. Sensitive treatment of boundaries, land use and tree cover, new planting, buildings, structures and features;</p> <p>vi. Lakes, water courses and other related features; and</p> <p>vii. Best conservation practice, with use of local craftsmen and skilled workers where possible.</p>



Policy ref	Proposed change
HE13 Non designated historic rural and industrial heritage assets	<p>The change of use of redundant agricultural and other rural or industrial buildings that are identified as non-designated heritage assets will be permitted provided it accords with the Development Plan and it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>i. The building is capable of conversion without significant structural alteration or replacement, or changes which would be detrimental to the distinctive character and historic significance of the building or its setting, its historic fabric, or features. If the subdivision would harm the significance of the building, this should be clearly and convincingly justified;</li> <li>ii. The building is incapable of being used in a manner that is less harmful to its <b>significance</b> <del>significant historic or architectural interest, or its setting</del>;</li> <li>iii. If the existing use of the building that forms part of its significance is not viable, residential use should be clearly and convincingly justified; and</li> <li>iv. If the building forms part of a complex of agricultural or industrial buildings, a comprehensive strategy is put forward which clearly demonstrates the effects on all heritage assets and their settings.</li> </ul>
HE14 Improvement or alterations to improve the energy efficiency of designated and non-designated historic assets	<p>Any improvements or alternations that are designed to improve the energy efficiency of designated and non-designated historic assets will be supported providing that it can be clearly demonstrated <b>that</b>:</p> <ul style="list-style-type: none"> <li>i. <del>That it is</del> <b>The proposals represent</b> an appropriate strategy for the individual historic building, based on an appropriate assessment and they meet the requirements of the NPPF in terms of assessing the significance of harm to the <del>historic</del> <b>heritage</b> asset; and</li> <li>ii. <del>That a</del> <b>Any proposals</b> which harm the structural integrity, character or significance of the <del>architectural or historic interest</del> of the building including through its setting, are clearly outweighed by public benefits as set out in Policy HE3 on designated heritage assets and Policy HE4 on non-designated heritage assets.</li> </ul>
<b>Homes for All</b>	
H1 Housing Provision	<p>Housing will be permitted to provide for the scale, types and tenures of housing needed in <del>the district over</del> the Local Plan <b>area over the Plan</b> period (<del>2019-2039</del> <b>2020-2040</b>), including a contribution towards the unmet needs of adjoining areas. Provision is made for the development of about <b>15,115</b> <del>15,620</del> dwellings (net) in this period <del>within the District</del> (<b>excluding the South Downs National Park area</b>), by prioritising suitable previously-developed land within defined settlement boundaries, completion of strategic allocations</p>

Policy ref	Proposed change
	<p>at Kings Barton (North Winchester), <del>Berewood</del><b>Newlands</b> (West of Waterlooville, including Newlands) and North Whiteley, and delivery of sites allocated within and adjoining the most sustainable settlements, in accordance with the Local Plan's spatial strategy (set out in Policy SP2). Housing development will be distributed between the three spatial areas as follows:</p> <ul style="list-style-type: none"> <li>i. Winchester Town <b>about 5,640</b><del>5,670</del> dwellings</li> <li>ii. South Hampshire Urban Areas <b>about 5,650</b><del>5,700</del> dwellings</li> <li>iii. Market Towns and Rural Area <b>about 3,825</b><del>4,250</del> dwellings (of which 500 to be delivered in the South Downs National Park Local Plan area).</li> </ul>
H2 Housing Phasing and Supply	<p><del>About 15,620 dwellings (net) will be provided within the district during the Plan period (2019-2039</del><b>2020-2040</b>), with indicative phasing as follows:</p> <ul style="list-style-type: none"> <li>i. <del>Approximately 4,700 dwellings (averaging 940 dwellings per annum) between 2019/20</del><b>2020/21</b> and <del>2023/24</del> <b>2024/25</b></li> <li>ii. <del>Approximately 5,150 dwellings (averaging 1,030 dwellings per annum) between 2024/25</del> <b>2025/26</b> and <del>2028/29</del> <b>2029/30</b></li> <li>iii. <del>Approximately 3,610 dwellings (averaging 722 dwellings per annum) between 2029/30</del> <b>2030/31</b> and <del>2033/34</del> <b>2034/35</b></li> <li>iv. <del>Approximately 2,160 dwellings (averaging 432 dwellings per annum) between 2034/35</del> <b>2035/36</b> and <del>2038/39</del> <b>2039/40</b></li> </ul> <p>Phasing will be applied <b>to new greenfield housing sites allocated by this Plan</b><del>as set out in the relevant site allocation policies</del>, so as to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. <b>The following</b> sites will not be permitted in advance of <b>April 2030</b><del>the specified phasing</del> unless they are needed to overcome a District-level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time:</p> <ul style="list-style-type: none"> <li>• <b>W4 – Courtenay Road, Winchester (150 dwellings)</b></li> <li>• <b>BW4 – North of Rareridge Lane, Bishops Waltham (100 dwellings)</b></li> <li>• <b>NA3 – Alresford Neighbourhood Plan, New Alresford (100 dwellings)</b></li> </ul>

Policy ref	Proposed change																																												
	<ul style="list-style-type: none"> <li>• <b>CC2 – Colden Common Farm, Colden Common (45 dwellings)</b></li> <li>• <b>CC3 – Land at Main Road, Colden Common (35 dwellings)</b></li> <li>• <b>CC4 – Land adj 85 Church Lane, Colden Common (10 dwellings)</b></li> <li>• <b>DEN1 – Denmead Neighbourhood Plan, Denmead (100 dwellings)</b></li> <li>• <b>WK5 – Mill Lane, Wickham (40 dwellings)</b></li> <li>• <b>WK6 – Southwick Road / School Road, Wickham (60 dwellings)</b></li> <li>• <b>OT01 – Land East of Main Road, Otterbourne (55 dwellings)</b></li> <li>• <b>SW01 – Land at West Hill Road North, South Wonston (40 dwellings)</b></li> <li>• <b>SU01 – Brightlands, Sutton Scotney (60 dwellings)</b></li> </ul>																																												
H3 Spatial Housing Distribution	<p>In order to achieve the housing proposed for each spatial area (Policy H1) housing development will be permitted to achieve the following distribution (<del>2019-2039</del> <b>2020-2040</b>):</p> <table border="1" data-bbox="461 791 1968 1394"> <thead> <tr> <th data-bbox="461 791 837 868">Spatial Area</th> <th data-bbox="848 791 1227 868">Settlement / Area</th> <th data-bbox="1238 791 1594 868">Housing Provision</th> <th data-bbox="1606 791 1968 868">New Allocations Proposed</th> </tr> </thead> <tbody> <tr> <td data-bbox="461 876 837 903"></td> <td data-bbox="848 876 1227 903"></td> <td data-bbox="1238 876 1594 903"></td> <td data-bbox="1606 876 1968 903"></td> </tr> <tr> <td data-bbox="461 911 837 938">Winchester Town</td> <td data-bbox="848 911 1227 938"></td> <td data-bbox="1238 911 1594 938"><b>5,640</b></td> <td data-bbox="1606 911 1968 938"><b>1,410</b></td> </tr> <tr> <td data-bbox="461 946 837 973"></td> <td data-bbox="848 946 1227 973">Winchester</td> <td data-bbox="1238 946 1594 973"><del>5,670</del></td> <td data-bbox="1606 946 1968 973"><del>1,460</del></td> </tr> <tr> <td data-bbox="461 981 837 1058">South Hampshire Urban Areas</td> <td data-bbox="848 981 1227 1058"></td> <td data-bbox="1238 981 1594 1058"><b>5,650</b> <del>5,700</del></td> <td data-bbox="1606 981 1968 1058"><b>500</b> <del>440</del></td> </tr> <tr> <td data-bbox="461 1066 837 1169"></td> <td data-bbox="848 1066 1227 1169"><b>Newlands</b> (West of Waterlooville), including Newlands</td> <td data-bbox="1238 1066 1594 1169"></td> <td data-bbox="1606 1066 1968 1169"></td> </tr> <tr> <td data-bbox="461 1177 837 1204"></td> <td data-bbox="848 1177 1227 1204">Whiteley</td> <td data-bbox="1238 1177 1594 1204"></td> <td data-bbox="1606 1177 1968 1204"></td> </tr> <tr> <td data-bbox="461 1212 837 1240"></td> <td data-bbox="848 1212 1227 1240"><b>Botley</b></td> <td data-bbox="1238 1212 1594 1240"></td> <td data-bbox="1606 1212 1968 1240"></td> </tr> <tr> <td data-bbox="461 1248 837 1324">Market Towns and Rural Area</td> <td data-bbox="848 1248 1227 1324"></td> <td data-bbox="1238 1248 1594 1324"><b>3,825</b> <del>4,250</del></td> <td data-bbox="1606 1248 1968 1324"><b>965</b> <del>785</del></td> </tr> <tr> <td data-bbox="461 1332 837 1359"></td> <td data-bbox="848 1332 1227 1359"></td> <td data-bbox="1238 1332 1594 1359"></td> <td data-bbox="1606 1332 1968 1359"></td> </tr> <tr> <td data-bbox="461 1367 837 1394"></td> <td data-bbox="848 1367 1227 1394">Market Towns</td> <td data-bbox="1238 1367 1594 1394"><b>1,375</b> <del>1,380</del></td> <td data-bbox="1606 1367 1968 1394">200</td> </tr> </tbody> </table>	Spatial Area	Settlement / Area	Housing Provision	New Allocations Proposed					Winchester Town		<b>5,640</b>	<b>1,410</b>		Winchester	<del>5,670</del>	<del>1,460</del>	South Hampshire Urban Areas		<b>5,650</b> <del>5,700</del>	<b>500</b> <del>440</del>		<b>Newlands</b> (West of Waterlooville), including Newlands				Whiteley				<b>Botley</b>			Market Towns and Rural Area		<b>3,825</b> <del>4,250</del>	<b>965</b> <del>785</del>						Market Towns	<b>1,375</b> <del>1,380</del>	200
Spatial Area	Settlement / Area	Housing Provision	New Allocations Proposed																																										
Winchester Town		<b>5,640</b>	<b>1,410</b>																																										
	Winchester	<del>5,670</del>	<del>1,460</del>																																										
South Hampshire Urban Areas		<b>5,650</b> <del>5,700</del>	<b>500</b> <del>440</del>																																										
	<b>Newlands</b> (West of Waterlooville), including Newlands																																												
	Whiteley																																												
	<b>Botley</b>																																												
Market Towns and Rural Area		<b>3,825</b> <del>4,250</del>	<b>965</b> <del>785</del>																																										
	Market Towns	<b>1,375</b> <del>1,380</del>	200																																										

Policy ref	Proposed change			
		Bishop's Waltham		
		New Alresford		
		Larger Rural Settlements	<b>1,570</b> 1,410	<b>610</b> 490
		Colden Common		
		Denmead		
		Kings Worthy		
		<b>Swanmore</b>		
		Wickham		
		Intermediate Rural Settlements	<b>360</b> 510	<b>155</b> 95
		Hursley		
		Otterbourne		
		South Wonston		
		Sutton Scotney		
		Swanmore		
		Waltham Chase		
		Remaining Rural Area	<b>520</b> 950 (500* in SDNP area, 450** in remaining area)	0
	Winchester District	<b>15, 115</b> 15,620	<b>2,875</b> 2,685	
	* Agreed with SDNP Authority			
	** Based on completions, commitments and windfall - no expectation of additional housing to be identified.			
H4 Development	Development that accords with the Development Plan will be permitted <b>in the following groups of settlements:</b>			

Policy ref	Proposed change
within Settlements	<p><b>A. W</b>within the defined boundaries of the following settlements, as shown on the Policies Map:</p> <p style="padding-left: 40px;">Bishop’s Waltham, Colden Common, Compton Down, Denmead, Hursley, Kings Worthy, Knowle, Littleton, Micheldever, Micheldever Station, New Alresford, Old Alresford, Otterbourne, South Wonston, Southdown, Southwick, Sparsholt, Sutton Scotney, Swanmore, Waltham Chase, Whiteley, Wickham, Winchester Town.</p> <p><b>B.</b> Within the following settlements, which have no defined settlement boundary, <b>where</b> development and redevelopment:</p> <ul style="list-style-type: none"> <li><del>i. that</del> consists of infilling of a small site <u>and</u>;</li> <li><b>ii. is</b> within a continuously developed road frontage <del>may be supported and</del>;</li> <li><del>iii. where this</del> would be of a form compatible with the <b>layout, built form and</b> character of the village and;</li> <li><b>iv. would</b> not involve the loss of important gaps between developed areas.</li> </ul> <p style="padding-left: 40px;">Bighton, Bishops Sutton, Compton Street, Crawley, Curbridge, Curdridge, Durley, Durley Street, East Stratton, Gundleton, Headbourne Worthy, Hundred Acres, Newtown, North Boarhunt, Northbrook, Northington and Swarraton, Otterbourne Hill, Shawford, Shedfield, Shirrell Heath, Soberton Heath, Stoke Charity, Wonston, Woodmancott</p> <p><b>C.</b> Other development proposals may be supported to reinforce a settlement’s role and function <b>where they</b>:</p> <ul style="list-style-type: none"> <li><del>i. to</del> meet a community need or <del>to</del> realise local community aspirations:</li> <li><del>ii. These should be</del> <b>are</b> community-led and identified through a Neighbourhood Plan or other process which demonstrates clear community support.</li> </ul> <p>Elsewhere, countryside policies will apply and only development appropriate to a countryside location will be permitted, as specified in Policy SP3</p>

Policy ref	Proposed change
H5 Meeting housing needs	<p>Development proposals will be supported where they provide housing of a type, size and tenure that contributes towards meeting housing needs <b>and provides an acceptable level of amenity for its occupiers in line with the other policies in this Plan.</b></p> <p>Dwelling size and tenure</p> <p>All dwellings will be expected to meet the nationally described space standard<sup>3</sup>. Development proposals should deliver a range of types and sizes to meet housing need in accordance with the most recent evidence. Unless compelling evidence is provided to the contrary, proposals should include a reasonable mix of dwelling sizes. For development of 10 dwellings or more, this should include the following <b>unless evidence of local needs or the circumstances of the site justifies an amended approach</b> (part dwellings rounded up) –</p> <ul style="list-style-type: none"> <li>i. At least <del>30</del> <b>40</b> % of affordable dwellings for rent should be 3 bedrooms or more;</li> <li>ii. At least 65% of affordable home ownership dwellings should be 2 or 3 bedroomed houses, <del>subject to Government requirements for the provision of ‘First Homes’;</del> and</li> <li>iii. At least 30% of market housing should be 1 or 2 bedrooms.</li> </ul> <p>To ensure the requirement for smaller dwellings is being met, dwellings with multiple reception rooms which are capable of being used as bedrooms will, for the purposes of this policy, be considered to have additional bedrooms<sup>2</sup>.</p> <p>Self-build and custom-build housing</p> <p>To improve choice and variety of new housing, proposals for self-build and custom-build homes that comply with other policies in this plan will be supported.</p> <p>To support self-build and custom housing, on sites of 50 dwellings or more developers should provide at least 6% of serviced dwelling plots for sale to self-builders for a period of 12 months per plot. Any serviced plot which remains unsold after 12 months of marketing at or below market value can be made available on the open market or built out and sold by the developer.</p>

<sup>3</sup> As set out in *Technical housing standards – nationally described space standard* (2015) or successor document

Policy ref	Proposed change
	<p>Where a proposal's characteristics make it unsuitable for self/custom build provision, for example, specialist/older person accommodation, exemption from the policy will be considered on an individual basis.</p> <p>Accessible and adaptable homes</p> <p><del>All affordable dwellings, and 25% of market dwellings should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2), subject to site suitability. For schemes of 50 dwellings or more, 4% of all dwellings should be built as wheelchair user dwellings to meet the requirements of Building Regulations M4(3), subject to site suitability.</del></p> <p><b>Subject to site suitability, on sites of 10 homes or more 5% of all new market homes should be built to wheelchair adaptable standards to meet the requirements of Building Regulations M4(3)(2)(a) and 10% of all new affordable homes should be built to wheelchair accessible standards to meet the requirements of Building Regulations M4(3)(2)(b).</b></p> <p><b>Subject to site suitability, all new homes not built as wheelchair user dwellings to meet the requirements of Part M4(3) should be built to accessible and adaptable standards to meet the requirements of Building Regulations M4(2).</b></p> <p>Specialist and Supported Housing</p> <p>Proposals for well-designed specialist and supported housing (including older persons housing) will be supported where <del>there is an identified need,</del> the site is in accordance with other policies and is an appropriate location to allow integration into the local community, in close proximity to local facilities and services, and can be easily accessed by sustainable transport and an appropriate tenure mix is provided. Schemes of 50 dwellings or more should be include an element designed and marketed to meet the needs of older persons, or other local specialist needs, and affordable units should be provided in the same proportion as the requirements for the site as a whole. The amount of specialist and supported housing should be in line with local needs, market intelligence and site viability. In applying this policy the Council will take account of the nature of the scheme and the practicalities of providing and managing affordable units.</p>

