



# **Winchester District Local Plan (Regulation 18) IIA Report Non-Technical Summary**

## **Winchester City Council**

**Draft report**

Prepared by LUC

October 2022

Version	Status	Prepared	Checked	Approved	Date
1	Draft	M Davies	K Moroney		21.09.2022
2	Final draft	K Moroney	K Moroney	J Pearson	11.10.2022



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Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

# Contents

<b>Chapter 1</b>	<b>4</b>
Non-Technical Summary	
Introduction	4
Purpose of and approach to IIA	4
Outline of the plan and its objectives	9
Relationship with other relevant plans or programmes and policy context	10
Method and Sustainability Appraisal framework	29
Use of the SA framework	36
Likely effects of the Local Plan policies	37
Cumulative effects	48
Total effects of policies in the draft Local Plan document	49
Monitoring	72
Next steps	72
<b>References</b>	<b>74</b>

# Chapter 1

## Non-Technical Summary

### Introduction

**1.1** This Non-Technical Summary relates to the Integrated Impact Assessment (IIA) Report for the emerging Winchester District Local Plan. The new Local Plan is being prepared Winchester City Council to cover the period to 2039. Once adopted it will replace the existing Local Plan for Winchester District and cover the parts of the District outside of the South Downs National Park, which has its own adopted Local Plan. The IIA comprises Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), and Equalities Impact Assessment (EqIA).

**1.2** Plans such as the emerging Winchester District Local Plan are required to be subject to SA, which assesses the likely effects of a plan on social, economic and environmental issues – together, these topics are referred to as ‘sustainability’ issues. The IIA considers the topics of equalities (via an EqIA) and health (via a HIA) in more depth than an SA. Winchester City Council has commissioned independent consultants (LUC) to carry out the IIA on its behalf. This Non-Technical Summary relates to the full IIA Report which is being published alongside the Winchester District Local Plan (Regulation 18) document of the report (November 2022).

### Purpose of and approach to IIA

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

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

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

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

**1.6** The Scoping stage of IIA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context. A review of these is used to identify key sustainability issues facing the plan area and these issues, in turn, inform a set of sustainability objectives for the plan against which it is appraised – the “IIA framework”. To ensure consistency and transparency when assessing the likely sustainability effects of development site options considered for allocation in the Local Plan Review, the IIA framework is supported by a set of site assessment criteria.

**1.7** The SEA Regulations require the statutory consultation bodies (the Environment Agency, Historic England, and Natural England) to be consulted “when deciding on the scope and level of detail of the information that must be included” in the IIA report. The scope and level of detail of the IIA is governed by the IIA framework and the statutory consultees (and the local authority areas which surround Winchester District) were therefore consulted on this when it was developed as part of the scoping process for the IIA Report.

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

consultation was undertaken with the statutory consultees on the site assessment criteria used to inform the appraisal of site options as part of the IIA Report.

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

**1.9** Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the IIA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

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

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

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

**1.12** Winchester District is already subject to a 'spatial strategy' which is set out in the adopted Winchester District Local Plan Part 1. This divides the District into three spatial areas: Winchester Town; the South Hampshire Urban Areas; and the Market Towns and Rural Area. The existing Local Plan covers the period to 2031 and makes provision for the development needed, so much of the development that will be required for the new Local Plan period (to 2039) is already planned. In particular, the three 'strategic allocations' at West of Waterlooville, North Whiteley and North of Winchester still have over 5,000

homes to deliver and there are various smaller allocations that were made in Local Plan Part 2.

**1.13** This ‘committed’ development (homes built, permitted or allocated since 2018) amounts to around 11,300 dwellings and makes up a substantial part of the new Local Plan’s housing requirement. It will be provided in accordance with the existing Local Plan’s development strategy, which was developed with considerable public input through the ‘Blueprint’ consultation (Local Plan Part 1) and working with local communities to allocate sites (Local Plan Part 2). Therefore, a starting point for the options to distributing growth in the District is to continue with the existing development strategy over the new Local Plan period (2018-2039). The four initial options considered for the spatial distribution of development were based on variations of the existing strategy. These were:

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

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

**1.15** Following the receipt of consultation responses on the SIP, the Council identified a variation of option 1 (option 1A) that reduced the housing target for the South Hampshire Urban Areas and increased growth at Winchester Town and the Market Towns and Rural Areas. This new option was appraised as part of the IIA work and the findings were presented to the Council as an internal summary note in spring 2022. These findings are included in Chapter 4 of the full IIA Report for the Winchester District Local Plan (Regulation 18) document.

**1.16** Other types of policy option considered by the IIA (i.e. plan objectives and policy options) were developed by the Council in light of up-to-date evidence, national policy and taking into account information received during Local Plan consultation exercises.

## Options for potential site allocations

**1.17** Reasonable alternative site options were identified by the Council for consideration in the preparation of the draft Local Plan. As part of this process of identifying sites, the Council undertook a 'Call for Sites' from spring 2021 (following the publication of the SIP document) to help to identify land that could help to deliver a variety of accommodation and community needs. This work updated the 2020 list of Strategic Housing and Economic Land Availability Assessment (SHELAA) sites. The Call for Sites only covered the part of the District that is outside the South Downs National Park, given that the National Park is responsible for undertaking its own Call for Sites process. A small number of sites were also identified from the Council's 'Brownfield Register'.

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

**1.19** The appraisal of these sites was undertaken from summer 2022. The appraisal findings were provided to the Council as an internal summary note in summer 2022. These findings are presented in Chapter 4 of the full IIA Report.

## Stage C: Preparing the IIA Report

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



the Local Plan objectives, policies, site allocations and proposed distribution of growth in the plan area, as well as the appraisal findings for the reasonable alternatives considered. Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects.

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

**1.21** Information about consultation on the IIA that has already taken place at earlier stages of plan-making has been provided above. Winchester City Council is now inviting comments on the draft Local Plan and the accompanying IIA Report, both of which are being published on the Council's website. Consultation comments on the IIA Report will be taken into account in the remaining stages of the IIA.

## Stage E: Monitoring implementation of the Local Plan

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

## Outline of the plan and its objectives

**1.23** The Winchester District (Regulation 18) Local Plan comprises the following main components:

- Local Plan Vision and Objectives.

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

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

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

2039, replace the existing Local Plans, and cover the parts of Winchester District outside of the South Downs National Park, which has its own adopted Local Plan.

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

**1.26** It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- Brexit – Following the United Kingdom’s (UK) departure from the European Union (EU) on 31 January 2020, it entered a transition period which ended on 31 December 2020. Directly applicable EU law now no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law.
- COVID-19 – The COVID-19 pandemic has led to far-reaching changes to society in the UK and around the world. Which of these changes will continue in the long term is unknown and will depend on a variety of factors. Potential implications for planning and development include Government measures to re-start the economy via support for housebuilding and infrastructure development; changes to permitted development rights; increased remote working and reduced commuting and related congestion and air pollution; increased prioritisation of walking and cycling over public transport; and increasing pressure to ensure satisfactory living standards are set and enforced.
- Planning for the Future White Paper – The August 2020 consultation set out proposals for the reform of the planning system in England, covering plan-making, development management, development contributions, and other related policy proposals. Potential changes included reducing the period of a Local Plan period to 10 years; a move towards a zonal planning system with areas of England allocated as either Growth Areas; Renewal Areas or Protected Areas; and the abolition of Community

Infrastructure Levy (CIL) and Section 106. Some of these proposals are now being taken forward through the Levelling Up and Regeneration Bill (see below) while others appear to have been abandoned.

- The Levelling Up and Regeneration Bill – The May 2022 Bill sets out a direction for planning and aims to support the levelling up agenda. It seeks to streamline the planning process while attaching greater weight to development plans. It also aims to improve infrastructure delivery with a new levy system that will replace the CIL, improve coordination between plans with a new flexible alignment test to address cross-boundary issues, and will introduce added protection for heritage assets through the implementation of national ‘General Heritage Protection Policies’. The Bill also states that existing EU-generated systems of SEA, HRA and EIA will eventually be replaced by a ‘cleaner and simpler’ process of ‘Environmental Outcome Reports’ (EOR). In July 2022 Government announced plans for a new legal duty on water and sewerage companies in England to upgrade wastewater plants in ‘nutrient neutrality’ areas to the highest achievable technological levels by 2030 which is to be introduced via an amendment to the Bill. The Bill is currently making its way through Parliament and may be subject to further change before it is enacted.

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

## National policy context

**1.28** The most significant national policy context for the Local Plan is the National Planning Policy Framework (NPPF) which was originally published in 2012 and updated most recent in 2021. The NPPF is supported by the online Planning Practice Guidance (PPG). Other key national policy documents include the Government’s Environment Plan (2018) which sets out goals for managing and improving the environment within the next 25 years.

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

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

**1.30** In addition to contributing to the achievement of sustainable development, the NPPF also requires plans to be prepared in a way that is “aspirational but deliverable”. This means that opportunities for appropriate development should be identified in order to achieve net gains across the three overarching objectives of sustainable development: that is to say achieving the economic, social and environmental objectives of the planning system. The headline requirements of the NPPF are set out below under topic headings that the Local Plan can influence development in Winchester District.

## Population growth, health and well-being

**1.31** The NPPF includes as part of its social objective the promotion of “strong, vibrant and healthy communities” by:

- “ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
- by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”

## Economy

**1.32** The NPPF contains an economic objective to “help build a strong, responsive and competitive economy, by ensuring that sufficient land of the

right types is available in the right places and at the right time to support growth, innovation and improved productivity.”

**1.33** It also requires that planning seeks to “create the conditions in which businesses can invest, expand and adapt” with policies required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth”. Policies addressing the economy should also seek “to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.”

## Transport

**1.34** The NPPF requires that “transport issues should be considered from the earliest stages of plan-making”. The scale, location and density of development should reflect “opportunities from existing or proposed transport infrastructure”. To help reduce congestion and emissions, improve air quality and public health the planning system should focus significant development “on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.” The framework also requires that planning policies support an appropriate mix of uses across an area to further help reduce the need to travel as well as the provision of high-quality walking and cycling network.

## Air, land and water quality

**1.35** The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued soil and the economic and other benefits of the best and most versatile agricultural land. Policies should also prevent new and existing development from “contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.”

**1.36** The document also requires that strategic policies should seek to make the most effective use of land in meeting local requirements making as much use as possible of previously-developed or 'brownfield' land. Furthermore, policies should "support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land".

## Climate change adaptation and mitigation

**1.37** The NPPF contains as part of its environmental objective a requirement to mitigate and adapt to climate change, "including moving to a low carbon economy". The document also states that the "planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change." To achieve these aims new development should be planned to ensure appropriate adaptation measures are included (including green infrastructure) and should be designed, located and orientated as to help to reduce greenhouse gas emissions.

**1.38** The Framework also requires that development is directed away from areas which are at highest existing or future risk of flooding. Where development is required in such areas, the "development should be made safe for its lifetime without increasing flood risk elsewhere."

## Biodiversity

**1.39** A further requirement of the NPPF's environmental objective is that the planning system should contribute to protecting and enhancing the natural environment including helping to improve biodiversity, and using natural resources prudently. In support of this aim the framework states that local planning documents should "identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks" and should also "promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity." The

Environment Act supports the commitment set out in the NPPF, to achieving net gains in biodiversity. The Act introduces a mandatory 10% biodiversity target for developments.

## Historic environment

**1.40** Of relevance to the approach of the planning system to the historic environment, the NPPF contains an environmental objective to contribute to the protection and enhancement of the built and historic environment. The document also sets out a strategy to seek “the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats.” Such a strategy is required to take into consideration the desirability of sustaining and enhancing the significance of heritage assets and bringing them into viable use.

## Landscape

**1.41** The Local Plan will be required to have consideration for the conservation and enhancement of landscape character in the District. The NPPF includes as part of its approach to protecting the natural environment, recognition for the intrinsic character and beauty of the countryside, and the wider benefits to be secured from natural capital. Importantly, great weight is to be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

**1.42** As part of the approach to achieving well-designed places the NPPF states that planning policies and decisions should ensure that developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting.”