Policy ref	Proposed change
	<p>Build to Rent</p> <p>Proposals for Build to Rent housing will be supported where the site accords with other policies and is in an appropriate location and 20% of the Build to Rent units are provided (and maintained in perpetuity) at affordable private rents (at least a 20% discount to market rents inclusive of service charge).</p>
H6 Affordable housing	<p>In order to help meet affordable housing needs, all development which increases the supply of housing by 10 dwellings or more (or is on sites of over 0.5 hectares) will be expected to provide at least</p> <ul style="list-style-type: none"> <li>i. 40% of the gross number of dwellings as affordable housing.</li> <li>ii. On previously developed land, in recognition of the increased development costs including costs of land, the proportion of affordable housing will be no less than 30%.</li> </ul> <p>In the short term, where development is required to mitigate the impact of additional phosphates on the River Itchen SAC (see policy NE16), the proportion of affordable housing will be reduced to no less than</p> <ul style="list-style-type: none"> <li>iii. 35% on greenfield sites</li> <li>iv. 25% on previously developed land.</li> </ul> <p>All affordable housing will be secured by use of a s106 agreement, which should include a requirement to increase of provision of affordable housing up to the 40% overall target (30% for previously developed sites) if the costs of nitrate and phosphate mitigation reduces significantly.</p> <p>For market led housing schemes, the affordable housing should be provided in accordance with the following proportions:</p> <ul style="list-style-type: none"> <li>v. <del>25</del><b>35%</b> as <del>First Homes</del><b>low-cost home ownership</b>; and</li> <li>vi. <del>At least 65%</del> as Social Rent or Affordable Rent (with rent levels being priced and maintained at levels which are in the range from a Living Rent up to the a maximum of the Local Housing Allowance level <b>or 80% of market rent where the percentage of affordable housing on site exceeds the required level under this policy</b>). <b>Rent levels different from this requirement should be agreed via an evidenced based viability assessment</b> ) ; and</li> <li>vii. <del>The remainder as other affordable</del> <b>low cost</b> home ownership (with priority given to homes for Shared Ownership)</li> </ul>



Policy ref	Proposed change
	<p>Affordable housing should be provided on-site, indiscernible from, well integrated with and dispersed throughout the market housing, unless off-site provision would better meet priority housing needs and support the creation of inclusive and mixed communities.</p> <p>Affordable housing should remain available in perpetuity. <b>Provision should be by a Registered Provider (regulated by the Regulator of Social Housing), unless otherwise agreed</b></p> <p>Where schemes do not provide the full level of affordable housing expected, as set out above in this policy, applicants will be required to submit an ‘open book’ viability assessment that sets out how the particular circumstances justify the need for viability assessment and why an exception to policy should be made. In such cases, the council will commission if necessary an independent review of the submitted viability study, for which the applicant will bear the cost. Such proposals will only be acceptable where the viability case is accepted by the council, and it has been demonstrated that the maximum viable level of affordable housing is provided, and the approach contributes towards creating mixed and balanced communities.</p> <p>Developments that seek to avoid the requirements of this policy by failing to make efficient use of land or by artificially subdividing land into smaller sites will not be permitted.</p>
H7 Affordable housing exception sites to meet local needs	<p>In order to maximise affordable housing provision to meet identified affordable housing needs the Local Planning Authority will exceptionally grant permission or allocate sites for the provision of affordable housing to meet the specific local needs of particular settlements, on land where housing development would not normally be permitted. <b>In particular, proposals that are community-driven or have gained the support of the community will be looked upon favourably.</b></p> <p>Development will only be permitted where:</p> <ul style="list-style-type: none"> <li>i. <del>The applicant can demonstrate that the proposal is community-driven and has community support;</del></li> <li>ii. The proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates;</li> </ul>

Policy ref	Proposed change
	<p>iii. The scheme is of a design and character appropriate to its location and avoids harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision;</p> <p>iiiv. The affordable housing is secured to meet long-term affordable housing needs, and will remain available in perpetuity (subject to any legislative requirements);</p> <p>Subject to the needs of the local community, the <b>majority of the</b> affordable homes should be for <b>social or affordable rent (with rent levels being a maximum of the Local Housing Allowance level, unless otherwise agreed and evidenced by a viability appraisal)</b> <del>(with rent levels being determined by reference to local incomes of those in priority housing need)</del>. In exceptional circumstances a modest element of other tenures may be allowed on the most suitable identified sites in order to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs. In these circumstances the applicant should demonstrate that alternative forms of housing <b>e.g self-build or Market Housing</b> are required due to the economics of provision, <b>of which an independently verified viability assessment is required to support the application</b>. The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.</p>
H8 Small dwellings in the countryside	No changes proposed to the policy
H9 Purpose built student accommodation	<p>The provision of additional purpose built accommodation to help meet the housing needs of students will be supported, where proposals can demonstrate that the following criteria have been addressed:</p> <ul style="list-style-type: none"> <li>i. The type of student accommodation proposed would meet a need in the locality resulting from a shortfall of existing provision or planned expansion by an academic institution, or would secure the release of family housing from HMO use;</li> <li>ii. The location of the accommodation is easily accessible to the establishment it is planned to serve by <b>existing / proposed</b> walking, cycling or <del>existing / proposed</del> public transport <b>routes</b>;</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>iii. Adequate cycle and car parking provision is made within the development, designed to encourage active travel, discourage private car use, and avoid unacceptable increases in on-street parking in the surrounding area;</li> <li>iv. Proposals are compatible with, and consider the impact upon the surrounding area in terms of their design, scale, layout, and impact on residential amenity through noise and disturbance;</li> <li>v. The proposal is not on a site allocated for other uses, or where there are policies in place to protect the existing uses such as open space, employment or facilities and services;</li> <li>vi. Adequate provision is made for recycling and refuse storage / disposal.</li> <li>vii. A management plan or other controls will be put in place prior to occupation of any accommodation, to ensure the scheme is occupied and operated as permitted and managed effectively so as to ensure a safe and pleasant living environment for students and the local community.</li> </ul>
H10 Houses in Multiple Occupation (HMOs)	<p>In order to retain a balanced housing stock, the Council will designate Article 4 Directions in order to restrict permitted development rights in relation to the creation of houses in multiple occupation (HMOs). In areas subject to such a Direction, proposals for the conversion of dwellings to houses in multiple occupation will be permitted where the proposal accords with the Development Plan, provided it:</p> <ul style="list-style-type: none"> <li>i. Would not create an over concentration of HMOs, with no more than 20% of all properties in the total designated area being HMOs, or no more than 25% of the properties on any one street in use as HMOs;</li> <li>ii. Would not result in a dwelling being bounded by HMOs on both sides, or a continuous line of 3 or more HMOs. Exceptionally, the change of use of an existing dwelling to an HMO may also be permitted where its suitability for continued use is seriously compromised because of existing domination by HMOs;</li> <li>iii. Would not be detrimental to the amenities of nearby residents or the overall character and amenity of the surrounding area;</li> <li>iv. Provides adequate cycle and vehicle parking to meet the needs of the development taking into consideration the availability and adequacy of on-street parking;</li> <li>v. <b>Makes adequate provision for recycling and refuse storage / disposal.</b></li> </ul>

Policy ref	Proposed change
	'Dwellings' are defined as housing within Use Class C3 and Houses in Multiple Occupation are within Use Class C4 (up to 6 residents) or Sui Generis (over 6 residents).
H11 Housing for essential rural workers	<p>New permanent dwellings will generally only be permitted in the countryside to support existing agricultural/forestry activities on well-established agricultural or forestry enterprises. Proposals should demonstrate that:</p> <ol style="list-style-type: none"> <li>i. There is a clearly established existing functional need;</li> <li>ii. The need relates to a full-time worker, or one who is primarily employed in the agriculture/forestry enterprise, and does not relate to a part-time requirement;</li> <li>iii. The unit and the agricultural/ forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;</li> <li>iv. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned;</li> <li>v. The dwelling is sited so as to meet the identified functional need and is well-related to existing farm buildings or other dwellings;</li> <li>vi. The dwelling is of a size appropriate to the productivity of the holding (normally 120 sq.m. – 150 sq.m. including office space).</li> </ol> <p>The design of the dwelling should reflect local distinctiveness and the rural character of its surroundings, <b>while avoiding or mitigating adverse effects on the natural environment and biodiversity.</b></p> <p>All dwellings permitted under this policy will be subject to occupancy conditions restricting the occupancy of the dwelling to a person solely or mainly employed, or last employed, in agriculture or forestry and any resident dependants.</p> <p>Before permitting new permanent agricultural dwellings, a temporary building should first be established for at least three years to fulfil criterion (iii).</p> <p>Before permitting a temporary dwelling the local planning authority will need to be satisfied that there is</p>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>i. Clear evidence of a firm intention and ability to develop the enterprise concerned;</li> <li>ii. Clear evidence that the proposed enterprise has been planned on a sound financial basis;</li> <li>iii. A functional need for the accommodation, which cannot be satisfied by existing nearby accommodation.</li> </ul> <p>Temporary agricultural dwellings will be subject to occupancy conditions and will only generally be permitted for a period of up to three years, after which time the needs of the holding will be reviewed. Temporary permissions will not normally be renewed and it is expected that a permanent dwelling will be constructed in its place, or in the immediate location, should the need for long-term accommodation be demonstrated and the proposal fulfils criteria (i) – (vi) above for a permanent dwelling.</p> <p>Occupancy conditions on essential rural workers dwellings will only be removed where the local planning authority is satisfied that the long-term need for the dwelling has ceased and there is no evidence of a continuing need for housing for workers solely or mainly employed in agriculture or forestry on the holding or in the surrounding area.</p> <p>New housing in the countryside other than for agricultural or forestry workers (or replacement dwellings) will generally not be permitted. Where other rural workers claim to have essential accommodation needs. (e.g. in equestrian enterprises) these should normally be met within the existing housing stock. When applications for such dwellings are made they will be subject to the tests and requirements of this policy, where references to agriculture and forestry should be taken to apply to the particular enterprise concerned as appropriate.</p>
H12 Provision for gypsies, travellers and travelling showpeople	<p>Planning permission will be granted for pitches to meet gypsy and traveller accommodation needs for the area covered by this Plan, <b>estimated at approximately 91 gypsy traveller pitches and 35 travelling showpersons' plots from April 2022 to March 2040</b>, as identified by the most recently published Gypsy and Traveller Accommodation Assessment (GTAA). Policies <b>H14 – H17</b> are included within this Plan to facilitate adequate provision and consent will <b>be</b> granted for pitches and plots which accord with these <b>and other relevant</b> policies, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>i. Sites should be well related to existing <b>settlements</b> <del>communities</del> to encourage social inclusion and sustainable patterns of living, while being located so as to minimise tension with</li> </ul>

Policy ref	Proposed change
	<p>the settled community and avoiding sites being over concentrated in any one location or disproportionate in size to nearby communities. Harmful impacts on nearby residential properties by noise and light, vehicle movements and other activities should be avoided;</p> <ul style="list-style-type: none"> <li>ii. Sites should be accessible to local services such as schools, health and community services by public transport, on foot or by cycle, but avoid placing an unreasonable burden on local facilities and services;</li> <li>iii. Sites should be clearly defined by physical features, where possible, and not unduly intrusive. Additional landscaping should be provided as necessary to screen views into/out of the site and provide privacy for occupiers. This and any security measures should respect the character of the site and local landscape.</li> <li>iv. Sites and the layout proposed should avoid harm to the significance or setting of heritage assets or biodiversity interests;</li> <li>v. Sites should be capable of accommodating the proposed uses to acceptable standards and provide facilities appropriate to the type and size of the site, including: <ul style="list-style-type: none"> <li>▪ Water supply, foul water drainage and recycling/waste management. Details should be provided of wastewater infrastructure, including a foul drainage assessment and surface water drainage, incorporating SUDS where possible. Waste should be stored appropriately for disposal and able to be collected in an efficient manner;</li> <li>▪ Open space within the site for safe children’s play, located to avoid conflict with vehicles on the site;</li> <li>▪ Safe vehicular access from the public highway and adequate provision for parking, turning and safe manoeuvring of vehicles within the site (taking account of site size and impact). No vehicle over 3.5 tonnes should be stationed, parked or stored on site, unless necessary for the use of a travelling showpersons site;</li> <li>▪ In rural locations, any permanent built structures should be restricted to essential facilities such as a small amenity block;</li> <li>▪ No commercial activities should take place on the land, including the storage and sorting of materials, other than as necessary for a site’s use as a travelling showpersons site;</li> </ul> </li> </ul>

Policy ref	Proposed change																											
	<ul style="list-style-type: none"> <li>▪ Minimise external lighting to avoid a detrimental impact on the surrounding locality;</li> <li>▪ Plots for travelling showpersons should have adequate space for the storage and maintenance of equipment and be laid out to avoid conflict between vehicles and residents.</li> </ul> <p>vi. Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and protect areas designated for their local, national or international importance, such as Gaps and the South Downs National Park.</p> <p>Proposals for transit sites <del>and sites for non-nomadic travellers</del> will be considered on an individual basis, taking account of evidence of need and the criteria above, as relevant.</p>																											
H13 Safeguarding traveller sites	<p>No changes to policy wording. Update the list of safeguarded authorised sites to amend / add the following:</p> <table border="1" data-bbox="465 695 1975 1078"> <thead> <tr> <th colspan="3" data-bbox="465 695 1975 730">Travelling Showperson's Sites</th> </tr> <tr> <th data-bbox="465 730 949 770">Site</th> <th data-bbox="949 730 1469 770">Location</th> <th data-bbox="1469 730 1975 770">No. of Authorised Pitches</th> </tr> </thead> <tbody> <tr> <td data-bbox="465 770 949 810"></td> <td data-bbox="949 770 1469 810"><b>Plot 5, The Nurseries, Shedfield</b></td> <td data-bbox="1469 770 1975 810"><b>1</b></td> </tr> <tr> <td data-bbox="465 810 949 850">W027</td> <td data-bbox="949 810 1469 850">The Bungalow, North Boarhunt</td> <td data-bbox="1469 810 1975 850"><b>62</b></td> </tr> <tr> <th colspan="3" data-bbox="465 850 1975 890">Gypsy and Traveller Sites</th> </tr> <tr> <td data-bbox="465 890 949 962">W009</td> <td data-bbox="949 890 1469 962">Greenacres (Rambling Renegade), Shedfield</td> <td data-bbox="1469 890 1975 962"><b>64</b></td> </tr> <tr> <td data-bbox="465 962 949 1002"></td> <td data-bbox="949 962 1469 1002">The Paddock, Durley Street</td> <td data-bbox="1469 962 1975 1002"><b>84</b></td> </tr> <tr> <td data-bbox="465 1002 949 1042"><b>W086</b></td> <td data-bbox="949 1002 1469 1042"><b>Woodley Farm, Lower Upham</b></td> <td data-bbox="1469 1002 1975 1042"><b>1</b></td> </tr> <tr> <td data-bbox="465 1042 949 1078"><b>W020</b></td> <td data-bbox="949 1042 1469 1078"><b>Carousel Park, Micheldever</b></td> <td data-bbox="1469 1042 1975 1078"><b>24</b></td> </tr> </tbody> </table>	Travelling Showperson's Sites			Site	Location	No. of Authorised Pitches		<b>Plot 5, The Nurseries, Shedfield</b>	<b>1</b>	W027	The Bungalow, North Boarhunt	<b>62</b>	Gypsy and Traveller Sites			W009	Greenacres (Rambling Renegade), Shedfield	<b>64</b>		The Paddock, Durley Street	<b>84</b>	<b>W086</b>	<b>Woodley Farm, Lower Upham</b>	<b>1</b>	<b>W020</b>	<b>Carousel Park, Micheldever</b>	<b>24</b>
Travelling Showperson's Sites																												
Site	Location	No. of Authorised Pitches																										
	<b>Plot 5, The Nurseries, Shedfield</b>	<b>1</b>																										
W027	The Bungalow, North Boarhunt	<b>62</b>																										
Gypsy and Traveller Sites																												
W009	Greenacres (Rambling Renegade), Shedfield	<b>64</b>																										
	The Paddock, Durley Street	<b>84</b>																										
<b>W086</b>	<b>Woodley Farm, Lower Upham</b>	<b>1</b>																										
<b>W020</b>	<b>Carousel Park, Micheldever</b>	<b>24</b>																										
H14 Authorised traveller site intensification	<p>The Local Planning Authority will consider proposals for the additional provision of pitches/plots through intensification within sites covered by Policy H13 above, on a case by case basis and in accordance with the criteria set out in Policy H12.</p> <p>It will be necessary for the applicant to demonstrate the need for the additional provision in relation to local traveller needs identified in <del>the Gypsy and Traveller Accommodation Assessment</del>, the requirements of Policy H12, the lack of alternative provision, and the specific circumstances of the applicant that warrant intensification. Proposals should protect the living environment of existing and new residents on the site.</p>																											

Policy ref	Proposed change
H15 Authorised new/expanded traveller sites	No changes proposed to the policy
H16 The Nurseries, Shedfield	No changes proposed to the policy
H17 Carousel Park, Micheldever	Delete policy
H18 Tynefield, Whiteley	No changes proposed to the policy
<b>Creating a Vibrant Economy</b>	
E1 General Vibrant economy strategy	<p>The city council will encourage economic development and diversification that supports the council's Carbon Neutrality Action Plan and Green Economic Development Strategy and is in accordance with the Local Plan vision.</p> <p><b>The Local Plan will make provision for about 39 hectares of employment land.</b> This will be achieved through the retention of appropriate premises and sites, supporting new development that is consistent with the spatial strategy (including appropriate retention, regeneration, <b>the refurbishment and modernisation of sites and premises</b> and intensification of previously developed land) and by allocating land as necessary to support employment growth at sustainable locations.</p> <p>The plan recognises the contribution to the local economy of employment opportunities outside of traditional industrial use classes. Existing strengths in education and creative sectors, the visitor and tourism economy, including food and drink and entertainment will be encouraged especially where it can be demonstrated that they will create footfall and assist with the night-time economy within town centres.</p> <p><b>The rural economy is an important part of Winchester's economy. Local businesses play an important role in supporting the sustainability of rural communities and the plan will support these</b></p>



Policy ref	Proposed change
	<p><b>activities where they are compatible with the plan as a whole. Land-based industries, tourism-related activities and the hospitality industry all have important roles in the rural economy. The local plan seeks to support an increasingly diverse rural economy, whilst maintaining and enhancing the quality of the rural environment.</b></p> <p>The Local Plan will support the development of small business and start-up proposals of appropriate scale in accordance with the spatial strategy and new creative industries will be encouraged. Co-location and temporary meanwhile uses will be encouraged.</p> <p>Appropriate opportunities to expand the economic base and foster innovation in the district will also be encouraged. New forms of business that develop innovative technologies and will help to support a low carbon economy will be encouraged. Consideration will be given to locating development associated with the green economy and low carbon energy generation/renewable energy facilities where appropriate, recognising that this may be in locations not normally considered for economic development.</p> <p>The local planning authority will support measures to promote self-employment and working from home, consistent with other policies of this Plan, including the development of live-work accommodation and ensuring good access to modern communications technology including high speed broadband.</p> <p>The Local Plan will support the enhancement of skills in the local area particularly green skills, through the securement of employment and skills plans in relation to large scale developments.</p>
E2 Spatial distribution of economic growth	<p>New employment opportunities <b>floorspace</b> will be encouraged throughout the district <b>to fulfil identified needs</b> in accordance with the vision and objectives of the plan <del>and, the spatial strategy as follows, the strategic employment policy E1 and the site allocations listed below:</del></p> <p><del>Within Winchester Town Area -</del></p> <ul style="list-style-type: none"> <li><del>• Bushfield Camp (Policy W5) About 20ha new employment land</del></li> <li><del>• Winnall (Policy W6)</del> <ul style="list-style-type: none"> <li><del>i. Station Approach Regeneration Area (Policy W8)</del></li> <li><del>ii. Central Winchester Regeneration Scheme (Policy W7)</del></li> </ul> </li> </ul>

Policy ref	Proposed change
	<p><b>Mixed use allocations;</b></p> <ul style="list-style-type: none"> <li>• Central Winchester Regeneration Scheme (Policy W7)</li> <li>• Station Approach Regeneration Area (Policy W8)</li> </ul> <p>As part of major housing allocations;</p> <ul style="list-style-type: none"> <li>• King Barton Major Development Area (Policy W1)</li> </ul> <p>South Hampshire Urban Area –</p> <p>i. <del>Continued development of the following sites;</del>  <del>Solent Business Park (Policy SH4), West of Waterlooville (Policy SH1) and Little Park Farm (Policy SH5)</del></p> <ul style="list-style-type: none"> <li>• <b>Solent Business Park (Policy SH4)</b></li> </ul> <p><b>As part of major housing allocations;</b></p> <ul style="list-style-type: none"> <li>• <b>West of Waterlooville (Policy SH1)</b></li> </ul> <p>Market Towns and Rural Area -</p> <ul style="list-style-type: none"> <li>• <b>Tollgate Sawmill, Bishops Waltham (BW3)</b></li> </ul> <p><b>As part of major housing allocations;</b></p> <ul style="list-style-type: none"> <li>• <b>Sun Lane, New Alresford (NA2)</b></li> <li>• <b>Morgans Yard, Waltham Chase (WC1)</b></li> </ul> <p>Appropriate growth and maintenance of existing employment within the key settlements in accordance with the principles set out in SP2.</p> <p>Outside settlement boundaries economic development will be supported where it supports the diversification of rural economy and limited development consistent with the high quality environment, as specified in policies SP3, E9, E10 and E11</p>

Policy ref	Proposed change
E3 Town centre strategy and hierarchy	<p>The Town Centre Strategy is to maintain and enhance the role of centres as thriving areas for community and economic activities and enhance the quality of the environment of the centres.</p> <p><b>The required need for retail and main town centre uses development will be met within the identified town centres of the hierarchy, by the development within the site allocations set out in the plan and the approval of new development within town centre boundaries.</b></p> <p>The vitality and viability of town centres will be enhanced by encouraging a wide range of uses and activities within the centres, of a function and scale appropriate to their position within the town centre hierarchy.</p> <p>Within the town centres, the main town centre uses of retail, office, indoor leisure uses, will be supported, along with similar uses that are aimed primarily at visiting members of the public and add to the vibrancy and attractiveness of centres, such as those related to entertainment, food and drink, cultural and art and activities that support the evening and nighttime economy.</p> <p>Developments that support the visitor economy and tourism, including hotel accommodation, will be encouraged, having regard to the hierarchy and subject to the scale and impact of the proposals.</p> <p>Residential and commercial development will be encouraged above ground floor level.</p> <p>Developments will be supported where they:</p> <ol style="list-style-type: none"> <li>i. Support the vitality and viability of centres.</li> <li>ii. Support the visitor experience and support the centres as destinations for shopping, leisure and entertainment activities;</li> <li>iii. Respect and enhance the existing character of the centres, including the historic character and intrinsic qualities of the built environment within conservation areas.</li> <li>iv. Would complement and, where possible, make improvements to, the built environment, public realm and incorporate public open space.</li> <li>v. Maintain and enhance the existing role of centres as community hubs or for local administration.</li> </ol>

Policy ref	Proposed change
	<p>New developments and changes of use within the identified centres (listed below &amp; indicated on the Policies Map) will be assessed having regard to the detailed criteria set out in Policy E7 and by taking into account their location and the scale of development proposed, in relation to the town centre hierarchy as set out below:</p> <ul style="list-style-type: none"> <li>Sub-regional town centre – Winchester</li> <li>Town Centre – Whiteley</li> <li>District Centres – Bishops Waltham, New Alresford, Wickham</li> <li>Local Centres – Denmead, Kings Worthy, and in Winchester; Olivers Battery, Stockbridge Road/ Andover Road, Weeke.</li> </ul> <p>The boundaries of the identified centres are indicated on the Policies Map. Winchester, Whiteley, Bishops Waltham, New Alresford and Wickham have Primary Shopping Areas within the wider town centre area and these are also shown on the Policies Map. New retail development will be directed towards the Primary Shopping Areas of centres, where one is identified.</p>
E4 Retail and main town centre uses	<p>Amended policy title <b>Main Town Centre Uses Out of Centre</b></p> <p>The required need for retail and main town centre uses development will be met within the identified town centres of the hierarchy, by the development within the site allocations set out in the plan and the approval of new development within town centre boundaries. The scale and form of the development should be appropriate in relation to the size of the centre and its role within the hierarchy.</p> <p>Outside of the identified town centres <b>listed in Strategic Policy E3 above, proposals for new or expanded</b> retail and other main town centre uses will be considered where they comply with the sequential test, <b>which requires applicants to demonstrate why the proposal could not be accommodated within a town centre, or – failing that- on the edge of a town centre.</b></p> <p>Where the development is for retail or leisure development, an impact assessment will also be required when the proposal is over 350sqm gross.</p>

Policy ref	Proposed change
	<p>New or expanded retail development or large-scale leisure development outside of the <b>identified town centres</b> <del>listed in Strategic Policy E3 above</del> will not normally be permitted unless the requirements of the sequential test and any required impact tests have been satisfied.</p> <p>Shops or other town centre uses that <del>will serve a local need and are under 278sqm (net) in size,</del> <b>are considered to provide a local facility or service</b>, will generally be acceptable outside of defined centres and <del>sequential and impact assessments will not normally be required.</del></p> <p><b>In all cases, the local planning authority will consider the requirements for town centre uses in relation to the sequential test on a case-by-case basis and applicants will be required to submit sufficient information to enable the sequential test to be appropriately assessed.</b></p>
E5 Enhancing employment opportunities	<p>Employment development will be supported within the settlement boundaries, including new development, extensions to existing businesses <b>modernisation and refurbishment</b> and the redevelopment of existing sites for alternative employment uses, subject to meeting the requirement of other policies in the Plan.</p> <p>Employment uses are considered to be the following:</p> <ul style="list-style-type: none"> <li>i. Offices, light industrial research and development such as can be carried out within a residential area (Use Class E(g))</li> <li>ii. Industrial, warehousing and distribution (Classes B2-B8)</li> <li>iii. Some Sui Generis activities where they are employment and business-led, to be determined on an individual basis</li> </ul> <p>Uses that attract significant amounts of visitors or are primarily aimed at visiting members of the public will not generally be acceptable within industrial areas and will be directed to town centres in accordance with the sequential approach. Office development will be restricted to sub-class E(g) in order to prevent unregulated changes to other uses within Class E that are appropriate within town centres.</p> <p>Permissions may be restricted to particular use classes or sub-divisions thereof and/or restrictions may be placed on permitted development rights where appropriate and reasonable.</p> <p><del>Due consideration will be given to</del> <b>Where appropriate, applicants will need to demonstrate that they have taken amenity issues into account</b> and it may be necessary to restrict the range of employment uses</p>

Policy ref	Proposed change
	within residential areas, or in the vicinity of sensitive uses, such as residential accommodation, health facilities and education sites.
E6 Retaining employment opportunities	<p>Proposals that involve the loss of existing or allocated employment land and floorspace, or land that was last used for an employment use, will only be permitted where it can be demonstrated that continued employment use is no longer practical or viable, taking account of the following considerations:</p> <ul style="list-style-type: none"> <li>i. The redevelopment potential for other employment uses including the scope for intensifying or providing an effective use of the site or building, and the potential to improve and extend the range of modern employment floorspace;</li> <li>ii. Whether the building or use meets, or could meet, a specific local business requirement - such as providing low cost start up accommodation;</li> <li>iii. The potential of the site or building to be developed for a mixture of uses that include <del>an element a</del> <b>significant amount</b> of employment’;</li> <li>iv. The impact of continued employment use on the local environment and amenity;</li> <li>v. The suitability of access arrangements for the site/buildings, by road and public transport;</li> <li>vi. The benefits of the proposed use compared to the benefits of retaining the existing use.</li> </ul> <p>Proposals that involve a loss of employment use will be expected to demonstrate that the factors set out above have been satisfactorily addressed.</p> <p>As part of the assessment of proposals, applicants will be expected to provide viability assessments of the sites and evidence of the appropriate marketing of sites for potential employment uses. Marketing should be undertaken for a minimum of at least 12 months.</p>
E7 Maintaining the vitality and viability of town centres	<p>New development within the <del>identified centres</del> <b>identified in the town centre hierarchy</b> <del>should reflect the strategy set out in Strategic Policy E3</del> <b>should reflect the strategy of E3</b> above and enhance the vitality and viability of the centre. <b>As part of the assessment of proposals, applicants may be required to demonstrate how their proposal will enhance vitality and viability. Viability assessments of the site may be required (as set out below) if the local planning authority considers the proposal is likely to have an adverse effect on vitality and viability.</b></p> <p>New development and changes of use within the Primary Shopping Areas.</p>

Policy ref	Proposed change
	<p><del>Within the Primary Shopping Areas of Winchester, Whiteley, Bishop's Waltham, New Alresford and Wickham, as defined on the Policies Map, activities within the main town centre uses will be encouraged and the loss of main town centre uses at ground floor level will be resisted.</del></p> <p><del>Residential development will be permitted above ground floor, where the proposal will result in safe and acceptable standards of living for residents and subject to the general criteria set out above.</del></p> <p>Permissions may be restricted to particular use classes or sub-divisions thereof and/or restrictions may be placed on permitted development rights where appropriate and reasonable.</p> <p>In exceptional circumstances changes of use from the main town centre uses within the Primary Shopping Areas will be permitted where no less than 80% of the Primary Shopping Area frontage will be in a main town-centre use within 25m of the development, as a result of the proposal.</p> <p>As part of the assessment of such proposals, applicants will be expected to provide viability assessments of the site and evidence of the appropriate marketing for alternative town centre uses. Marketing should be undertaken for a minimum of at least 12 months</p> <p><b>Within the Primary Shopping Areas of Winchester, Whiteley, Bishop's Waltham, New Alresford and Wickham, as defined on the Policies Map, activities within the main town centre uses will be encouraged and the loss of main town centre uses at ground floor level will be resisted. Residential development will be permitted above ground floor, where the proposal will result in safe and acceptable standards of living for residents.</b></p> <p><b>Proposals for a change of use or the redevelopment of premises away from retail or other Class E uses, will only be supported where it can be demonstrated that:</b></p> <ul style="list-style-type: none"> <li><b>i. The proposal will contribute to the centre's vitality and viability during daytime trading hours;</b></li> <li><b>and</b></li> </ul>

Policy ref	Proposed change
	<p data-bbox="477 236 1928 308">ii. <b>Proportionate evidence has been provided to demonstrate that the premises are no longer required for retail or other Class E uses.</b></p> <p data-bbox="454 355 1975 464"><b>As part of the assessment of such proposals, applicants will be expected to provide viability assessments of the site and evidence of the appropriate marketing for alternative town centre uses. Marketing should be undertaken for a minimum of at least 12 months.</b></p>
E8 Local shops, services and facilities	<p data-bbox="454 504 1966 647">Proposals for the development of new, extended or improved facilities and services will be supported in accordance with the Local Plan vision SP1 and objectives and the spatial strategy set out in SP2 Within settlements, facilities and services that do not serve a local function should be located within the centres in accordance with Strategic Policy E3 above.</p> <p data-bbox="454 687 1957 759">In the countryside, shops, pubs, arts and cultural services and facilities that attract visiting members of the public will not generally be permitted, except within the terms of Policy E9 <b>10</b> below.</p> <p data-bbox="454 799 1906 871">In the countryside, the development of essential facilities and services to serve local communities may exceptionally be permitted, where they comply with the <del>Development Plan</del> <b>as a whole</b> and:</p> <ul style="list-style-type: none"> <li data-bbox="454 911 1386 943">i. There is an identified need for the development within that area;</li> <li data-bbox="454 951 1435 983">ii. A location in the countryside is essential for operational reasons; or</li> <li data-bbox="454 991 1946 1054">iii. There are no suitable alternative sites for the proposed development within the defined built-up area of the settlement(s) which the development is intended to serve</li> <li data-bbox="454 1062 1861 1094">iv. There are no unacceptable impacts on the natural environment or the rural character of the area.</li> </ul> <p data-bbox="454 1134 1868 1206">Development proposals should not threaten or result in the loss of premises or sites used to provide services and facilities unless it can be demonstrated that:</p> <ul style="list-style-type: none"> <li data-bbox="454 1246 1975 1318">i. <del>v.</del> The site/premise is not required because the service or facility has been satisfactorily relocated or is no longer needed to serve the locality;</li> <li data-bbox="454 1326 1290 1358">ii. <del>vi.</del> The service/facility is no longer practical or viable; and</li> </ul>



Policy ref	Proposed change
	<p><del>iii. vii</del> The site or building has no reasonable prospect of being used for an alternative service or facility which would benefit the local community.</p> <p>As part of the assessment of proposals, applicants will be expected to provide viability assessments of the sites and evidence of the appropriate marketing for alternative services or facilities. Marketing should be undertaken for a minimum of at least 12 months.</p> <p>When considering proposals, account will be taken of:</p> <p><del>i. viii</del> Whether the loss of the service or facility would cause harm for those living within the neighbourhood, settlement, or rural catchment with a reasonable need to access such facilities in the future; <del>and</del></p> <p><del>ii. ix.</del> Whether the loss of the facility would have a detrimental impact upon the overall vitality and viability of the settlement; <del>and</del></p> <p><b>iii The role that the facility provides – or could provide – within the local community, including whether the facility is an Asset of Community Value, and</b></p> <p><del>iv x.</del> Whether the loss is part of an agreed plan to provide improved local services in equally accessible location</p> <p>Any alternative uses or proposals for sites and premises will be assessed with regard to the spatial strategy and strategic policies of this plan.</p>
E9 Economic development in the rural area	<p>Outside of the defined settlement boundaries, the primary consideration is that new development must not have an adverse effect on the rural character of the area and be compatible with the need to preserve and maintain the quality of the natural environment.</p> <p>Economic development outside of settlements will be supported when:</p> <p>i. The development has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or</p> <p>ii. The proposal is for the purposes of business use in association with residential accommodation within the same curtilage; or</p> <p>iii. The proposal is for the reuse of existing rural buildings for employment or tourist accommodation; or</p>

Policy ref	Proposed change
	<p>iv. The development will be solely within the confines of established purpose built industrial estates; or  v. The proposal is for the use of existing buildings - including extensions to such buildings - in order to facilitate the expansion onsite of established businesses or to meet an operational need.</p> <p>Proposals for additional buildings in association with existing businesses will be considered where it can be demonstrated that there is a need for the development and that this need cannot be provided within the existing buildings on the site or extensions to such buildings.</p> <p>The redevelopment of existing sites/ buildings on established business sites may exceptionally be considered where proposals relate to established businesses on the site and it can be demonstrated that existing buildings will not meet the requirements of the business.</p> <p>Proposals for new industrial and commercial development outside the settlement boundaries that do not fall within the above criteria will not usually be permitted. However, proposals may exceptionally be considered where the following criteria can be satisfied:</p> <p>vi. There is a recognised and demonstrable need within the locality, for the development proposed;  vii. Sequentially preferable sites are not suitable or available; <b>and</b>  viii. And the site is well related to a nearby settlement and in a sustainable location</p> <p>Where planning permission is required, extensions of residential properties to enable business activities and proposals for small scale economic development within the curtilage of existing residential properties in the countryside, will be supported, subject to careful consideration of visual intrusion, the physical scale of development proposed and the nature of any proposed business.</p> <p>All proposals for economic development within the countryside will be assessed in the context of their impact on the rural character and the suitability of the location and the nature of the development proposed, including access to the site.</p>