## Sub-national plans, policies and programmes

**1.43** At the sub-national level there is a wide range of that provide further policy context for the Local Plan.

**1.44** At the regional level these include the Hampshire Local Transport Plan 3 (2013) (with the Local Transport Plan 4 (2022) in draft), Hampshire Minerals and Waste Plan (2013), Hampshire County Council Climate Change Strategy (2020-2025), Hampshire Local Flood Risk Management Strategy (2013), Strategy for the Health and Wellbeing of Hampshire 2019-2024 (2019), Partnership for Urban South Hampshire (PUSH) Spatial Position Statement (2016) (which sets out the level and distribution of development in the PUSH area), Partnership for Urban South Hampshire (PUSH) Green Infrastructure Strategy (2017-2034). Sitting below this there are a number of plans, policies and programmes of relevance at the local level including the Winchester Council Housing Development Strategy 2021-2030, Winchester District Ten-Year Green Economic Development Strategy (2021), Winchester Climate Emergency Carbon Neutrality Action Plan: 2020-2030 (2019), Winchester Movement Strategy (2019), Winchester City Council Biodiversity Action Plan 2021 (BAP) and South Downs National Park Management Plan 2020-2025 (2019).

**1.45** These documents address a range of issues including housing, transport, the economy and climate change as well as the appropriate conservation and management of natural resources including biodiversity assets and landscape.

## Baseline information and key sustainability issues

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

**1.47** Schedule 2 of the SEA Regulations requires relevant aspects of the current state of the environment to be described and their likely evolution without implementation of the plan. The topics to be covered are biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated IIA and SEA is being carried out, baseline information relating to other sustainability topics has also been included. This information is provided in Appendix D of the full IIA Report.

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

**1.49** The analysis of the baseline and key issues showed that, in general, the current trends in relation to the various social, economic and environmental issues affecting Winchester would be more likely to continue without the implementation of the new Local Plan, although the policies in the adopted Winchester Local Plan would still go some way towards addressing many of the issues. In most cases, the new Local Plan offers opportunities to directly and strongly affect existing trends in a positive way, through an up-to-date plan which reflects the requirements of the NPPF.

## **Climate change mitigation and adaptation**

### **Key sustainability issue for Winchester**

**1.50** There is a need to significantly reduce the District's carbon dioxide emissions (to help meet the Climate Emergency targets and the Paris Climate Change Agreement).

**1.51** The Local Plan provides opportunities to do this, for example via policies that support:

- Reducing the need to travel by private car and improving provision of public and active transport.
- Increasing use of renewable energy sources.
- Energy efficient design of new development, including through layout, orientation and passive solar gain.
- Carbon sequestration.

## Key sustainability issue for Winchester District

**1.52** The effects of climate change in the District are likely to result in extreme weather events (e.g. intense rainfall and flooding, prolonged high temperatures and drought) becoming more common and more intense. Climate change is therefore likely to affect habitats and species and how people live, work and play. There is therefore a need to adapt to the unavoidable effects of climate change.

**1.53** The Local Plan provides opportunities to do this, for example via policies that:

- Locate development in sustainable locations that would not be significantly impacted by flooding.
- Support development that stores flood water, uses permeable surfaces, incorporates flood resilient design.
- Support shading from tree planting and encourage provision of green, blue and brown roofs at new development, which can help prevent overheating and also help to reduce the effects of extreme rainfall.
- Promote the principles of multi-functional green infrastructure as well as promotion of water conservation and recycling at new development.

## Population, health and wellbeing

### Key sustainability issue for Winchester District

**1.54** Like all parts of the South East, new homes are needed in the District to meet forecast population growth. Winchester has significantly higher unaffordability in its house prices than the average for England and Wales. There is continued need in the District for housing of different types and tenure suitable for older people, families and the Gypsy and Traveller community.

**1.55** The Local Plan provides opportunities to address this, for example via policies that:

- Seek to meet housing need, including need for affordable homes, accommodation for Gypsies, Travellers and Travelling Showpeople and housing to the specific needs of the District, such as housing for older people and people with disabilities.

### Key sustainability issue for Winchester District

**1.56** While Winchester's population is generally healthier and happier than the regional and national averages, issues exist of social isolation for parts of the District and health disparity between the most and least deprived areas of the District.

**1.57** The Local Plan provides opportunities to address this, for example via policies that:

- Provide new or improved community facilities, recreational facilities, open spaces and green infrastructure.
- Support uptake of active modes of transport, access to green space, community facilities, improved public realm and other recreation opportunities, particularly in more deprived areas.

## Key sustainability issue for Winchester District

**1.58** Certain settlements and parts of Winchester City have a net deficiency in open space.

**1.59** The Local Plan provides opportunities to address this, for example via policies that:

- Support the improvement and extension of open space and recreation facilities in the plan area and a presumption against the loss of open space, sports and recreation facilities.

## Key sustainability issue for Winchester District

**1.60** Although there is a good walking/cycling/bridleway network within the District and South Downs National Park some communities have difficulties in accessing this network, for example walkers have to cross the M3, which presents a barrier to accessing these routes from Winchester City.

**1.61** The Local Plan provides opportunities to address this, for example via policies that:

- Seek to ensure that the public realm is designed to be safe and accessible and includes walking and cycling routes.
- New development is integrated well with the green network/grid, including rights of way. Where development is set out in the plan to occur in proximity to the M3, there may be opportunities to address the issue of connectivity for rights of way across this route.

## Key sustainability issue for Winchester District

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

**1.63** The Local Plan provides opportunities to address this, for example via policies that:

- Support new and improved community facilities and services in a coherent, sustainable manner alongside new development.
- Provide a housing mix that meets the needs of an ageing population and people with disabilities.

## Key sustainability issue for Winchester District

**1.64** While Winchester is one of the 20% least deprived districts in England, inequalities exist that need to be addressed. For example, two wards in Winchester City are within the 30% most deprived areas in England.

**1.65** The Local Plan provides opportunities to address this, Provide new homes in Winchester, including affordable homes, accommodation for Gypsies, Travellers and Travelling Showpeople and housing to meet the specific needs of the District, such housing for older people and people with disabilities.

- Support the viability and vitality of the town centres and related employment opportunities for residents.
- Support generation of renewable and decentralised energy that feature community benefit and/or community ownership as well as energy efficient design, thereby helping to address fuel poverty.

## Economy

### Key sustainability issue for Winchester District

**1.66** Winchester is generally an economically affluent area but pockets of deprivation exist, particularly within Winchester Town. Winchester City is particularly important to the District's economic growth and provides employment opportunities for the surrounding areas. The Enterprise M3 and Solent Strategic Economic Plans aim to deliver economic growth by focussing on high value sectors, such as digital and data technologies and a clean growth economy

**1.67** The Local Plan offers opportunities to ensure a future supply of jobs and continued investment to maintain this strong economic position, support growth plans and tackle deprivation, for example via policies that:

- Ensure economic development and diversification.
- Support working from home.
- Resist the loss of existing or allocated employment land and floorspace.
- Support the viability and vitality of town centres.
- Promote access and opportunity to employment for all, including by support for the rural economy.

## Transport, air quality and noise

### Key sustainability issue for Winchester District

**1.68** There are issues of traffic congestion and air quality, particularly in Winchester City, where an AQMA has been designated. An additional AQMA also lies adjacent to the District to the south within Eastleigh Borough Council administrative area. The rural character of much of the District and the

importance of Winchester and urban areas outside of the District for local employment opportunities makes it challenging to reduce air pollution from road transport.

**1.69** The Local Plan provides opportunities to address this, for example via policies that:

- Locate new development in sustainable locations that reduce reliance on private vehicles, to the benefit of local air quality.
- Support uptake of less polluting new technologies such as improved electric vehicles, e-bikes and cleaner fuels/energy sources, including by require provision of charging infrastructure as part of new development.

## Land and water resources

### Key sustainability issue for Winchester District

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

**1.71** The Local Plan provides opportunities to address this, for example via policies that:

- Make efficient use of land within existing settlements.
- Prioritise development of previously developed land in accessible locations.
- Prioritise development of lower quality agricultural land.



## Key sustainability issue for Winchester District

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

**1.73** The Local Plan provides opportunities to address this, for example via policies that:

- Avoid unnecessary sterilisation of mineral resources by development.

## Key sustainability issue for Winchester District

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

**1.75** The Local Plan provides opportunities to address this, for example via policies that:

- Ensure that development is located and designed to take into account the sensitivity of the water environment to water stress and to promote water efficiency, for example through rainwater harvesting or grey water recycling.

## Water quality

### Key sustainability issue for Winchester District

**1.76** Some waterbodies in the District are not achieving 'good' overall status under the Water Framework Directive. Groundwater resources in the District are amongst the most sensitive in the region and are highly vulnerable to pollution. The District contains or drains to a variety of internationally and nationally designated wildlife sites that are sensitive to water pollution. Forms of water pollution of relevance to the Local Plan include contaminated surface water

runoff from urban areas and increased nutrients (nitrogen and phosphorus) from treated wastewater. Nutrient inputs are of particular concern in the catchments of the River Itchen and the Solent where they are adversely impacting protected habitats and species.

**1.77** The Local Plan provides opportunities to address this, for example via policies that:

- Seek to prevent development that would cause deterioration to water quality or unacceptable levels of water pollution
- Requires the use of SuDS for new developments
- Provide greater certainty that adequate wastewater infrastructure will be provided to meet development requirements over the plan period
- Address the specific issue of nutrient enrichment in the Solent and River Itchen, taking into account Natural England's latest guidance on achieving nutrient neutrality, including via nature-based solutions.

## Biodiversity

### Key sustainability issue for Winchester District

**1.78** Winchester District contains many areas of high ecological value, including sites of international and national importance. Development may put pressure on these sites, including through disturbance and damage from recreational use, air pollution, water supply and treatment, or loss of functionally linked habitat. In particular, development in Winchester has already been identified to contribute to nutrient enrichment of the Solent marine SACs/SPAs (via the Rivers Itchen and Hamble) and River Itchen SAC, and the south of the District lies within the zone of influence for recreation pressure on the Solent and Southampton Water SPA.

**1.79** The Local Plan provides opportunities to address this, for example via policies that:

- Conserve and enhance designated sites of importance in terms of their biodiversity and geodiversity value.
- Reflect the findings of HRA to ensure that the Local Plan avoids adverse effects on the integrity of European sites.

## Key sustainability issue for Winchester District

**1.80** Although designated sites represent the most valued habitats in the District, the overall ecological network is important for biodiversity as a whole. The network supports the health of designated sites and allows species to migrate in response to climate change. Fragmentation and erosion of habitats and the wider ecological network is an ongoing threat to biodiversity.

**1.81** The Local Plan provides opportunities to address this, for example via policies that:

- Support delivery of a multi-functional green infrastructure network alongside development, taking into account the need to connect valued habitats and to increase resilience to the impacts of climate change on the ecological network.

## Key sustainability issue for Winchester District

**1.82** The NPPF requires new development to demonstrate net gain for biodiversity, the Environmental Bill will make it mandatory for development to provide at least 10% net gain.

**1.83** The Local Plan provides opportunities to address this, for example via policies that:

- Strengthen support for the provision of net biodiversity gain, for example by identifying land that could contribute to achieving biodiversity net gain,

- Adopt an ecosystems services approach where biodiversity net gain is linked with carbon neutrality, nitrate neutrality, health and well-being, pollination, flood prevention and agriculture.

## Historic environment

### Key sustainability issue for Winchester District

**1.84** The District contains numerous designated heritage assets and some of these have been identified on the Heritage at Risk Register. Furthermore, non-designated assets exist and these and local heritage assets may also be at risk, but these have not yet been identified. Development which is poorly located or designed may be a particular threat to these assets or their settings. If heritage assets are lost or irreparably harmed by inappropriate development, they cannot be replaced.

**1.85** The Local Plan provides opportunities to address this, for example via policies that:

- Guide new development to locations that are less sensitive in terms of their impact on heritage assets (with consideration for other sustainability issues)
- Update the planning policy position with regards to impacts on heritage assets and their settings.
- Consider the potential for bringing disused heritage assets back into suitable sustainable uses.
- Reflect the council's climate emergency by addressing energy efficiency measures for historic assets.