Policy ref	Proposed change
	<p><b>Where planning permission is required, permissions may be restricted to particular use classes or sub-divisions thereof and/ or restrictions may be placed on permitted development rights where appropriate and reasonable.</b></p> <p><del>Permissions may be restricted to particular use classes or sub-divisions thereof and/or restrictions may be placed on permitted development rights where appropriate and reasonable.</del></p> <p>Proposals that may be acceptable in principle will nonetheless be refused if they result in unacceptable impacts on the rural environment</p>
E10 Farm Diversification	<p>Farm diversification will generally be supported, and should utilise existing buildings in the first instance, where practical and feasible. <b>Proposals will be expected to justify why existing buildings cannot be used. Additional buildings will only be permitted where it is demonstrated they are essential.</b></p> <p>Common forms of farm diversification include visitor accommodation and farm shops. Farm shops should primarily sell products from the farm <b>and nearby area.</b></p> <p><del>Proposals that attract visitors to the farm (e.g. retailing, cafés, visitor activities, education and leisure activities) are considered in Policy E8, Rural Tourism below. Equestrian development is considered in Policy NE12 of the plan.</del></p> <p>Diversification proposals that support the development of a low carbon economy are generally welcomed <b>subject to unacceptable impacts on the local environment.</b> These can take a variety of forms involving new uses for land or new constructions and can assist in supporting the viability of the farm. <b>Diversification that provides biodiversity benefits or contributes to climate change or pollution mitigation will be encouraged and supported.</b> <del>Proposals for renewable and low carbon energy schemes will be assessed against Policy CN5.</del></p> <p>Additional new development on agricultural holdings that will enhance the viability of the existing farm may also be acceptable, including the development of buildings and associated uses that use produce from the</p>

Policy ref	Proposed change
	<p>farm or farms from within the local area, such as food processing operations, subject to careful consideration of their scale and impacts.</p> <p>Proposals for diversification on agricultural holdings should provide evidence to indicate how the development will assist in the continued viability of the enterprise.</p> <p>Complete redevelopment of agricultural holdings <b>may exceptionally be justified on grounds of viability and</b> should be for other economic uses and in a form that is acceptable in the rural environment.</p>
E11 Visitor related development within the countryside	<p>Visitor related development, including accommodation and improvements and associated development to existing visitor attractions and accommodation in the countryside will be supported where the proposals are in accordance with the development plan, promote the rural economy and contribute positively towards the ongoing protection and enhancement of the countryside.</p> <p>Proposals will be expected to make use of existing buildings in the first instance. Proposals which involve new buildings should provide justification as to why it is not feasible to use existing buildings.</p> <p>Proposals will be expected to provide evidence to support new development in terms of the benefits to the local economy and demonstrate how the proposal will minimise impacts on the local environment, by its location, scale and detailed design.</p> <p>Traffic assessments of proposals will be necessary and travel plans will be required to show how impacts can be mitigated.</p> <p>Where proposals are being proposed as part of ensuring the viability of existing commercial development within the countryside (such as pubs or food and drink facilities) this should be made clear in the application.</p> <p><b>Any benefits of proposals in terms of enhancing sustainable and/or active travel opportunities in the area, or improvements to the local environment and biodiversity will be taken into account as part of considerations of proposals.</b></p>

Policy ref	Proposed change
	<p>In assessing proposals for overnight accommodation within the countryside, account will also be taken of the following factors:</p> <ul style="list-style-type: none"> <li>i. Potential to use existing buildings.</li> <li>ii. Location in relation to existing settlements, local attractions, other visitor and tourist uses and long distance sustainable <b>and active</b> travel routes.</li> <li>iii. Accessibility by active travel and sustainable transport.</li> <li>iv. Scale of development in relation to the character of the area and the characteristics of the site, and</li> <li>v. The suitability of local infrastructure and access arrangements.</li> </ul> <p>Visitor accommodation that is of a large scale in terms of its physical size or the amount of traffic it generates will not be appropriate within the countryside. Hotels should be located within settlements. Residential or commercial uses, proposed in association with tourism, recreational and leisure developments in the countryside, but not directly essential to their operation, will not be permitted.</p>
<b>Winchester Site Allocations</b>	
W1 Barton Farm Major Development Area	<p>Land at Barton Farm, Winchester, as defined on the Policies Map, is allocated for the development of about 2,000 dwellings together with supporting uses provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:</p> <ul style="list-style-type: none"> <li>i. The creation of a distinctive, well integrated suburb of Winchester Town which respects its local context, and enhances the standards of sustainable design in the locality;</li> <li>ii. The proposal should follow a sequence of development, in accordance with an approved phasing plan, with the timely provision of infrastructure and community facilities to the benefit of the new community at the earliest possible time, as set out in the Infrastructure Delivery Plan;</li> <li>iii. Development proposals should be in accordance with the approved comprehensive masterplan which includes an indicative layout and phasing plan and sets out details of how this will be achieved. The masterplan has been designed to minimise its impact on the setting of Winchester</li> </ul>

Policy ref	Proposed change
	<p>and local landscape, to incorporate the highest standards of contemporary urban design and the effective use of the site through the application of appropriate densities, layout and form;</p> <p>iv. The development should be designed to meet the housing needs of all sectors of the community, including families, the young and older people to ensure equality and social cohesion;</p> <p>v. The provision of a new local centre, with a range of shopping facilities to meet locally-generated needs, small-scale employment uses, pre-school facilities, and primary education. The potential for relocating all or some of the facilities on the current Henry Beaufort secondary school site should be investigated;</p> <p><del>vi.</del> Measures to improve accessibility to the town centre and the railway station by sustainable transport systems to reduce the need to travel by car, including public transport provision and enhancement, <b>walking routes</b> <del>footpaths</del>, cycleways, <del>bridleways</del>, and green corridors. <b>The development should align to the principles as set out in the Winchester Movement Strategy, Hampshire Bus Service Improvement Plan and Winchester District LCWIP including the implementation of their associated transport measures relevant to the site.</b> <del>Measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks should be included and funded by the development, including the provision of a park and ride 'light' scheme within the northern part of development;</del></p> <p><b>Use same wording above but make this a separate criteria:</b></p> <p><b>Measures to mitigate the traffic impacts of the proposed development on the strategic and local road networks should be included and funded by the development, including the provision of a park and ride 'light' scheme within the northern part of development;</b></p> <p>vii. The provision of publicly accessible land to the east of the railway line to help meet requirements for green infrastructure, and to mitigate potential environmental impacts, in addition to substantial</p>

Policy ref	Proposed change
	<p>areas of on-site open space to meet all the recreational needs of the new community, including the retention and enhancement of existing routes within the site to provide links between existing and proposed green infrastructure;</p> <p>viii. Measures to avoid any harmful impacts on water resources, given the proximity of the site to the River Itchen which is designated as a European site of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk, apply a flood risk sequential approach to development across the site, and ensure adequate separation from the Harestock Waste Water Treatment Works;</p> <p>ix. The protection and enhancement of landscaping and mature trees along the ridge which runs from east to west across the site, along Well House Lane and Andover Road, and within the area to the east of the railway line; and</p> <p>x. The provision of major new structural planting, especially to soften the impact of development in views from the north and to reduce the impact of noise and light pollution arising from the development of the site.</p>
W2 Sir John Moore Barracks	<p>Land at Sir John Moore Barracks, Winchester as defined on the Policies Map, is allocated as a mixed use site which is mainly residential led comprising of 750 to 1,000 homes, ancillary and supporting uses to make this a sustainable neighbourhood with approximately an 850 space Park &amp; Ride facility provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:</p> <p>i. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan which demonstrates how high quality design, green spaces, settlement gaps will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the local planning authority;</p> <p>ii. The proposals relate to the whole of the allocated site or, if less, do not in any way prejudice the implementation of the masterplan for the whole site;</p>

Policy ref	Proposed change
	<p>iii. The proposals include a phasing and delivery strategy that is related to the provision of infrastructure and the creation of neighbourhood centres with ancillary and supporting uses;</p> <p>iv. The proposals investigates the opportunity to reuse/re-purpose any of the existing buildings and gives priority to the use of the previously developed land and the intensification of the existing built up area before the use of undeveloped land;</p> <p>v. The proposals considers and addresses the need for education provision (Primary and Secondary) to meet the needs of the development and if not provided on the site, provide suitable sustainable links that can be used all year round;</p> <p>vi. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and improvements to the public realm;</p> <p>vii. <del>Access should be off Andover Road; and the proposals must be permeable to a range of sustainable travel modes of transport that maximises the opportunity for walking, cycling and public transport that is connected to the surrounding area/PROW/cycle network;</del></p> <p><b>Add new criteria</b>  <b>Include direct, safe and lit, active travel links as part of a strategy that minimises car journeys from the development. High quality facilities for walking, cycling and wheeling and public transport that is connected to the surrounding area/PROW/cycle network in accordance with the Hampshire Movement and Place Framework and Healthy Streets approach;</b></p> <p>viii. The proposals ensure that the existing access to the site via Chestnut Avenue <b>(which is a private road)</b>/Kennel Lane is retained and is only used for pedestrian, cyclists and potential emergency access purposes;</p>



Policy ref	Proposed change
	<p><b>Add new criteria</b> The proposals consider the importance, retention and management of the Flowerdown Site of Importance for Nature Conservation (SINC) in perpetuity by including a management plan for the maintenance and monitoring of these habitats;</p> <p><b>Add new criteria</b> A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;</p> <p><b>Add new criteria</b> As part of the design process, further investigation (through topographic surveys and flood modelling) determines the exact route of the winterbourne which crosses the site which should be managed and protected as it carries floodwater away from Littleton when groundwater levels are high;</p> <p>ix. The proposals are accompanied by a green/blue infrastructure/ SuDS hierarchy strategy to both enhance the development and mitigate potential impacts on the surface water from flooding and ground water from Littleton in a way that increases the biodiversity on the site. This should include the provision of multi-functional green/blue links throughout the site and <del>out to the adjoining area and ensure that it does not drain or have a negative impact on the SINC</del> <b>ensure that any additional surface water resulting from the development does not have a detrimental impact on the SINC or other protected sites;</b></p> <p>x. The proposals record <del>and retain, any</del> features of heritage significance and incorporates them <b>where feasible</b> into any re-development of the site as part of a wider heritage trail that celebrates the sites military history <b>and helps the general public to understand and appreciate how the site has evolved. The proposals will also need to minimise harm to the setting of the adjacent Round Barrows;</b></p>

Policy ref	Proposed change
	<p data-bbox="510 272 1975 344">xi. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a ‘sense of place’ <b>putting people and places at the forefront of the development;</b></p> <p data-bbox="510 384 1975 488">xii. The proposals retain the existing Chapel and opens this up to the community as part of any new development, as this will reinforce links to Peninsula Barracks and historical military associations with Winchester;</p> <p data-bbox="510 528 1975 711">xiii. The proposals include an assessment of the condition, age and the need to retain/incorporate the existing gym, leisure facilities and the swimming pool as part of the wider residential led scheme. Depending on the outcome of this assessment if they are viable, they should be opened up for use by the local community and management plan should accompany any planning application <b>for this part of the site;</b></p> <p data-bbox="510 751 1975 935">xiv. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible (Policy NE6); <del>and</del></p> <p data-bbox="600 975 1827 1078"><b>Add new criteria: Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider; and</b></p> <p data-bbox="510 1118 1975 1302">xv. The proposals include a Park &amp; Ride facility of approximately 850 spaces that would be in addition to and would need to be connected operationally to the 200 space Kings Barton Park &amp; Ride light. The scale and location of the Park &amp; Ride facility should be should be determined through the master planning process and <b>transport assessment</b> include the provision of electrical charging points and <b>cycle parking facilities.</b></p>

Policy ref	Proposed change
W3 St Peter's Car Park	<p>Land at St Peter's car park, as shown on the Policies Map, is allocated for about 30 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Nature of the development</p> <ul style="list-style-type: none"> <li>i. The proposals for the site <del>has</del> <b>have</b> involved and engaged with landowners, stakeholders and interested parties establishing principles for the disposition of uses across the site, access and junction arrangements and take into account the wider community uses of the existing site. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</li> <li>ii. The proposals include a high standard of architectural design and use quality materials and detailing and are of appropriate scale and massing that responds positively to the Winchester Conservation Area</li> </ul> <p><b>Add new criteria</b></p> <ul style="list-style-type: none"> <li>iii. <b>As part of the design process, proposals should assess the overall height of the proposed development and the impact on the character of the Conservation Area and the Listed Buildings;</b></li> <li>iv. The proposals takes advantage of the site's close proximity to the Winchester Town Centre;</li> </ul> <p><b>Access and transport:</b></p> <ul style="list-style-type: none"> <li>v. The proposals are designed to create a permeable place and <del>be based around</del> <b>enable</b> sustainable modes of travel that maximises the opportunity for walking, cycling and public transport <del>which</del> <b>reflecting the Winchester Movement Strategy and LCWIP</b>. Active travel facilities should connect to the surrounding area/PROW/cycle network, landscape and designated heritage assets and links to the Winchester train station, the city centre and park and ride facilities;</li> <li>vi. <del>Through the design process consider and assess the need for car parking on the site and ensure that there is safe pedestrian and cycle access to the site in accordance with Policy T3;</del></li> </ul>

Policy ref	Proposed change
	<p><b>Amend criteria as follows:</b>  <b>The site should only provide parking spaces for car clubs/shopping delivery unloading reflecting the accessible town centre location of the site and ensure that that high quality walking and cycling routes are provided in accordance with Policy T3;</b></p> <p>Environmental</p> <ul style="list-style-type: none"> <li>vii. Provides an attractive edge to the development that enhances the street frontage of North Walls;</li> <li>viii. The proposals take into account, as part of the design process, the Air Quality Management Area and provides the appropriate mitigation measures to address air quality issues;</li> <li>ix. Noise and contaminated land assessment and the appropriate remedial measures are put in place; and</li> </ul> <p><b>Add new criteria:</b>  <b>A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;</b></p> <p><b>Add new criteria:</b>  <b>The proposal addresses and takes into account the high groundwater levels as part of the design process to ensure that any structures allow the groundwater to flow downgradient towards the river. The SuDS needs to be designed in a way to ensure that they have taken into account the high groundwater levels on the site;</b></p> <p><b>Add new criteria:</b>  <b>The proposal includes an assessment of impacts from all potential sources of pollution including surface water run-off, and incorporates SuDS measures in line with policy NE6 and NE17;</b></p>

Policy ref	Proposed change
	<p><b>Add new criteria:</b>  <b>As part of the design process, opportunities should explore the de-culverting of the watercourse. Compensatory storage may be required;</b></p> <p><b>Add new criteria:</b>  <b>In order to ensure that harm to significant buried heritage assets is minimised an early-stage archaeological evaluation should be undertaken to understand the site's constraints and opportunities and to inform development proposals and mitigation strategies;</b></p> <p>Other Infrastructure</p> <ul style="list-style-type: none"> <li>x. Create a permeable development and contribute to infrastructure needed to make the development acceptable in planning terms; <b>and</b></li> </ul> <p>Add new criteria  <b>The layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</b></p>
W4 Land West of Courtney Road	<p>Land west of Courtenay Road, Winchester, as shown on the Policies Map, is allocated for the development of about <del>400</del> <b>150</b> dwellings and public open space. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>ii. Provide for safe vehicular access from Courtenay Road and improve pedestrian and cycle access, including crossing facilities on Worthy Road as necessary;</li> <li>iii. Contribute to any other off-site junction improvements necessary;</li> </ul> <p>Environmental</p>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>iv. Provide <b>on-site flexible, multi-functional accessible informal green spaces</b> <del>open space (Sports Pitches and Informal Open Space)</del> <b>(amounting to of at least 1.5 hectares)</b> so as to help <del>meet open space needs</del>, separate housing from the railway line on the western site of the site, create an attractive and accessible environment and retain the openness of the settlement gap.</li> <li>v. Undertake a noise assessment and provide appropriate mitigation to prevent excessive disturbance to the planned residential development from the adjoining railway line; and</li> <li>vi. Provide infrastructure needed to make the development acceptable in planning terms, <b>including addressing any need for education provision (Primary and Secondary) to meet the needs of the development.</b></li> </ul>
W5 Bushfield Camp	<p>Land at Bushfield Camp, Winchester as defined on the Policies Map, is allocated for a mixed use high quality flexible business and employment space, an innovation/education hub and creative industries provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:</p> <ul style="list-style-type: none"> <li>i. Any application for development is preceded by, and is consistent with, a comprehensive and evidence based site wide masterplan <b>and transport assessment</b> which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the local planning authority;</li> <li>ii. The proposals relate to the whole of the allocated site or, if less, <b>does</b> not in any way prejudice the implementation of master planning of the whole site;</li> <li>iii. The masterplan limits to approximately 20 hectares the area of the site to be subject of built development and should identify the rationale / mix of uses taking into account and use of land previously occupied by the former army base;</li> <li>iv. The proposals demonstrate that the uses on the site would not compete, detract or undermine Winchester Town Centre;</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li data-bbox="521 233 1975 456">v. The proposals are designed to create a permeable place <b>putting people and places at the forefront</b> enabling <del>and be based around</del> sustainable modes of travel that maximises the opportunity for walking, cycling and public transport <b>to reflect the Winchester Movement Strategy and LCWIP. These sustainable modes of travel should</b> <del>which connect to the surrounding area/PROW/cycle network, landscape and designated heritage assets and links to the Winchester train station, the city centre and existing nearby park and ride facility;</del></li> <li data-bbox="521 491 1975 639">vi. The transport assessment should assess the impact of the proposals on the road network and agree where any further targeted mitigation is required or to demonstrate how sustainable travel plan measures will reduce these impacts to an acceptable level. This will be agreed with the highway authorities to ensure that the impacts on the road network are acceptable;</li> <li data-bbox="521 675 1975 823">vii. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and improvements to the public realm;</li> <li data-bbox="521 858 1975 935">viii. Secures and identifies land for public use in the undeveloped part of the site for recreational purposes in perpetuity, but allowing for appropriate strategic landscaping;</li> <li data-bbox="521 970 1975 1010">ix. The design and layout needs to create flexible and active spaces on the ground floor;</li> <li data-bbox="521 1045 1975 1358">x. The design needs to have particular regard to <b>the</b> relationship with the South Downs National Park, consideration for the Winchester - Compton Street settlement gap and views from and to Winchester. <b>This is</b> in terms of the height, view corridors and the scale, massing and appearance of buildings, design of roofs, lighting taking into account the site's <del>its</del> unique gateway location, the various local and national designations and <b>nearby</b> designated heritage assets (<b>scheduled monuments</b>, listed buildings and conservation areas) and address the affect that the proposed development would have on their <del>setting and sensitivities</del>; <b>significance (including the contribution made by their setting) and sensitivities</b>;</li> </ul>

Policy ref	Proposed change
	<p data-bbox="510 233 1980 312">xi. The proposals incorporate and include public realm to enhance the intrinsic quality of the site and creates a 'sense of place';</p> <p data-bbox="510 344 1980 504">xii. <b>The proposals retain features of</b> Any heritage significance and incorporates them <del>archaeology features are recorded, retained and incorporated</del> into any re-development of the site as part of a wider heritage trail that celebrates the sites military history and place of enjoyment by the general public to <b>understand and appreciate how the site has evolved;</b></p> <p data-bbox="510 536 1980 584">xiii. Any contaminated land issues will also need to be addressed and remediated;</p> <p data-bbox="510 616 1980 743">xiv. The proposal includes a Habitats Regulations Assessment to consider the potential effects on biodiversity, on-site and on the River Itchen, and the possible in-combination effects of the development on nearby sites of national and international importance;</p> <p data-bbox="600 775 1980 1286"><b>New criteria between xiv and xv.</b>  <b>Where it has been demonstrated that the proposals will have a significant adverse effect on the integrity of the River Itchen SAC it must be demonstrated, as part of the design process, that adequate measures in line with Policy NE1 and Policy D7, will be put in place to avoid or mitigate any adverse effects. Such measures must be agreed with the Council and Natural England. In order to assist the Council in carrying out a Habitats Regulations Assessment, the developer will be required to provide evidence to inform the Appropriate Assessment. This is likely to include an air quality assessment of the effects of the development on the River Itchen SAC as a result of any increase in traffic associated with the development. The effects on local roads in the vicinity of the proposed development on nearby designated nature conservation sites, and the impacts on vulnerable sites from air quality effects on the wider road network in the area can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required.</b></p>



Policy ref	Proposed change
	<p>xv. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible; <del>and</del></p> <p>xvi. Any application is accompanied by a green/blue infrastructure strategy to both enhance the development and mitigate potential impacts on the water environment and biodiversity. This should include the provision of multi-functional green links throughout the site; <b>and</b>;</p> <p><b>Add new criteria</b></p> <p>xvii. <b>Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.</b></p>
W6 Winnall	<p>Within the Winnall area, as shown on the Policies Map, the council will continue to apply Policy E6 (retention of employment land and premises) with the expectation that it will remain as the main employment area in Winchester Town. Planning permission will be granted for proposals which are in accordance with the Development Plan and the approach for Winnall, as set out below:</p> <p>i. In sub area 1, which is the core employment area in Winnall focussed on Moorside Road, there is a presumption in favour of the retention of existing B use class employment uses and the creation of additional B2 (<b>General industry</b>) and B8 floorspace (<b>Storage and distribution</b>) to ensure this area continues as a centre for more traditional employment opportunities.</p> <p>ii. In sub area 2, along Easton Lane, <del>the council will adopt a more flexible approach in applying Policy E6 (retention of employment land and premises) and may permit B use class employment generating uses outside of the B2 and B8 Use Classes.</del> <b>there is a presumption in favour of the retention of existing B uses classes and the creation of additional B2 and B8 floorspace to ensure that this area continues as a centre for more traditional employment opportunities.</b> Where feasible all new development including change of use will be required to:</p> <ul style="list-style-type: none"> <li><del>▪ provide a range of flexible employment opportunities;</del></li> <li>▪ provide tangible improvements to the public realm;</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>▪ provide an attractive, active frontage which addresses the street and avoids bland rear / side elevations onto Easton Lane; <b>and</b></li> <li>▪ provide a Travel Plan that demonstrates sustainable active travel that meets the requirement of the development for staff and commercial users to meet the requirements of the proposed development.</li> <li><del>▪ if a new town centre use as defined by the NPPF is proposed, provide evidence to show that the use requires an out of centre location and that a 'sequential approach' has been applied to demonstrate that the use could not reasonably be accommodated in a more sequentially-preferable location.</del></li> </ul> <p>iii. in sub area 3, the council will retain existing employment uses and encourage the sub-division and development of units to create provision for start-up businesses and small to medium enterprises (SMEs), <b>Uses within Class E (g) (ii) (research and development of production or processes) and E (g) (iii) (any industrial process which can be carried out in any residential area without detriment to the amenity of the area).</b></p> <p>iv. in sub area 4 applications for uses outside of B2 and B8 uses will be considered against the requirements of Policy E6 (retention of employment land and premises), in the context of adjoining land uses.</p> <p>Where feasible and appropriate all proposals should seek to maximise opportunities to:</p> <p>v. Create or improve pedestrian/cycle links with the surrounding area <b>to enable safe access to adjacent residential areas</b> and demonstrate how this will be linked together as part of the <del>planned</del> <b>National Significant Infrastructure</b> improvements to Junction 9 of the M3 motorway and any associated Park &amp; Ride facility;</p> <p>vi. Create or improve recreation and greenspace opportunities in the area, including the provision of community and green infrastructure.</p>

Policy ref	Proposed change
W7 Central Winchester Regeneration	<p>Development proposals for a comprehensive mixed-use development within the area known as the Central Winchester Regeneration (Silver Hill) as shown on the Policies Map, will be granted planning permission provided that detailed proposals accord with the Development Plan and accord with the following:</p> <ul style="list-style-type: none"> <li>i. Any application for development is consistent with the Supplementary Planning Document that has been agreed by the local planning authority;</li> <li>ii. The proposals relate to the whole of the allocated site or if less, do not in any way prejudice the implementation of the masterplan for the whole of the site;</li> <li>iii. The proposals provide an appropriate mix of uses that reinforce and complement the town centre, including retail, residential, leisure, and other town centre uses;</li> <li>iv. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and public realm;</li> <li>v. The proposals respect the historic context, and make a positive contribution towards protecting and enhancing the local character <b>and appearance of Winchester Conservation Area and the significance of its heritage assets</b> <del>special heritage of the area</del> and important historic views, especially those from St Giles Hill;</li> <li>vi. The proposals provide opportunities that enhance the public realm <b>putting people and places at the forefront of its design</b>;</li> <li>vii. The proposals improve <del>pedestrian and cycle access</del> <b>facilities for those walking, cycling and wheeling, in line with the LCWIP and Winchester Movement Strategy</b>;</li> </ul> <p><b>Add new criteria</b>  <b>The proposals only permit car parking for car clubs/ delivery spaces given its town centre location;</b></p> <ul style="list-style-type: none"> <li>viii. The proposals provide a high quality multi functional green and blue infrastructure and linked open spaces;</li> <li>ix. The proposals make the provision for buses and coaches;</li> <li>x. The proposals improve conditions in the Broadway, and where possible remove traffic from the site (except for servicing);</li> <li>xi. The proposals include an archaeological assessment to define the extent and significance of any archaeological remains and reflect these in the proposals, as appropriate;</li> </ul>

Policy ref	Proposed change
	<p>xii. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible; and</p> <p>xiii. <b>The layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes;</b></p> <p><b>Add new criteria:</b>  <b>The proposals considers and addresses the need for education provision (Primary and Secondary) to meet the needs of the development;</b></p> <p><b>Add new criteria</b>  <b>A Strategic Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Where possible, reduce the overall flood risk by ensuring that any new development avoids Flood Zone 3;</b></p> <p><b>Add new criteria:</b>  <b>Given that part of the site is located within a Flood zone 3, it will need to be demonstrated through the design process that safe access and egress arrangements can be provided, taking into account the extent of flood risk area;</b></p> <p><b>Add new criteria:</b>  <b>Due to flooding, development should be set back from the watercourse and no development should be within 8m of the watercourse. Compensatory storage may be required; and</b></p> <p><b>Add new criteria:</b>  <b>As part of the design process, opportunities should be explored to deculvert the watercourse which could assist with BNG.</b></p>

Policy ref	Proposed change
W8 Station Approach Regeneration Area	<p>Development proposals within the Station Approach Regeneration Area as shown on the Policies Map, will be granted planning permission for a mixed use development provided that detailed proposals accord with the Development Plan and demonstrate how proposals will accord with the following:</p> <ul style="list-style-type: none"> <li data-bbox="488 360 1975 467">i. Any application for development is preceded by, and is consistent with, a site wide masterplan for the whole site which has involved and engaged with landowners, stakeholders and interested parties before it is agreed by the local planning authority;</li> <li data-bbox="488 507 1975 576">ii. The proposals relate to the whole of the allocated development or if less does not in any way prejudice the implementation of the masterplan of the whole site;</li> <li data-bbox="488 616 1975 722">iii. The proposals take a contextual approach which respects the characteristics of Winchester Town, and relate positively to the conservation area and other designated and non-designated heritage assets and their settings;</li> <li data-bbox="488 762 1975 911">iv. The proposals makes a positive contribution towards improving the area as a key entrance to the town centre, enhancing the public realm, <del>improvements for pedestrian and cyclists and permeability to the</del> <b>enabling people to walk and cycle for most everyday trips and improving those links to the</b> railway station, the surrounding area and other key destinations;</li> <li data-bbox="488 951 1975 1058">v. The proposals include a high standard of architectural design and use quality materials and detailing, through the creation of a design response that will deliver innovative, sustainable new buildings, creating and providing high quality public spaces and improvements to the public realm;</li> <li data-bbox="488 1098 1975 1204">vi. The proposals assess the impact of buildings heights on views and adjoining areas unless a taller building can be justified in townscape terms. Taller buildings are unlikely to be acceptable in close proximity to nearby residential properties;</li> <li data-bbox="488 1244 1975 1380">vii. The proposals retain views of the treed skyline and other key historic features such as Winchester Cathedral and assess the impact of buildings over 3 storeys on views and adjoining areas and do not exceed 4-5 storeys in height, unless a taller building can be justified in townscape terms. Taller buildings are unlikely to be acceptable in close proximity to nearby residential properties;</li> </ul>

Policy ref	Proposed change
	<p>viii. The proposals retain existing trees where they can make a positive contribution towards enhancing local distinctiveness, and prepare a landscape framework alongside the master planning process to establish opportunities for new planting;</p> <p>ix. The proposals provides active street frontages to enhance the pedestrian environment, and promote the vitality and viability of the local centre along Andover Road; and</p> <p><b>The proposals consider and address the need for education provision (Primary and Secondary) to meet the needs of the development;</b></p> <p>x. The proposals consider the potential impacts of wastewater (nutrients) produced by the development upon the Solent SAC and River Itchen SAC and identify mitigation so as to avoid any adverse impact on these nationally protected sites either by incorporating measures within the site as part of the development or secured by alternative means if this is not feasible; <b>and</b></p> <p><b>Add new criteria: The layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.</b></p>
W9 Bar End Depot	<p>Land at Bar End depot, as shown on the Policies Map, is allocated for a mixed use development including 30 residential dwellings, specialised facilities which include an element of care and residential development and a local convenience store. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Nature of development</p> <p>i. A masterplan, which has involved and engaged with landowners, stakeholders and interested parties establishing principles for the disposition of uses across this key gateway site into Winchester Town, open space, access and junction arrangements should be submitted for approval by the local planning authority. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</p>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>ii. It can be demonstrated through the design process that the uses are of an appropriate scale and massing and there is a graduation in the height of the development away from the northern boundary in order ensure that there is no harmful impacts on the amenities of occupiers or properties that are located on Milland Road;</li> <li>iii. The proposals takes advantage of and improves linkages to the Winchester Sport and Leisure Park;</li> <li>iv. It can be demonstrated that the proposals provide an appropriate separation distances with the existing residential properties;</li> <li>v. The proposals should include a local convenience store if it can be demonstrated through the design process that this fits with other requirements;</li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>vi. The proposed uses are low traffic generation and there is limited on site car parking provision;</li> <li>vii. The proposals provides a safe vehicle, pedestrian and cycle access in accordance with Policy T3;</li> <li>viii. The proposals provides a footway <b>link and cycleway</b> link across the western boundary of the site to improve connectivity to Winchester Town to the north of the site;</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>ix. There is a contaminated land assessment and the appropriate remedial measures are put in place;</li> </ul> <p><b>Add new criteria:</b></p> <p><b>As the site is located on a principal aquifer, any proposed development will need to avoid any contamination to this aquifer;</b></p>

Policy ref	Proposed change
	<p>x. The proposals will need to include landscaping to create a buffer along the northern edge of the site in order to protect the residential amenity of the existing properties that are located on Milland Road; and</p> <p>Other Infrastructure</p> <p>xi. The proposals contribute to infrastructure needed to make the development acceptable in planning terms.</p>
W10 Former River Park Leisure Centre	<p>Development proposals for the former River Park Leisure centre site as shown on the Policies Map, will be granted planning permission for development of F1 uses (Learning and non-residential institutions – <b>Any use not including residential use - a) for the provision of education b) for the display of artwork (not for sale or hire), c) as a museum, d) as a public library or public reading room e) as a public hall or exhibition hall f) for, or in connection with, public worship or religious instruction, g) as a law court), Class E (d) indoor sport and recreation</b>), provided that detailed proposals accord with the Development Plan and demonstrates how proposals will accord with the following:</p> <p>i. Any application for development is preceded by, and is consistent with, a site wide masterplan for the whole site which has involved and engaged with stakeholders and interested parties before it is agreed by the council;</p> <p>ii. The proposals relate to the whole of the allocated development or if less <b>does</b> not in any way prejudice the implementation of master planning of the whole site;</p> <p><b>Add an additional criteria: How the site might be capable of accommodating a compatible/flexible range of uses on different floors;</b></p> <p>iii. The proposals for the design must ensure strong connectivity with the surrounding landscape and townscape - visually, physically and ecologically; <b>and are informed by and are sensitive to the heritage significance of the site, including the Abbey remains;</b></p>



Policy ref	Proposed change
	<p data-bbox="454 237 1975 304"><del>iv. The proposal include a Strategic Flood Risk Assessment which incorporates and includes innovative, multi-functional mitigation measures to address the risk of flooding</del></p> <p data-bbox="454 347 1975 528"><b>New criteria:</b>  <b>A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development.</b></p> <p data-bbox="454 568 1975 600"><b>Add new criteria:</b></p> <p data-bbox="454 639 1975 786"><b>The proposals will need to include mitigation measures that avoid surface water run-off to the Winnall Moors nature reserve and River Itchen SSSI and SAC through the incorporation of naturalised SuDS features, multifunctional green space that is designed and managed with biodiversity benefits;</b></p> <p data-bbox="454 826 1975 1007">v. The proposals must have particular regard to <b>the</b> relationship with the South Downs National Park, the Winchester Conservation Area, the River Itchen and views from and to Winchester Cathedral in terms of the height, view corridors and the appearance of the building, design of the <b>roof (including materials and detailing)</b>, lighting and any use and activity on the upper floor of the building, <b>while ensuring that the building's massing responds positively to the Winchester Conservation Area;</b></p> <p data-bbox="454 1046 1975 1118">vi. The proposals need to create activity on the ground floor that take full advantage of the riverside setting in a way that creates a visually interesting design that complements the setting of the river;</p> <p data-bbox="454 1158 1975 1230">vii. The proposals are designed to complement and enhance the appearance of the <del>North Walls</del> River Park Recreation Ground and provides a suitable and attractive gateway into the city;</p> <p data-bbox="454 1270 1975 1367">viii. The proposals are designed to be permeable, <del>maximise public accessibility</del> that includes publicly accessible performance/events space that benefits the City; <del>and is linked to the nearby Primary School, the outdoor skate park, the indoor bowling facility and links to the nearby educational institutions;</del> and</p>

Policy ref	Proposed change
	<p><b>Add an additional criteria:</b></p> <p><b>The layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes.</b></p> <p><del>ix. The proposals do not include residential development but where a proposal could led to additional accommodation requirements they come forward with a strategy, implementation and an active travel plan.</del></p>
W11 University of Winchester/ Royal Hampshire County Hospital	<p>The planning authority will permit the development and redevelopment of land within and adjoining the University of Winchester and Royal Hampshire County Hospital, as shown on the Policies Map, for development to consolidate, expand and improve academic provision, health care, student housing and residential development. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. A masterplan establishing a development strategy for the provision of improved health, education, student housing and residential development within the area (or individual component areas), principles for the disposition of development, retained buildings, trees and open space, access and junction arrangements should be developed and approved by the <b>Local Planning Authority</b>. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</li> <li>ii. Priority should be given to retaining and improving academic and health provision, and providing student housing. Subject to these being adequately catered for, residential development or other appropriate uses will be permitted on suitable surplus land or buildings;</li> <li>iii. As a brownfield site, there is no restriction on the phasing of development.</li> </ul> <p>Access</p>