## Landscape

### Key sustainability issue for Winchester District

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

**1.87** The Local Plan provides opportunities to address this, for example via policies that:

- Guide new development to locations that are less sensitive in terms of their impact on sensitive landscapes.
- Require development to have particular regard for the context and the setting of the landscape and settlements of the South Downs National Park.

## Method and Sustainability Appraisal framework

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

**1.89** For each of the sustainability objectives several appraisal questions are included to act as prompts when considering the potential effects of an option in

relation to that objective. The appraisal questions are not exhaustive and not all appraisal questions will be relevant to each element of the plan that is appraised.

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

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

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

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

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

- IIA 3.1: Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?
- IIA 3.2: Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

- IIA 11.1: Conserve and enhance the District's designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?
- IIA 11.2: Conserve and enhance the District's non-designated heritage assets, including their setting and their contribution to wider local character and distinctiveness?
- IIA 11.3: Ensure the management and enhancement of the District's heritage assets, including bringing assets back into appropriate use, with particular consideration for heritage at risk?
- IIA 11.4: Promote access to, enjoyment and understanding of the historic environment for residents and visitors of the District?
- IIA 11.5: Sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change?

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

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

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

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

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

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

## Use of the SA framework

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

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

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

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

## Likely effects of the Local Plan policies

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

## Contents

**Table 2: Summary of the sustainability effects of the policies in the Winchester District Local Plan (Regulation 18) document**

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
SP1 – Vision	+	0	+	+	+	+	+	+	+	+	+	+	0	0
SP1 – Tackling the climate emergency and creating a greener district	++	++	++	+	+	0	0	0	++	++	+	++	+	+
SP1 – Living well	0	++	+	++	+	0	+	+	+	0	0	0	0	0
SP1 – Homes for all	0	0	0	0	+	++	0	0	-	-	-	-	0	0
SP1 – Vibrant local economy	+/-	-	0	0	0	0	+	++	-	-	-	-	0	0
Policy SP3	0	+/-	0	+/-	+/-	++/-	+/-	++/-	+/-	+/-	+/-	+/-	+	0
Policy CN1	++	++	++	+	+	+	0	0	+	0	0	+	++	+
Policy CN2	++	++	0	0	0	+	0	0	0	0	0	+	0	0
Policy CN3	++	++	0	0	0	+	0	0	0	0	0	0	0	0
Policy CN4	++	0	0	0	0	+	0	0	0	0	0	0	++	0

## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy CN5	++	+	0	+	++	0	0	++	+/-	+/-	+/-	+	0	0
Policy CN6	++	+	0	+	0	0	0	0	+/-	+/-	+/-	0	0	0
Policy CN7	++	+	0	+	0	0	0	0	+/-	+/-	+/-	0	0	0
The Broadway	0	+	0	+	+	0	+	+	+/-	+?	--/+?	++	+	+/-
Westgate	0	+	0	+	+	0	+	0	+/-	+?	--/+?	++	0	0
Station Area	0	++	0	+	+	0	+	0	-	+?	--/+?	++	0	0
Bar End	0	+/-	0	+	0	+	+/-	+/-	--	+?	+/-?	++	0	0
North Walls	0	++	0	++	0	0	+	0	--/+	+?	--/+?	++	0	-
Policy D1	++	+	+	++	++	0	+	0	++	+	+	++	0	0
Policy D2	0	+	+	+	+	0	0	0	++	++	++	0	0	0
Policy D3	0	0	0	0	+	0	0	0	+	+	+	0	0	0
Policy D4	0	+	+	+	++	++	0	0	+	++	++	0	0	0
Policy D5	+	++	+	+	++	+	++	+	+	++	+	0	+	+
Policy D6	+	+	0	+	+/-	0	+	0	0	+	+	++	0	+
Policy D7	0	++	0	+	+	+	0	0	0	0	0	+	++	0

## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy D8	0	0	0	+	0	0	0	0	0	0	0	++	+	0
Policy D9	++	0	++	+	0	++	0	0	+	0	0	0	+	+
Policy D10	0	0	0	0	0	0	0	+/-	0	++	++	0	0	0
Policy D11	0	0	0	0	+	0	0	+/-	0	++	++	0	0	0
Policy T1	0	++	0	+	+	0	+	+	0	0	0	0	0	0
Policy T2	0	++?	0	+	++	0	+	++	0	+	+	0	0	0
Policy T3	0	++	+	+	++	0	+	+	0	+	+	0	0	+
Policy T4	0	++	0	+	++	0	+	+	0	0	0	0	0	0
Policy NE1	0	+	++	+	0	-	0	-	++	+	+	+	+	0
Policy NE2	0	-	0	0	0	0	+	++	-	-	-	0	0	0
Policy NE3	0	0	+	++	+	-	+	0	+	+	+	0	0	+
Policy NE4	0	++	++	++	+	-	+	0	++	+	+	0	++	+
Policy NE5	0	0	+	+	0	-	0	0	++	++	+	0	+	+
Policy NE6	0	0	+	0	0	-	0	0	+	0	0	0	++	++
Policy NE7	0	+/-	0	+/-	+/-	-	+/-	+/-	++	++	+	0	0	+



## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy NE8	0	0	0	+	0	--	-	+/-	++	++	+	0	0	+
Policy NE9	0	+	+	+	0	-	0	+/-	++	++	+	0	+	+
Policy NE10	0	0	+	++	+	+/-	0	0	++	++	+	0	0	+
Policy NE11	0	0	+	++	++	+/-	0	0	++	++	+	0	0	+
Policy NE12	0	-	0	+	0	0	+	++/-	+/-	+/-	+/-	+	0	0
Policy NE13	0	-	0	+	0	0	+	++/-	+/-	+/-	+/-	0	0	0
Policy NE14	0	+/-	0	0	0	-	0	-	+/-	++/-	++/-	0	0	0
Policy NE15	0	0	+	+	0	0	0	0	++	+	+	0	+	+
Policy NE16	0	0	+	0	0	--	0	--/+	++	+	0	0	++	+
Policy NE17	0	0	+	+	0	-	0	+/-	++	+	0	0	++	+
Policy HE1	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE2	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE3	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE4	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE5	0	0	0	0	0	-	0	-	0	+	++	0	0	0

## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy HE6	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE7	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE8	0	0	0	0	0	-	0	-	0	+	++	0	0	0
Policy HE9	0	0	0	0	0	+/-	0	+/-	0	+	++	+	0	0
Policy HE10	+	0	0	0	+	-	0	-	0	+	++	0	0	0
Policy HE11	0	0	0	0	0	-	0	-	0	+	++	+/-	0	0
Policy HE12	0	0	0	+	0	-	0	-	+	+	++	0	+	0
Policy HE13	0	0	0	0	0	+/-	0	+/-	0	+	++	+	0	0
Policy HE14	+	0	0	0	+	+	0	0	0	+	++	0	0	0
Policy SP2	++/-	++/-	++	++/-	++/-	++	++/-	++	--/+	+/-?	-?	+/-	--	+/-?
Policy H1	+/-	++/-	+	++/-	++/-	++	++/-	0	--/+	--/+?	--?	+/-	--	-?
Policy H2	0	+	0	0	++	++	+	0	0	0	0	+/-	0	0
Policy H3	+/-	++/-	+	++/-	++/-	++	++/-	0	--/+	--/+?	--?	+/-	--	-?
Policy H4	0	++	0	+	+	+	+	+	+	+	+/-	+	0	+

## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy H5	0	0	0	0	++	++/- ?	0	0	0	0	0	0	0	0
Policy H6	0	0	0	0	++	++/- ?	0	0	0	0	0	+	0	+
Policy H7	0	-	0	-	++	++	+/-	0	-	-?	-?	0	0	0
Policy H8	0	0	0	0	+	++/-	0	0	+	+	+	0	0	0
Policy H9	0	+	0	+	+	++	0	+	0	+	0	0	0	0
Policy H10	0	+	0	+	+	++	0	0	0	+	0	0	0	0
Policy H11	0	+/-	0	-	0	++/-	0	++	+/-	+/-	+/-	0	0	0
Policy H12	0	+	0	+	+	++	+	-	+	+	+	+	+	+
Policy H13	0	0	0	0	0	++	0	0	0	0	0	0	0	0
Policy H14	0	+	0	+	+	++	+	-	+	+	+	+	+	+
Policy H15	0	+	0	+	+	++	+	-	+	+	+	+	+	+
Policy E1	+/-	+/-	0	+	+	0	+	++	-?	-?	-?	+/-	-	-?
Policy E2	-	+/-	0	+	+	0	+	++	-?	-?	-?	+/-	-	-?
Policy E3	0	+	0	+	++	+/-	++	++	0	+	+	0	0	0

## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy E4	0	+	0	+	+	0	++	++	0	+	0	0	0	0
Policy E5	0	+	0	+	0	0	++	++	0	0	0	0	0	0
Policy E6	0	+	0	+	0	0	+	++	0	0	0	+	0	0
Policy E7	0	+	0	0	+	+	+	++	0	+	+	0	0	0
Policy E8	0	+	0	+	+	0	++	+	+	+	+	0	0	0
Policy E9	0	+/-	0	0	0	0	+	++	+/-	+/-	+/-	+	0	0
Policy E10	+	+/-	0	0	0	0	+	++	+/-	+/-	+/-	0	0	0
Policy E11	0	++/-	0	0	0	0	+	++	+/-	+/-	+/-	+	0	0
Policy W1	++	++	N/A	++	N/A	N/A	++	+	-	0?	0?	--	0	0
Policy W2	+	+	N/A	++?	N/A	N/A	+	0?	+	0?	0?	-	0	0
Policy W3	++	++	N/A	++	N/A	N/A	++	0?	--	0?	0?	0	0	-
Policy W4	-?	-?	N/A	+	N/A	N/A	-?	0?	-	-?	0?	--	0	0
Policy W5	+	+	N/A	+	N/A	N/A	+	++	0	+	-?	-	0	0
Policy W6	+	+	N/A	+	N/A	N/A	+	++	--	0?	0?	0	0	0
Policy W7	++	++	N/A	0	N/A	N/A	++	+	0	0?	-?	0	0	0

## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy W8	++/-	++/-	N/A	+	N/A	N/A	++/-	0?	-	+	0?	0	0	0
Policy W9	+	+	N/A	+	N/A	N/A	+	+	--	0?	0?	0	0	0
Policy W10	++	++	N/A	0	N/A	N/A	++	0	-	+	0?	0	0	0
Policy W11	++	++	N/A	++	N/A	N/A	++	0?	-	0?	0?	0	0	0
Policy SH1	++	++	N/A	+	N/A	N/A	++	++?	--	0?	0?	0	--	0
Policy SH2	++/-	++/-	N/A	+	N/A	N/A	++/-	0?	-	0?	0?	--	0	0
Policy SH3	0	0	N/A	+	N/A	N/A	0	0?	-	0?	0?	--	0	0
Policy SH4	-	-	N/A	+	N/A	N/A	-	+	-	0?	0?	--	0	0
Policy SH5	-	-	N/A	0	N/A	N/A	-	+	--	0?	0?	--	0	0
Policy SH6	0	--/+	0	0	0	+/-	+	+/-	+	+	+	0	+	0
Policy BW1	+	+	N/A	+	N/A	N/A	+	0?	-	+	0?	--	0	0
Policy BW2	0	0	N/A	+	N/A	N/A	0	0?	-	+	0?	--	0	0
Policy BW3	+	+	N/A	+	N/A	N/A	+	+	-	0?	0?	--	0	0
Policy BW4	+	+	N/A	+	N/A	N/A	+	0?	--	0?	0?	--	0	0
Policy CC1	0	0	N/A	+	N/A	N/A	0	--	--	0?	0?	--	0	0

## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy CC2	0	0	N/A	+	N/A	N/A	0	0?	-	+	0?	--	--	0
Policy CC3	-	-	N/A	+	N/A	N/A	-	0?	-	0?	0?	--	--	0
Policy CC4	-	-	N/A	+	N/A	N/A	-	0?	-	0?	0?	--	-	0
Policy KW1	-	-	N/A	+	N/A	N/A	-	0?	-	0?	0?	-	-	0
Policy KW2	0	0	N/A	+	N/A	N/A	0	0?	-	0?	0?	--	--	0
Policy NA1	++/-	++/-	N/A	+	N/A	N/A	++/-	+	--	0?	0?	0	0	0
Policy NA2	++/-	++/-	N/A	+	N/A	N/A	++/-	+	--	0?	0?	--	0	0
Policy OTO1	0	0	N/A	+	N/A	N/A	0	0?	-?	0?	0?	--	--	0
Policy SWO1	0	0	N/A	+	N/A	N/A	0	0?	0	0?	0?	--	-	0
Policy SW1	0	0	N/A	0	N/A	N/A	0	+	-	+	0?	0	0	+
Policy WC1	++/-	++/-	N/A	+	N/A	N/A	++/-	+	-	0?	0?	0	0	0
Policy WK1	+/-	+/-	N/A	+	N/A	N/A	+/-	0?	-	+	0?	--	+	+
Policy WK2	+	+	N/A	++	N/A	N/A	+	0?	-	+	0?	--	0	0
Policy WK4	0	0	N/A	+	N/A	N/A	0	0?	-	0?	0?	--	0	0

## Contents

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Settlement boundary adjustment at South Wonston	0	-	0	+	0	0	-	0	-	0?	0?	--	-	0
Policy H16	-	-	N/A	+	N/A	N/A	-	0?	--	0?	0?	--	0	0
Policy H17	-	-	N/A	-	N/A	N/A	-	0?	-	0?	0?	0	0	0
Policy H18	-	-	N/A	0	N/A	N/A	-	0?	--	0?	0?	--	0	0

## Cumulative effects

**1.92** The cumulative effects assessment considers the total effects of the policies and site allocations in the draft Local Plan document taken as a whole on each of the IIA objectives. A summary of the likely cumulative sustainability effects is presented in Table 3 below. A further explanation of the cumulative effects is presented below the table by IIA objective.

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

IIA objective	Cumulative effect of Local Plan policies
IIA1: Climate Change Mitigation	++
IIA2: Transport and Air Quality	++/-
IIA3: Climate Adaptation	++
IIA4: Health and Wellbeing	++/-
IIA5: Community Cohesion and Safety	++/-
IIA6: Housing	++
IIA7: Access to Services, Facilities and Jobs	++/-
IIA8: Sustainable Economic Growth	++
IIA9: Biodiversity and Geodiversity	--/+
IIA10: Landscape and Character	+/-
IIA11: Historic Environment	+/-
IIA12: Natural Resources	+/-



**Contents**

IIA objective	Cumulative effect of Local Plan policies
IIA13: Water Resources	+/-
IIA14: Flood Risk	+/-

**Total effects of policies in the draft Local Plan document**

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

**1.93** The potential for new development to promote energy and water efficiency and incorporate infrastructure for renewable and low carbon sources is addressed through IIA objective 1. This IIA objective does not address greenhouse gas emissions associated with travel; these are covered under IIA objective 2.

**1.94** The policies in the plan are drafted to respond to the locally declared climate emergency and the District’s aim of becoming carbon neutral by 2030. The spatial strategy for the District (Policy SP2) and particularly the distribution of new homes (Policies H1 and H3) which will account for vast majority of development over the plan period, directs a large portion of that development to larger proposed strategic allocations within Winchester Town and the South Hampshire Urban Areas (West of Waterlooville and North Whiteley). The scale of growth at these sites may provide increased potential for new low carbon energy infrastructure (such as district heating and combined heat and power

## Contents

(CHP)) to be provided and a high number of homes to be connected. The development principles included under Policy SP2 require new developments to address their impact on climate change and renewable energy.

**1.95** The draft Local Plan includes a number of policies (most notably Policies CN1 to CN7) that directly seek to address climate change in the District. Policy CN1 requires that developments should demonstrate that lower carbon solutions have been considered to reduce and minimise energy consumption. The approach to energy minimisation at new developments is included under Policy CN2, which sets out the energy hierarchy with a 'fabric first approach' to minimise energy demand to be given priority. Energy efficiency standards are included under Policy CN3, with residential developments required to be demonstrably net-zero carbon in their operation. Water efficiency standards are also included in the plan for new developments, under Policy CN4, which will help to reduce greenhouse gas emissions associated with pumping and treating water. To support a transition to lower carbon growth, it will be important for supporting low carbon infrastructure to be delivered as well as development to allow for energy storage and smaller scale generation. The draft Local Plan supports this type of development under Policies CN5, CN6 and CN7, which is likely to help a move away from dependency upon energy from fossil fuels. The policy also includes design related policies, which will help move towards a carbon neutral District. Policy D1 requires development to demonstrate that measures which minimise carbon emissions, utilise passive solar gain and promote the inclusion of renewable energy and reduce impact on climate change form an integral part of the design solution. The plan also includes policy to directly address the issue of overheating at developments. This will be of importance in terms of both climate change adaptation and mitigation as more extreme weather is experienced increasingly frequently. Policy D9 sets out to minimise the potential demands of buildings in terms of heating and cooling, with design solutions and building orientation to be prioritised over mechanical installations to address this issue.

**1.96** Overall, a cumulative significant positive effect is expected in relation to IIA objective 1: climate change mitigation.

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

**1.97** The relatively high number of homes (around 15,700) to be delivered in the District over the plan period is likely to contribute to increased air pollutants and greenhouse gas emissions in the plan area. Emissions are likely from car travel and as homes and businesses are occupied and require power and heat.

**1.98** The potential to reduce travel by private vehicle is likely to be highest where development is delivered at locations that have good access to existing and planned services and facilities and to public transport links. The spatial strategy (Policy SP2) and housing distribution policies (H1 and H3) guide much of the new growth to larger existing settlements and planned new neighbourhoods (most notably at Winchester Town and the South Hampshire Urban Areas), with only limited growth at smaller settlements, most notably at the Intermediate Rural Settlements. These locations provide better access to services and facilities and jobs as well as public transport links. A railway station is accessible within Winchester Town centre. There are also rail services accessible in relatively close proximity to the South Hampshire Urban Areas, towards Whiteley at Botley and Swanwick.