Policy ref	Proposed change
	<p>iv. Use existing access points and make improvements to these as necessary, particularly to improve cycle and pedestrian access. Vehicular access to development at the University campus will not be permitted from Milnthorpe Lane.</p> <p>Environmental</p> <p>v. Important trees and wooded areas within the site, particularly to the south of the area;</p> <p>vi. Ensure that development is designed so as to protect important views into and out of the area, <b>retain listed buildings and facilitate their future use in a manner that is</b> <del>achieve suitable and sympathetic to their significance use of listed buildings, and conserve or enhance the character and appearance of</del> <del>protect the conservation area; and</del></p> <p>Other Infrastructure</p> <p>vii. <b>The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes; and</b></p> <p>viii. Provide <b>active travel infrastructure such as bicycle storage in line with LTP4 and</b> other infrastructure needed to make the development acceptable in planning terms;</p>
<b>South Hampshire Urban Areas Sites</b>	
SH1 West of Waterlooville including Newlands	<p>Land <b>at Newlands</b>, to the West of Waterlooville, <del>including Newlands</del> (as shown on the map <b>of Newlands (West of Waterlooville) Master Plan Area</b> <del>on the previous page</del>) remains allocated to complete the development of a new community of 3,000 dwellings (about 600 in Havant Borough), of which 40% are expected to be affordable, and associated employment provision, support facilities and services, together with supporting uses. An additional approximately <del>250</del> <b>300</b> dwellings <del>(site capacity under review and may increase to about 400)</del> will be achieved through intensification or rearrangement of uses within the Winchester District part of the development. This should continue to deliver the agreed vision for <b>Newlands (West of Waterlooville)</b>, <del>including Newlands</del> which aims to create a sustainable urban extension to Waterlooville, integrated with the town centre and forming the fourth quadrant of the town.</p>

Policy ref	Proposed change
	<p>Development should accord with Policy SP2 and the following site-specific requirements:</p> <ul style="list-style-type: none"> <li>i. Be integrated with Waterlooville town centre including measures to enable good pedestrian and cycle access across Maurepas Way;</li> <li>ii. Retail provision within the development should be within a modest local centre which is subservient to Waterlooville town centre;</li> <li>iii. Provide about 23 hectares of employment land, including uses which will help link the development to the town centre, create a vibrant commercial area and include some mixed housing/ commercial areas;</li> <li>iv. Provide a new access road through the development between the A3/ Ladybridge Road roundabout and the A3/Maurepas Way roundabout with public transport provision and other measures to reduce traffic generation. The development should fund any off-site transport improvements necessary to achieve this and to accommodate traffic likely to be generated by the development;</li> <li>v. Provide primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure;</li> </ul> <p><b>Add new criteria:</b>  <b>A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development.</b></p> <p><b>Ensure that the groundwater Source Protection Zone is protected and that development will be safe over its lifetime by undertaking a site-specific flood risk assessment and implementing any necessary measures. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</b></p>
SH2 North Whiteley	Land to the North of Whiteley (as shown on the map above) remains allocated to complete the development of about 3,500 dwellings together with supporting uses. An additional approximately <del>190</del> <b>200</b> dwellings, of which 40% are expected to be affordable, will be achieved through the allocation of

Policy ref	Proposed change
	<p>approximately 6 hectares of land as small extensions to the original allocation <b>and development of an extra care scheme</b>. The development as a whole should reflect Whiteley's predominantly wooded character and setting by maximising the opportunities presented by the substantial areas of green space within and adjoining the allocated area, which are either unsuitable for built development or needed to mitigate potential impacts on protected sites. Development proposals should be consistent with the masterplan, indicative layout and phasing plan approved for the original allocation.</p> <p>The development should also complement and take advantage of facilities in the nearby town centre and major employment at the Solent Business Parks. It should accord with Policy SP2, in addition to the following site-specific requirements:</p> <ol style="list-style-type: none"> <li data-bbox="488 608 1928 836">i. Protect and enhance the various environmentally sensitive areas within and around the site, avoiding harmful effects or providing mitigation as necessary. This will include any measures as necessary to mitigate the impact of noise and light pollution on the adjoining areas. The existing woodlands on and adjoining the site should be used to create attractive neighbourhoods, improve biodiversity, provide recreational facilities including areas for children's play, and possibly be managed to as a source of renewable energy (woodfuel);</li> <li data-bbox="488 844 1861 954">ii. Provide for pre-school facilities, additional primary school places and a secondary school to accommodate the development, along with other physical and social infrastructure, including provision, as required, for primary health care in the locality to serve the new community;</li> <li data-bbox="488 962 1951 1072">iii. Ensure that sustainable transport measures are implemented at an early stage of the development, including pedestrian and cycle links, a public transport strategy and any offsite contributions as deemed necessary;</li> <li data-bbox="488 1080 1966 1270">iv. Provide measures to ensure that smarter transport choices are made to achieve a modal shift which minimises car usage, manages the impact of private cars on the highway network, and implements measures necessary to accommodate additional traffic, including improvements to junction 9 of the M27. These should improve Whiteley's self-containment and make a significant contribution towards reducing commuting levels;</li> <li data-bbox="488 1278 1939 1386">v. Complete Whiteley Way at an early stage of development, in an environmentally sensitive manner which does not cause undue severance for the new community or encourage traffic from adjoining areas to use the new route to gain access to the strategic road network;</li> </ol>

Policy ref	Proposed change
	<p>vi. Avoid harmful impacts on water resources, given the proximity of the site to European sites of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk. <del>and apply a flood risk sequential approach to development across the site</del></p> <p><b>Add new criteria:</b></p> <p><b>A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development.</b></p> <p><b>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;</b></p> <p>vii. Assess the impact of development both on site and in combination with other nearby sites on habitats and biodiversity (especially those of national and international importance such as the River Hamble and the Solent);</p> <p>viii. Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long term management and any off-site measures required to mitigate harmful impacts on European sites.</p>
SH3 Whiteley Green	<p>Land at Whiteley Green (as shown on the map <del>above</del> <b>on the previous page</b>) <del>remains</del> <b>is</b> allocated for the <b>residential and educational</b> development of about 75 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Access</p> <p>i. Provide safe vehicle, pedestrian and cycle access from Bader Way <b>and Lady Betty's Drive</b>, an attractive footpath and cycleway network, and provide convenient access to public transport.</p>

Policy ref	Proposed change
	<p>Environmental</p> <ul style="list-style-type: none"> <li>ii. Provide landscaping, tree planting belts or other measures, of at least 20 metres adjoining the M27, to protect the amenities of occupiers of the proposed housing from noise and to screen the development;</li> <li>iii. Maintain or enhance existing woodland and major hedgerows within the site and carry out additional planting;</li> <li>iv. Provide on-site open space (Informal Open Space, and Local Equipped Area for Play) as part of a neighbourhood green to serve the proposed and surrounding development.</li> </ul> <p>Infrastructure</p> <ul style="list-style-type: none"> <li>v. Contribute to infrastructure needed to make the development acceptable in planning terms.</li> </ul>
SH4 Solent Business Park	No changes proposed to the policy
SH5 Little Park Farm	Delete policy
SH6 Botley Bypass	No changes proposed to the policy
<b>The Market Towns and Rural Area Sites</b>	
BW1 The Vinyard/Tangier Lane	<p>Land at The Vineyard and land east of Tangier Lane, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 120 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:</p> <p>Nature and Phasing of Development</p> <ul style="list-style-type: none"> <li>i. A masterplan establishing principles for the disposition of housing, open space, access points and linkages with adjacent sites and the wider countryside, including proposals for the SINC to ensure that there is no net loss of biodiversity for the whole allocated area, should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.</li> </ul>

Policy ref	Proposed change
	<p data-bbox="456 272 566 300">Access</p> <ul style="list-style-type: none"> <li data-bbox="495 325 1962 427">ii. Provide two points of access via Albany Road and Tangier Lane or The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;</li> <li data-bbox="495 435 1962 537">iii. Provide a new/improved footpath/ cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham to link with Priory Park and the Martin Street Site and the Albany Farm site (Policy BW4).</li> </ul> <p data-bbox="456 580 667 608">Environmental</p> <ul style="list-style-type: none"> <li data-bbox="495 633 1906 699">iv. Provide a substantial landscape framework to create a new settlement edge to the south and west;</li> <li data-bbox="495 707 1361 734">v. Protect, retain and reinforce existing treed boundaries;</li> <li data-bbox="495 742 1805 769">vi. Provide on-site open space (Informal Open Space and Local Equipped Area for Play);</li> <li data-bbox="495 777 1883 842">vii. Minimise the impact of the access points on the Site of Importance for Nature Conservation (SINC) and Priory Park;</li> <li data-bbox="495 850 1962 952">viii. Improve/manage the SINC as a Natural Green Space and ensure no net detriment to biodiversity (including habitat isolation and fragmentation) through on-site and, if necessary, off-site measures;</li> <li data-bbox="495 960 1865 1026">ix. Create a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links.</li> </ul> <p data-bbox="456 1075 651 1102">Infrastructure</p> <ul style="list-style-type: none"> <li data-bbox="495 1128 1816 1193">x. Contribute to the expansion of Bishop's Waltham Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.</li> <li data-bbox="495 1201 1872 1267"><b>xi. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider.</b></li> <li data-bbox="495 1275 1951 1340"><b>xii. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</b></li> </ul>



Policy ref	Proposed change
BW2 Albany Farm	Delete policy
BW3 Tollgate Sawmill	<p>Land at Tollgate Sawmill, as shown on the Policies Map, is allocated in the adopted Local Plan for employment use and a limited amount of market housing so as to enable a viable employment development and the restoration of Tollgate House. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following site specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. Provide employment uses falling within Use Classes B1(b) (research &amp; development), B1(c) (light industrial) and B8 (storage and distribution), with limited B2 (general industrial) to minimise harmful impacts on existing and proposed housing by keeping potentially harmful uses to the south west corner of the site, with other business uses limited to ancillary elements. <b>A medical and health facility in Use Class E(e) would also be acceptable should it be demonstrated that there is a local need for a relocated GP Practice.</b> A masterplan establishing principles for the disposition of housing, employment, open space, access points and potential linkages with the adjacent Albany Farm site for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</li> <li>ii. A phasing plan establishing the order of development and infrastructure provision for all of the allocated area should be produced and agreed in advance of planning permission being granted;</li> <li>iii. Limit any residential development to the minimum needed (up to 10 dwellings) to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration of Tollgate House.</li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>iv. Provide improvements as necessary to the existing access onto Winters Hill;</li> <li>v. <del>Explore the potential to provide</del> Provide a pedestrian/cycle link to the <b>adjacent</b> Albany Farm development (Policy BW4) as part of a route linking the site with other sites allocated for housing and open space.</li> </ul>

Policy ref	Proposed change
	<p>Environmental</p> <ul style="list-style-type: none"> <li>vi. Protect the Park Lug and provide a landscaped buffer between the employment uses and housing on Winters Hill to minimise impacts on residents and the Park Lug;</li> <li>vii. Avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect this in the proposals;</li> <li>viii. Protect, retain and reinforce existing treed boundaries and hedgerows;</li> <li>ix. Retain sufficient space to support trees and tree belts, particularly along the Park Lug.</li> <li><b>x. Ensure that the groundwater Source Protection Zone is protected.</b></li> </ul> <p><del>Other Infrastructure</del></p> <p><del>x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</del></p>
<p>BW4 land north of Rareridge Lane</p>	<p>Land at Rareridge Lane, as shown on the Policies Map, is allocated for about 100 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p><b>Nature &amp; Phasing of Development</b></p> <ul style="list-style-type: none"> <li><b>i. The development must be informed by a landscape-led masterplan which considers the existing built form, contours, heritage assets, landscape character, topography and key public views. As part of the masterplan, built development should be sited in the southern area of the site, leaving the northern area for landscape screening, amenity space, and biodiversity net gain;</b></li> <li>ii. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</li> </ul>

Policy ref	Proposed change
	<p><b>Access</b></p> <p>iii. Provide an <b>appropriate</b>, safe, vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties <b>and complies with Hampshire County Council technical guidance documents;</b></p> <p>ivii. Provide satisfactory <b>attractive and legible</b> pedestrian and cycle links to Bishop's Waltham centre ,</p> <p><b>v. Provide improved access to the existing PROW network and new crossing facility on Hoe Road to link routes to the east of the village with those to the north;</b></p> <p><b>vi. Provide or contribute to improved bus stop waiting facilities for new residents including footway extension, new seating and if appropriate a covered shelter to support public transport usage;</b></p> <p><b>vii. Provide or contribute to the reduced speed limit to 30mph and a new village gateway on Hoe Road to the east of the site.</b></p> <p><b>Environmental</b></p> <p>iviii. Provide <b>appropriate</b> landscaping to create a new settlement edge <b>which is informed by the site contours and minimises any adverse impacts upon</b> <del>to the north and mitigate views from the South Downs National Park;</del></p> <p><del>vix. The layout of the site to protect the amenities of existing properties to the south of the site</del> <b>Adoption of a design and landscaping approach which respects existing residential amenity with regard to outlook and privacy;</b></p> <p><del>vix. Assess and mitigate the impact upon the nearby listed buildings to the east and south.</del></p> <p><del>vixi. Assess and Minimise the impact on the South Downs National Park and address the quality of dark skies and setting of the National Park in line with Policy NE8.</del> <b>Mitigate any potential adverse impacts upon the South Downs National Park in accordance with Policy NE8, including the impact on Dark Skies</b></p> <p><b>Other Infrastructure</b></p>

Policy ref	Proposed change
	<p><del>viii</del>xii. <b>Provide</b> Open space to serve the development in accordance with policy NE3.</p> <p><del>ix.</del> Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</p> <p>xiii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.</p>
NA1 The Dean	<p>Land at The Dean, as shown on the Policies Map, is allocated for the development of about 130 dwellings, commercial and parking uses. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. Development should reflect the principles established in the Masterplan for Land West of The Dean 2017. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</li> <li>ii. Individual site proposals should be designed to enable future linkages to adjoining land and to avoid harm to the amenities or operation of adjacent land and businesses;</li> <li>iii. Development may include the provision of offices to meet local needs and should include additional public car parking, as well as housing suitable to help meet local housing needs in a highly accessible location.</li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>iv. Provide safe vehicle, pedestrian and cycle access from The Dean and contribute to any off-site junction or pedestrian improvements necessary.</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>v. Retain and reinforce landscaping on existing boundaries around the area, in conjunction with open space provision, and provide for improvements to the public realm on The Dean;</li> <li>vi. Proposals should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided;</li> <li>vii. On-site open space (Informal Open Space and Local Equipped Area for Play).</li> </ul>

Policy ref	Proposed change
	<p>Other Infrastructure</p> <ul style="list-style-type: none"> <li>viii. Include provision for a public car park of about 50 spaces within the south-eastern part of the allocated area;</li> <li>ix. <del>Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</del> <b>Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;</b></li> <li>x. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.</li> </ul>
NA2 Sun Lane	<p>Land east of Sun Lane, as shown on the Policies Map, is allocated for a mixed use development comprising about 10 hectares of residential development (about 325 dwellings), 5 hectares of employment uses (E(g), B2 and/or B8), and 15 hectares of informal and recreational open space and a burial ground. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. A masterplan establishing principles for the disposition of housing, employment, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole.</li> <li>ii. Provide for housing development on about 10 hectares of land to the north of the site; business development and a new access to Alresford Bypass on about 5 hectares to the south of the site, designed so as to minimise harmful impacts on existing or proposed housing by keeping potentially harmful uses to the east of the site and providing adequate landscape buffers; and open space of various types and a burial ground on about 15 hectares in the central part of the site;</li> <li>iii. A phasing plan establishing the order of development and infrastructure provision for all of the allocated area should be produced and agreed in advance of permission being granted. This</li> </ul>

Policy ref	Proposed change
	<p>should achieve the provision of the new access to Alresford Bypass in advance of business uses being developed, ensure that serviced land for business uses is made available before the completion of housing units, and secure affordable housing provision in step with market housing. The phasing of open space provision should also be agreed and set out within the phasing plan;</p> <p>iv. Proposals for individual parts of the site may be brought forward provided they are designed in accordance with the masterplan and follow the stages set out in the phasing plan, including providing business land, open space and other facilities (including affordable housing) at the appropriate stage, and do not prejudice the development of subsequent phases.</p> <p>Access</p> <p>v. Access to the site should be primarily from the south by means of a new junction onto the A31 Alresford Bypass to be provided as the first phase of development;</p> <p>vi. Include measures to provide new/ improved pedestrian and cycle access from the site into the town centre, between elements of the development, and to the surrounding development and countryside, including off-site improvements as necessary;</p> <p>vii. Include measures to discourage use of motorised transport and to manage traffic so as to minimise the impact of development on nearby residential roads, particularly Sun Lane, Nursery Road and Tichborne Down;</p> <p>viii. Produce a transport assessment setting out how transport requirements, including those above, will be secured and the stages at which they need to be provided. This should include off-site vehicle, pedestrian, cycle and public transport improvements to be provided or funded by the development.</p> <p>Environmental</p> <p>ix. Retain and reinforce existing landscaped boundaries around the site, particularly along the eastern edge;</p> <p>x. Provide suitable boundary treatment on the western edges of the proposed housing and business sites to protect the amenities of existing housing;</p>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li data-bbox="510 233 1980 347">xi. Provide about 15 hectares of open space in the central part of the site, designed to achieve a major new open area for the community providing for a range of current and future needs. The area should be carefully designed, integrating the burial ground and different types of open space</li> <li data-bbox="510 347 1980 427">xii. Provide on-site open space within the proposed housing site (Informal Open Space and Local Equipped Area for Play).</li> </ul> <p data-bbox="454 432 741 464">Other Infrastructure</p> <ul style="list-style-type: none"> <li data-bbox="510 469 1980 584">xiii. <del>Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider</del> <b>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</b></li> <li data-bbox="510 584 1980 624">xiv. Ensure that the Groundwater Protection Zone is protected;</li> <li data-bbox="510 624 1980 695">xv. Contribute to the expansion of Sun Hill Infants and Junior Schools and other infrastructure needed to make the development acceptable in planning terms.</li> </ul>
NA3 Neighbourhood plan designated area	<p data-bbox="454 740 1980 815">Additional land will be allocated for development in the New Alresford Neighbourhood Plan for about 100 dwellings, including any amendments to the settlement boundary.</p> <p data-bbox="454 852 931 884">Development will be expected to:</p> <ul style="list-style-type: none"> <li data-bbox="577 884 1980 963">i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach;</li> <li data-bbox="577 963 1980 1043">ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area; and</li> <li data-bbox="577 1043 1980 1123">iii. <b>Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.</b></li> </ul>
CC1 Clayfield Park	<p data-bbox="454 1161 1980 1273">Land at Clayfield Park and adjoining Avondale Park, Main Road, as shown on the Policies Map, is allocated for the development of about 48 dwellings. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p data-bbox="454 1289 566 1321">Access</p>

Policy ref	Proposed change
	<p>i. Provide safe vehicle, pedestrian and cycle access from Main Road along with any wider traffic management and mitigation measures necessary;</p> <p>ii. Provide a <del>suitable</del> <b>footpath</b> and cycleway links through the site from Main Road to Spring Lane.</p> <p>Environmental</p> <p>iii. Retain and reinforce planting around the site boundaries;</p> <p>iv. Provide on-site open space (Informal Open Space and Local Equipped Area for Play).</p> <p>Other Infrastructure</p> <p>v. <del>Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.</del> <b>Provide surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected.</b></p> <p>vi. Contribute to infrastructure needed to make the development acceptable in planning terms.</p>
CC2 Coldon Common Farm	<p>Land at Colden Common Farm, as shown on the Policies Map, is allocated for about 45 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Nature &amp; Phasing of Development</p> <p>i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</p> <p>Nature of development</p> <p>ii. Provide an overall site plan establishing principles for the disposition of development, with broad areas of screening to the listed buildings. The scheme should indicate appropriate locations for vehicular access and pedestrian and cycle routes connecting into the wider area. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</p> <p>Access</p>



Policy ref	Proposed change
	<p>iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;  iv. Provide pedestrian and cycle links across the site and connecting to the new residential area to the south;  v. Provide or contribute to the provision of crossing points to Main Road as appropriate;  vi. Contribute to other necessary highway and road safety improvements in the area, <b>that encourage and support sustainable travel opportunities or improve road safety</b></p> <p>Environmental</p> <p>vii. Provide landscaping to create a new settlement edge to the east and north of the site, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site and the open nature of the frontage to Main Road;  viii. Provide landscape buffers to protect the amenities of existing properties to the north and south of the site and any wider views to SDNP;  ix. Provide screening and <b>suitable</b> landscape buffers to preserve the setting of the adjacent Listed Buildings at Manor House;  x. Provide on-site open space in accordance with policy NE3;</p> <p>Other Infrastructure</p> <p>xi. <del>Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</del> <b>Provide surface water attenuation via SUDS features and ensure that the groundwater Source Protection Zone is protected. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;</b>  xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.</p>
CC3 Land at Main Road	<p>Land at Main Road, as shown on the Policies Map, is allocated for the about 35 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Nature &amp; Phasing of Development</p> <p>i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</p>

Policy ref	Proposed change
	<p>ii. Provide an overall site plan indicating the general layout of development, open space, landscaping and access points that minimises wider landscape impacts on the setting of Colden Common and impacts on the setting of <del>views to the SDNP</del> <b>and views to it</b>. Development should be sited away from the site frontage, behind landscape buffers. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</p> <p>Access</p> <p>iii. Provide a safe vehicle, pedestrian and cycle access to Main Road;  iv. Provide or contribute to the provision of crossing points to Main Road as appropriate;  v. Contribute to other necessary highway <del>and road safety</del> improvements in the area <b>that encourage and support sustainable travel opportunities or improve road safety</b></p> <p>Environmental</p> <p>vi. Provide landscaping to create a new settlement edge to the north of the site which retains a gap to Twyford village.  vii. Retain and reinforce important trees and hedgerows within and around the edges of the site;  viii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and <del>any</del> <b>minimise any harm to wider views and the setting of the</b> <del>to</del> SDNP;  ix. Preserve the setting of the nearby Listed Buildings;  x. Provide on-site communal open space (Informal Green Space / Natural Green Space) in accordance with policy NE3 towards eastern top of the site;</p> <p>Other Infrastructure</p> <p>xi. <del>Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;</del> <b>Ensure that the groundwater Source Protection Zone is protected.</b>  xii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.</p>

Policy ref	Proposed change
CC4 Land adjoining 85 Church Lane	<p>Land at Church Lane, as shown on the Policies Map, is allocated for about 10 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Nature &amp; Phasing of Development</p> <p>i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</p> <p>Access</p> <p>ii. Provide safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction improvements necessary;</p> <p>Environmental</p> <p>iii. Provide landscaping to create a new settlement edge to the west and the south that maintains wider views to the south from Church Lane;</p> <p>iv. Undertake an arboricultural survey and retain important trees within the site. Particularly fronting Church Lane, except where removal is necessary for access requirements;</p> <p>v. Ensure that development is designed so as to preserve the setting of Keepers Cottage listed building to the north-west of the site;</p> <p>vi. Open space to serve the development in accordance with policy NE3.</p> <p>Other Infrastructure</p> <p>vii. <del>Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</del> <b>Ensure that the groundwater Source Protection Zone is protected.</b></p> <p>viii. <b>The development should ensure future access to planned water supply infrastructure in the vicinity in coordination with the service provider;</b></p> <p>vix. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.</p>

Policy ref	Proposed change
D1 Neighbourhood plan designated area	<p>Land will be allocated for development in the Denmead Neighbourhood Plan for about 100 dwellings, including any required amendments to the settlement boundary. Development will be expected to address the following:</p> <ul style="list-style-type: none"> <li>i. Show how they are contributing towards the Vision and Objectives of the Plan in Policy SP1 and in general conformity with its strategic approach;</li> <li>ii. Have regard to information on local need for new homes, jobs and facilities, for their plan area;</li> <li>iii. <b>Be phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.</b></li> </ul>
KW1 Cornerways and Merrydale	<p>Land at Cornerways &amp; Merrydale, Church Lane, as shown on the Policies Map, is allocated for the development of about <del>30</del> <b>45 dwellings or dwelling equivalents</b> (net). Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. As a brownfield site, there is no restriction on the phasing of development.</li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>ii. Provide safe vehicle, pedestrian and cycle access from Church Lane and contribute to any off-site junction <b>or other</b> improvements necessary.</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>iii. Undertake an arboricultural survey and retain important trees within the site, particularly fronting Church Lane;</li> <li>iv. Ensure that development is designed so as to protect the setting and important views of the conservation area and listed buildings along Church Lane, to the south of the site.</li> </ul> <p>Other Infrastructure</p> <ul style="list-style-type: none"> <li>v. Open space to serve the development in accordance with policy NE3.</li> <li>vi. <del>Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</del> <b>Ensure that the groundwater Source Protection Zone is protected.</b></li> <li>vii. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.</li> </ul>

Policy ref	Proposed change
KW2 Land adjoining Cart and Horse PH	<p>Land adjoining the Cart &amp; Horses PH, Basingstoke Road, as shown on the Policies Map, is allocated for the development of older person's housing of about <b>75</b> dwelling equivalents (<del>site capacity under review and may increase</del>). Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. A masterplan establishing principles for the disposition of housing, retained trees, open space, access and junction arrangements should be submitted. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</li> <li>ii. As older person's accommodation is a housing priority, there is no restriction on the phasing of development, <b>subject to the need to ensure development does not take place in advance of the rearrangement of the Basingstoke Road, London Road and B3047 junction.</b></li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>iii. Provide for the rearrangement of the Basingstoke Road, London Road and B3047 junction so as to ensure safe vehicular access from Basingstoke Road, while protecting the important belt of trees on that edge of the site, and improve pedestrian and cycle access;</li> <li>iv. Provide a pedestrian link to the Hinton Field public open space;</li> <li>v. Contribute to any other off-site junction improvements necessary.</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>vi. Undertake an arboricultural survey, retain important trees within the site particularly fronting Basingstoke Road and in the northern and western parts of the site, and establish a management plan for areas of woodland to be retained;</li> <li>vii. Use retained trees to determine the layout of development and provide on-site open space (Informal Open Space) so as to create an attractive and accessible environment and retain the openness of the settlement gap;</li> <li>viii. Ensure that development is designed so as to protect important views of the conservation areas, listed buildings and South Downs National Park <b>and minimise harm to their setting.</b></li> </ul> <p>Other Infrastructure</p> <ul style="list-style-type: none"> <li>ix. Open space to serve the development in accordance with policy NE3.</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>x. <del>Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</del> <b>Ensure that the groundwater Source Protection Zone is protected. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes.</b></li> <li>xi. Identify and contribute to infrastructure needed to make the development acceptable in planning terms.</li> </ul>
SW1 The Lakes	<p>Land to the north of The Lakes, as shown on the Policies Map, is allocated for the development of about 100 dwellings and areas of open space. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. Development proposals should follow the principles established in the masterplan approved with the planning application for the first stage of development.</li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>ii. Provide safe vehicle, pedestrian and cycle access points to the west (New Road) and east (Hillpound) in a form and position which minimises the loss of trees and hedgerows;</li> <li>iii. Provide footpath/cycleway links between New Road and Hillpound through the site, or by improving The Lakes, and link with existing development and facilities to the north.</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>iv. Provide substantial landscaping to create a strong new settlement edge to the south, whilst retaining and reinforcing protected and other important trees and hedgerows within the area to maintain and improve green links;</li> <li>v. Retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) where possible and link these with the provision of substantial on-site open spaces running through the site (Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play) to provide for adequate public open space and wildlife corridors to enhance biodiversity;</li> <li>vi. <b>a</b>Avoid development in areas potentially liable to flooding.</li> </ul> <p>Other Infrastructure</p>

Policy ref	Proposed change
	<p>vii. Contribute to the expansion of Swanmore College of Technology and other infrastructure needed to make the development acceptable in planning terms;</p> <p><del>Undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including providing Sustainable Drainage Systems, and making any necessary on- and offsite drainage improvements;</del> <b>A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe over its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Measures identified in the FRA should be part of proposals, including provision of suitable SUDS scheme;</b></p> <p><del>X Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</del> <b>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</b></p>
<p>WK1 Winchester Road Housing and open space allocation</p>	<p>Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated in the adopted Local Plan for the phased development of about 125 dwellings and public sports provision. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature &amp; Phasing of Development</p> <p>i. Two adjoining sites at Winchester Road are proposed for residential development in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for the provision of sports pitches, pavilion and parking. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</p>

Policy ref	Proposed change
	<p data-bbox="477 237 1975 416">ii. A phasing plan establishing the order and location of development and infrastructure provision for all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.</p> <p data-bbox="454 459 562 485">Access</p> <p data-bbox="477 509 1975 651">iii. Provide safe vehicle, pedestrian and cycle access to the housing sites by means of a new junction on Winchester Road, including suitable crossing arrangements and junction improvements, particularly to the Winchester Road/Titchfield Lane junction, in a location and form that minimises any harmful impact on the important group of trees alongside Winchester Road in this area;</p> <p data-bbox="477 659 1975 762">iv. Provide safe vehicular, pedestrian and cycle access to the sports site in Mill Lane, with any access to the Meon Valley Trail being sensitive to its location in the National Park, including parking provision commensurate with the proposed use;</p> <p data-bbox="477 770 1975 836">v. Provide pedestrian/cycle access within the site and improve off-site links to community facilities and the village centre along Winchester Road and via The Circle and Dairy Moor.</p> <p data-bbox="454 879 663 904">Environmental</p> <p data-bbox="477 928 1975 994">vi. Provide substantial landscaping to create a new settlement edge to the north and west, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;</p> <p data-bbox="477 1002 1975 1067">vii. Provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, suitable changing facilities and associated access, parking, drainage and landscaping;</p> <p data-bbox="477 1075 1975 1141">viii. Retain and protect the important belt of protected trees along the north-eastern boundary of the site and provide substantial on-site open space (Allotments and Local Equipped Areas for Play);</p> <p data-bbox="477 1149 1975 1182">ix. <b>Measures as necessary to protect groundwater.</b></p> <p data-bbox="454 1225 736 1251">Other Infrastructure</p> <p data-bbox="477 1275 1975 1377">x. <del>Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;</del> <b>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider</b></p>



Policy ref	Proposed change
	xi. Include surface water management measures to ensure the risk of flooding is not increased.
WK2 the Glebe	Delete policy
WK3 Welborne Open Space	The city council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of about 6,000 <del>between 6,500 – 7,500</del> dwellings together with supporting uses, centred immediately to the north of Fareham. Land within Winchester District (as shown on the plan below) will form part of the open areas, to ensure separation between the SDA and the existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy NE7 – Settlement Gaps.
WK4 Ravenswood	<p>Rename policy to KN1</p> <p>Land at Ravenswood House, is allocated for the development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation , agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Access</p> <ul style="list-style-type: none"> <li>i. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties;</li> <li>ii. Provide satisfactory pedestrian and cycle links to Knowle centre ,</li> <li>iii. Provision of a satisfactory link from the Meon Valley Trail through to Knowle.</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>iv. Appropriate buffering of Ravenswood Hospital and Dash Wood.</li> <li>v. Ensure impacts upon Dash Wood are appropriately managed</li> <li><b>vi, Demonstrate how groundwater will be protected.</b></li> </ul> <p>Other Infrastructure</p> <ul style="list-style-type: none"> <li>vii. Provision of Knowle Triangle and Meon Water Meadows as green infrastructure.</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>viii. Open space to serve the development in accordance with policy NE3.</li> <li>ix. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</li> </ul> <p>Identify and contribute to infrastructure needed to make the development acceptable in planning terms</p>
WK5 Mill Lane	<p><b>New policy</b></p> <p><b>Land at Mill Lane as shown on the Policies Map, is allocated for about 40 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</b></p> <p><b>Nature &amp; and Phasing of Development</b></p> <ul style="list-style-type: none"> <li><b>i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</b></li> </ul> <p><b>Access</b></p> <ul style="list-style-type: none"> <li><b>ii. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area;</b></li> <li><b>iii. Vehicular access should be located off Mill Lane minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;</b></li> <li><b>iv. As part of the design process a transport assessment, should consider any improvements to be provided to Mill Lane, as necessary, to accommodate increase in traffic;</b></li> <li><b>v. Safe and convenient pedestrian access through to Houghton Way and on to Wickham Centre;</b></li> </ul> <p><b>Environmental</b></p>

Policy ref	Proposed change
	<p>vi. Provide useable and accessible onsite open space in accordance with the approach set out in policy NE3;</p> <p>vii. Retain and reinforce landscaping buffers on the north, east, and west boundaries of the site except where their removal is necessary for access;</p> <p>viii. Retain (or divert if necessary) all open watercourses except for essential access points with an appropriate easement for maintenance.</p> <p>ix. Retain the surface water overland flow route.</p> <p>x. Provide Drainage and SuDS provision in accordance with the approach set out in policy NE6</p> <p>xi. Provide a Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation.</p> <p><b>Other infrastructure</b></p> <p>xii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</p> <p>xiii. Contribute to infrastructure needed to make the development acceptable in planning terms.</p>
<p>WK6 land at Southwick Road/School Lane</p>	<p><b>New Policy</b></p> <p><b>Land at Southwick Road / School Road as shown on the Policies Map, is allocated for about 60 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</b></p> <p><b>Nature &amp; and Phasing of Development</b></p>

Policy ref	Proposed change
	<p data-bbox="454 233 1989 304">i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030.</p> <p data-bbox="454 344 573 376"><b>Access</b></p> <p data-bbox="454 379 1989 491">ii. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area;</p> <p data-bbox="454 531 1989 603">iii. Vehicular access should be through Grindall Field to the west, minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;</p> <p data-bbox="454 643 1989 786">iv. Provide safe and convenient pedestrian and cycle access through to The Glebe including assessing the need for the provision of a pedestrian and cycle crossing on the A32 (School Road) and the incorporation of pedestrian/ child safety improvements around the existing children’s play area in Grindall Field as a result of any increase in traffic movements.</p> <p data-bbox="454 826 685 858"><b>Environmental</b></p> <p data-bbox="454 898 1989 970">v. Provide useable and accessible on-site open space accordance with the approach set out in policy NE3;</p> <p data-bbox="454 1010 1989 1042">vi. Retain and reinforce landscaping buffer on the north, east, and southern boundaries of the site;</p> <p data-bbox="454 1082 1989 1153">vii. Minimise impacts on the setting of the two listed buildings to the north, through appropriate design and landscape buffering;</p> <p data-bbox="454 1193 1989 1305">viii. Investigate the archaeology of the site and take the results into account in planning the future of the site, preserving in situ, excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site;</p>

Policy ref	Proposed change
	<p><b>ix. Retain (or divert if necessary) all open watercourses except for essential access points with an appropriate easement for maintenance;</b></p> <p><b>x. Retain the surface water overland flow route;</b></p> <p><b>xi. Provide drainage and SuDS provision in accordance with the approach set out in policy NE6; and</b></p> <p><b>xii. Provide a Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation.</b></p> <p><b>Other infrastructure</b></p> <p><b>xiii. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider;</b></p> <p><b>xiv. Contribute to infrastructure needed to make the development acceptable in planning terms.</b></p>
HU1 Neighbourhood Plan designated area	<p>Additional land will be allocated as necessary to meet local housing and other needs in the Hursley Neighbourhood Plan, <b>including provision through site allocations or windfall for about 20 dwellings;</b> including <b>and</b> any amendments to the settlement boundary. Development will be expected to:</p> <ul style="list-style-type: none"> <li>i. Show how it contributes towards the Vision and Objectives of the Plan in Policy SP1 and is in general conformity with its strategic approach;</li> <li>ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area.</li> </ul>
OT01 Land east of Main Road	<p>Land at Main Road Otterbourne, as shown on the Policies Map, is allocated for the about 55 dwellings and 2.8 hectares of open space. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030; Access</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>ii. Provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3;</li> <li>iii. Provide a new and improved footpath and cycleway links within the site with connections to the existing public rights of way network;</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>iv. Provide about 7 acres <b>2.8 hectares</b> of formal and informal open space including a local equipped area for play <b>on the eastern part of the site</b>;</li> <li>v. Provide new structural landscaping to the boundaries of the site;</li> <li>vi. Identify and protect the existing key landscape features and TPO'd trees on the site;</li> <li>vii. Special regard must be had to conserving the setting of The Parsonage, Otterbourne House and Meadow Cottage;</li> </ul> <p><b>viii. Add new criteria</b></p> <p><b>A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development.</b></p> <p>Other Infrastructure</p> <ul style="list-style-type: none"> <li>ix. Open space to serve the development in accordance with policy NE3.</li> <li><del>x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</del></li> <li><b>ix. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider. The development should ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;</b></li> <li><b>x. Ensure that the groundwater Source Protection Zone is protected. The layout of development should ensure access to existing sewerage infrastructure for maintenance and upsizing purposes,</b></li> <li>xi. Identify and contribute to infrastructure needed to make the development acceptable in planning term</li> </ul>

Policy ref	Proposed change
SW01 Land at West Hill Road North	<p>Land at West Hill Road North, as shown on the Policies Map, is allocated for the about 40 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</li> <li>ii. Provide an overall site plan indicating the general siting of development, open space, landscaping and access points that minimises wider landscape impacts, provides vehicular and pedestrian and cycle access to the site and indicates linkages to <del>the</del> <b>Drove Road PROW</b>/existing footpaths around the site. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>iii. Provide a vehicular access to the site from West Hill Road North <b>at a safe distance from Alresford Drove</b>;</li> <li>iv. Provide a new footpath/cycleway links at the south-eastern <del>along eastern</del> edge of the site to connect with existing <del>as part of a routes</del> into the village centre;</li> <li>v. Provide pedestrian/cycle links through or around the site to the Drove Road PROW;</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>vi. Retain and enhance existing planting/trees/hedgerows around the borders of the site except where their removal is necessary for access and visibility purposes and increase screening with additional planting;</li> <li>vii. Provide landscape buffers to protect the amenities of existing properties to the south of the site and any wider views from South Wonston village to the north;</li> <li>viii. Provide on-site, informal green space and children’s play space in accordance with the approach set out in policy NE3;</li> </ul>

Policy ref	Proposed change
	<ul style="list-style-type: none"> <li>ix. Provide a lighting scheme to enable a secure environment for residents and users of the site and minimises light pollution and visual intrusion into the wider countryside area;</li> </ul> <p>Other Infrastructure</p> <ul style="list-style-type: none"> <li>x. Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network and/or make arrangements for appropriate water drainage/disposal in collaboration with the service provider;</li> <li>xi. <b>Ensure that the groundwater Source Protection Zone is protected;</b></li> </ul> <p>Contribute to infrastructure needed to make the development acceptable in planning terms <b>including addressing any need for education provision (Primary and Secondary) to meet the needs of the development</b></p>
SU01 Land at Brightlands	<p><b>New policy</b></p> <p><b>Land at Brightlands, Sutton Scotney as shown on the Policies Map, is allocated for about 50-60 dwellings and an area of informal open space. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</b></p> <p><b>Nature &amp; Phasing of Development</b></p> <ul style="list-style-type: none"> <li>i. <b>A masterplan establishing principles for the disposition of housing, open space, access and archaeological considerations should be submitted. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</b></li> <li>ii. <b>The development is phased for the latter part of the Local Plan period and permission for housing development will not be granted before 2030;</b></li> <li>iii. <b>Provide an overall site plan indicating the general siting of development, open space, landscaping, above grounds SUDS system to mitigate the risk of siltation and access points that minimises wider landscape impacts. Any applications for all or part of the site should demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</b></li> </ul>



Policy ref	Proposed change
	<p><b>Access</b></p> <p>iv. Provide safe vehicle, pedestrian and cycle access links to the site and across the A30 in accordance with Policy T3;</p> <p>v. Vehicular access should be located off the existing roundabout to the southeast of the site minimising the removal of hedgerows and ensuring good visibility for vehicles entering and exiting the development;</p> <p>vi. A new pedestrian crossing to be located at the A30 linking the site to the village of Sutton Scotney;</p> <p>vii. The proposals include direct, safe and lit, where appropriate, active travel links as part of a strategy that minimises car journeys from the development by providing opportunities for walking, cycling and public transport that is connected to the surrounding area/ PROW;</p> <p>viii. Provide safe and convenient pedestrian access on to the adjacent PROW;</p> <p><b>Archaeological constraints</b></p> <p>ix. Prior to the design process, archaeological assessment and investigations will be required to assess the sites archaeological potential;</p> <p>x. Such investigations should comprise geophysical survey and evaluation trenching, the results of which should inform the design process for the proposed development at the site and appropriate mitigation options, in accordance with policy HE2, HE5 &amp; HE7;</p> <p><b>Environmental</b></p> <p>xi. A Hydrogeological Risk Assessment should be undertaken to determine ground conditions and groundwater levels in proximity to the site, and to identify whether the proposed development will</p>

Policy ref	Proposed change
	<p>impact on groundwater, either from subsurface construction or from changes to surface water drainage;</p> <p>xii. A site-specific Flood Risk Assessment and drainage strategy will need to be prepared and agreed that demonstrates how development will be safe over its lifetime, taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development;</p> <p>xiii. A Construction Environmental Management Plan that includes details of how silt will be managed during construction and post occupation;</p> <p>xiv. Provide useable and accessible onsite open space in accordance with the approach set out in policy NE3;</p> <p>xv. Retain and reinforce landscaping buffers on the east, west and south boundaries of the site except where their removal is necessary for access;</p> <p>xvi. Undertake a noise assessment and provide appropriate mitigation to prevent excessive disturbance to the planned residential development from the nearby service station and major roads, in accordance with policy D7;</p> <p><b>Other infrastructure</b></p> <p>xvii. Occupation of development will be phased to align with and drain to the new sewerage pipeline between Sutton Scotney and South Wonston, the delivery of sewerage infrastructure, in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes; and</p> <p>xviii. Contribute to infrastructure needed to make the development acceptable in planning terms.</p>

Policy ref	Proposed change
WC1 Morgans Yard	<p>Land at Morgan's Yard, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about <del>100</del> <b>80</b> dwellings, <del>extension of the adjoining St John the Baptist Primary School,</del> and employment generating uses to replace <b>some of the</b> existing jobs lost on the site. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements;</p> <p>Nature &amp; Phasing of Development</p> <ul style="list-style-type: none"> <li>i. <del>A site plan showing masterplan for the whole area, including the school and land to the east, establishing principles for the disposition of housing, school extension, employment and community uses, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will contribute towards accord with these principles and achieve the form of development intended by this allocation as a whole;</del></li> <li>ii. The proposals, should be accompanied by a comprehensive assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided <b>including to groundwater.</b></li> </ul> <p>Access</p> <ul style="list-style-type: none"> <li>iii. Provide safe vehicle, pedestrian and cycle access;</li> <li>iv. Provide adequate parking for <del>staff,</del> <b>residents</b> and visitors;</li> <li>v. Include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School.</li> </ul> <p>Environmental</p> <ul style="list-style-type: none"> <li>vi. Maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI), to ensure there will not be harm to the integrity of the SSSI;</li> <li>vii. Provide suitable boundary treatment with the neighbouring <del>Ss</del> school and adjoining countryside;</li> </ul>

Policy ref	Proposed change
	<p data-bbox="506 237 1953 341">viii. Provide for an extension of the adjoining St John the Baptist Primary School playing fields and on-site open space (<del>Local Equipped Area for Play, or Multi Use Games Area and Informal Open Space</del>).</p> <p data-bbox="506 384 786 416">Other Infrastructure</p> <p data-bbox="506 424 1928 491">ix. <del>Provide at least 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;</del></p> <p data-bbox="506 499 1975 603">ix. Provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider <b>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider; and</b></p> <p data-bbox="454 611 1861 675"><b>x. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</b></p>

## Appendix 4

### Comments Noted at Scrutiny Committee 29 July 2024

[Minutes](#) of Scrutiny Committee 29 July 2024 and matters discussed and agreed.

The following is a summary of the points raised in relation to the Cabinet Report:

- 1 What were the risks of challenge to this Regulation 19 Local Plan, specifically regarding reliance on other providers such as Southern Water and Health Services for GP provision, and challenges based on consultation with parishes and other agencies?
2. How had these risks been assessed, and were we adequately protected?
3. Regarding paragraph 3.7 of the Regulation 19 document, how would scrutiny comments be brought forward to the Planning Inspector?
4. How did paragraph 11.12 address the integration of the strategic issues and options paper into Regulation 18 and 19 and how did this approach apply to Wickham and other settlements?
5. Would officers review in detail the comments made by members of the public today?
6. Considering paragraph 2.1 in the Cabinet paper, what were the financial implications to the Council of the work undertaken on the Local Plan?
7. Regarding Appendix 4 which outlined risks arising from changes in government policy, did we have sufficient reserves to ensure the council could produce a compliant plan in the face of such changes?
8. If the new National Planning Policy Framework (NPPF) introduced a shift from Brownfield to Greenfield priorities, how would this impact our current plan, particularly regarding a site at Sutton Scotney?
9. The strategic transport assessment implied that Hampshire's Bus Service Improvement Plan had minimal impact on Winchester. How reliable was this assessment, given the limited bus services in rural areas?
10. Had transport issues, particularly relating to Badger Farm & Olivers Battery been assessed with the new Local Plan's proposed developments?
11. How would infrastructure such as doctors and dentists be addressed given the current lack of amenities?
12. How would potential government changes affecting brownfield sites, such as golf courses and garden centres, impact our emerging plan?

13. What were the implications of the Local Plan on achieving net zero by 2030 for the district?

14. Further information was requested regarding the viability report by Dixon Searle, particularly around affordable housing.

15. Given the expected NPPF update, did the delegated authority in the Cabinet report allow for substantial changes without further consultation and scrutiny?

16. Regarding the availability of comments from the Regulation 18 consultation, it was felt that a large number of comments were not available on the website. Could officers provide an update on this and what could be done to make these comments easier to find on the website?

17. With the new plan asking for Low Energy Transformational Initiative (LETI) standards, would we be able to enforce this standard?

These points were responded to by the Cabinet Member for Place and Local Plan and officers accordingly.

The following is a summary of the points raised in relation to the local plan chapters:

#### Carbon Neutrality and Designing for Low-Carbon Infrastructure

1. Should there have been more emphasis on the nature emergency within the Local Plan, considering the frequent mentions of the climate emergency?

#### High-Quality Well-Designed Places and Living Well

1. Regarding Policy D2, what input could the Winchester Town Forum make to the design principles for Winchester Town, considering it was not a statutory consultee but had contributed in previous years?

2. Officers were asked to explain the role of Supplementary Planning Documents (SPDs) as we moved from the current Local Plan to the next one.

3. How could we prevent poorly designed buildings, such as the flats just outside the Winchester District, from being constructed in the future?

4. How could individuality in housing design be encouraged to avoid uniform styles from major developers and promote distinctive housing?

#### Sustainable Transport and Active Travel

1. Why was there no employment allocation in major housing developments such as those at the Abbots Barton site?

2. How would the change from employment to mixed-use developments impact the outskirts of the city and its business centre?

3. Were there any inaccuracies in the hierarchies of facilities for example in Colden Common, and how would these be addressed and updated?

4. Did the 20-minute neighbourhood concept apply to places like Waltham Chase and Whiteley, and would it still be effective in the future?
5. How did the lack of linkage between the City Council and Hampshire County Council as the transport authority impact the development of active transport and public transport policies?
6. How could we ensure adequate parking provisions in new developments, considering changes in household makeup and the National Planning Policy Framework (NPPF)?
7. Were the sizes of garages considered in parking provisions, ensuring they were functional for modern vehicles?
8. Were there provisions to ensure every house had access to a charging point for electric cars?
9. Were there considerations for changing the standard size of parking spaces to accommodate larger modern vehicles?

#### Biodiversity and the Natural Environment

1. In reference to Policy NE9, had we taken advice from ecologists and horticulturists regarding the planting of non-native species, considering climate change had made native species less resilient?
2. Should we consider prioritising non-native species for climate resilience, rather than making exceptions for them?
3. Regarding Policy NE5 and CN1, were these at odds with rural small local sites?
4. What considerations were given to settlement gaps, specifically regarding the Sir John Moore Barracks site/Littleton and Curdrige and Whiteley?
5. Why was only the River Itchen referenced in Policy NE16?
6. What challenges do we foresee with biodiversity net gain, especially considering the reliance on 100% offset credits in the viability assessment report?
7. Could officers comment on the concerns raised by Siobhan Brophy regarding wildlife sites and habitats, specifically the 17 Sites of Special Scientific Interest (SSSI) in the district?
8. For Policy NE4, could we change the Wickham to Alton Meon Valley trail reference to reflect that it stops at West Meon?
9. Could we adopt the South Downs National Park's SD2 policy directly, given the different ecosystem services approaches?

#### The Historic Environment

1. Were we giving enough thought and prominence to the cultural role that historic buildings play, as opposed to focusing solely on their physical and structural aspects?
2. There was a comment that Policy HE10 - Development and Conservation Areas was subjective. Could officers comment on that?

#### Homes for All

1. In Policy H13, could officers clarify why Carousel Park appears in both lists for Travelling Show People and Gypsy and Traveller pitches?
2. Why had the housing numbers changed from Regulation 18 to Regulation 19, specifically the reduction in the South Downs National Park allocation from 500 to 350?
3. How does the reduction in housing numbers in the South Downs National Park affect the accessibility and affordability of housing?
4. Regarding Tynefield Caravan Park on page 322, had there been any consultation with the town council about increasing the traveller sites from 18 to 30?
5. There was a question about whether the housing numbers split in Policies H1 and H3 had been calculated correctly. Could officers clarify that?
6. Why does Wickham have an increased allocation of 300 homes, when it was originally 200?
7. Could officers explain the changes in the Partnership for South Hampshire (PfSH) allocation for unmet housing needs from Regulation 18 to Regulation 19, and how it affects our housing numbers?
8. What happens if we cannot meet the housing request from Portsmouth and Havant, given the unmet need allocation?
9. How do we ensure that the inspector would not require Portsmouth and Havant to meet their own housing needs instead of allocating it to Winchester?
10. Could it be clarified that our unmet need allocation was not specifically for Portsmouth or Havant but was a general addition to our housing numbers to help meet overall regional needs?

These points were responded to by the Cabinet Member for Place and Local Plan and officers accordingly.

**The following is a summary of the points raised under consideration of local plan allocations.**

#### Winchester Site Allocations



1. Why was 42% of all the employment land allocated to Bushfield Camp, considering the potential increase in vehicle movements and whether this allocation had been tested?
2. How could we ensure that the development at Bushfield Camp would not be car-led and would prioritise active travel connections to Winchester Town?
3. Because of the live planning application for this site, it was asked whether this policy was academic.
4. Regarding Sir John Moore Barracks, could we address the concerns about limited planning guidance, settlement gaps, and the involvement of parishes in the master planning process?
5. How does Policy NE7 affect Sir John Moore Barracks, and what were the implications for the site?

#### The Market Towns and Rural Area

1. Given past issues with infrastructure providers not delivering on their commitments, what measures could we take to ensure that necessary infrastructure was in place before development proceeds in areas like Colden Common, Brambridge, and Sutton Scotney?
2. Could we impose conditions to prevent development until the required infrastructure, particularly water and wastewater systems, was completed?
3. What actions were being taken to address the concerns raised about the lack of consultation regarding the new allocation in Sutton Scotney, and how could we ensure better communication with affected communities in the future?

These points were responded to by the Cabinet Member for Place and Local Plan and officers accordingly.

#### **The following is a summary of the points on the appendices to the local plan.**

1. Local Plan Monitoring Framework Would these KPIs come to scrutiny for future scrutiny meetings, or do we propose to monitor them through some other means, please?
2. The Evidence Base Could officers address an earlier question from a member of the public concerning South Wonston, and that a boundary review hadn't taken place since 2006? The local plan mentions boundary adjustments which could cause issues within their ward, impacting the site allocation of SW01.
3. Habitat Regulations Assessment Could officers address an earlier comment about valued landscapes being quoted in some places and not others and hadn't been defined?

4. Integrated Impact Assessment Several Councillors commented that it was challenging to get such a large document a week before a meeting and asked officers to consider looking at alternative ways of providing this information going forward.

These points were responded to by the Cabinet Member for Place and Local Plan and officers accordingly.