**1.99** Focussing much of the growth within Winchester Town may see the intensification of air pollution within the AQMA that has been declared at the town centre, with vehicle movements likely to increase within that area. However, the trend towards less polluting vehicles is likely to help mitigate these types of effects.

**1.100** Winchester Town has the strongest labour pull in the plan area and is also the area with the lowest average carbon emissions per commuter. Directing a large proportion of housing growth towards this settlement is likely to encourage the use of more sustainable modes of transport amongst new residents.

## Contents

**1.101** The Employment Land Review (2020) indicates that there is no need for additional land for employment in the plan area, provided that 20ha of land is provided for and sites allocated in the adopted Local Plan area are completed. The spatial distribution of economic growth (Policy E2) is mostly focussed towards Winchester Town and the South Hampshire Urban Areas, thereby aligning with the main focus for new homes. Within the Market Towns and Rural Areas the focus is to be the maintenance of existing employment and allowing for some new appropriate level of growth. This approach will further contribute to self-containment across the District and a reduced need to travel.

**1.102** At the larger strategic sites allocated through the plan, the scale of development is likely to support new service provision, helping to reduce the need to travel of new residents, as well as those in nearby, existing settlements. The limited scale of growth at the Intermediate Rural Settlements will mean some residents will have to travel longer distances to access more services and facilities. It is also notable that within the South Hampshire Urban Areas, there are presently strong commuting links to settlements to the south such as Fareham, Southampton and Portsmouth as well as towards Eastleigh. Providing a relatively high level of development within this part of the District could reinforce these existing commuting patterns. However, the approach to development within these areas is to establish North Whiteley and West of Waterlooville as sustainable neighbourhoods from which there is reduced need to travel, which is likely to help mitigate this risk.

**1.103** The draft Local Plan sets out the approach to phasing housing growth over the plan period (Policy H2) and it is expected that this will help to ensure that new services can be provided alongside housing development. This should help to avoid overburdening existing services and reduce the potential need for residents to travel longer distances to access services. The development principles included under Policy SP2 also seek to address the issue of adequate infrastructure and service provision by requiring that service capacity for new development is tested and any improvements needed are made in a timely manner. These principles also directly require that new developments address impacts relating to climate change and air quality as well as promoting the use of public transport, walking and cycling.

## Contents

**1.104** The draft Local Plan contains a suite of policies (CN1 to CN7) that directly address the issue of climate change mitigation and adaptation in the District. The strategic approach to mitigating climate change is set out under Policy CN1. This policy identifies that sustainable modes of transport should be fully incorporated into the layout of new developments. Importantly for larger developments, the plan requires (Policy D5) that masterplanning should seek to reduce the need for car use and encourage sustainable modes. To help achieve this, appropriate employment provision and community facilities should be incorporated to serve the new development. The development standards included in the plan (Policy D7) require that proposals with potential for unacceptable air pollution should address this issue as part of the planning application. The principle of a 15-minute neighbourhood within which services and facilities and jobs are easily accessible to all residents, is ingrained in the plan under Policy T1. This policy also sets out a hierarchy of more sustainable modes of transport including electric/hydrogen vehicles above fossil-fuelled vehicles. Priority for active modes and parking for those types of uses is also set out through the plan under Policies T3 and T4. Connected, attractive and safe active travel routes are to be incorporated as part of new developments and the needs of all people (including those with disabilities) should be met.

**1.105** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to IIA objective 2: travel and air quality.

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

**1.106** Adaptation to climate change will be most influenced by the potential to incorporate adaptation measures within new developments, for example through design solutions, building layout and new infrastructure so that development is better able to withstand extreme weather events and temperatures. The overall scale and location of development within Winchester District over the plan period is likely to have more limited impact on climate change adaptation.

## Contents

**1.107** The spatial strategy (Policy SP2) and overall distribution of housing development (Policies H1 and H3) could support the achievement of a more coordinated approach to incorporation of green infrastructure by distributing much of the development over the plan period at the larger settlements. These policies also set out strategic allocations for continued development at Winchester Town and the South Hampshire Urban Areas where the scale of growth could support substantial, connected green infrastructure which is likely to support climate change adaptation such as flood risk management and provision of green space to support potential ecological changes that result from climate change.

**1.108** Policy CN1 sets out the strategic approach for developments to mitigate and be adapted to the effects of climate change. This includes the role of shading and risk of overheating at new buildings and, importantly, given the water stress presently experienced in the District, requirements relating to water use management and conservation. The approach to high quality design in Winchester District set out through Policy D1 includes the requirement for passive solar to be considered to maximise the potential for using the sun's energy for heating and cooling. The potential impact of overheating at developments is addressed through Policy D9 with passive design solutions to be promoted over mechanical air conditioning systems. The principle of green infrastructure is embedded through many policies in the plan. Most notably, Policy NE4 requires developments to maintain, protect and enhance the existing green infrastructure in a manner that allows for adaptation to climate change.

**1.109** Overall, a cumulative significant positive effect is expected in relation to IIA objective 3: climate change adaptation.

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

**1.110** The relatively high amount of growth (around 15,700 homes) that will result from Policies SP2, H1 and H3, which set out the spatial strategy and distribution of housing growth for Winchester District will increase demand for healthcare facilities. However, by directing much of the growth to the larger settlements and planned for strategic sites (most notably at Winchester Town and within the South Hampshire Urban Areas), it should be easier to provide access to existing or new healthcare facilities. The scale of development at larger sites is likely to support new service provision, which would benefit existing as well as new residents. The plan allows for some limited level of growth at the Intermediate Rural Settlements where there is likely to be a need for residents to travel longer distances to access more substantial and specialist healthcare facilities. These locations, are however more likely to provide good access to the countryside, which can benefit health. The development principles included under Policy SP2 are expected to help address issues relating to overburdening of services and facilities, given the requirement for development to provide for any additional capacity needed in a timely manner.

**1.111** Public health could be adversely affected by sources of pollution, such as noise pollution within the noise contour associated with Southampton Airport. The development plan has not included any allocations within this area which extends into the western part of the District. There is potential for road and rail noise to affect some of the sites proposed for allocation, particularly those within Winchester Town. Within Winchester Town new allocations also have the potential to be adversely affected by air pollution given the declaration of the AQMA within the town centre. Parts of site allocations W7 and W8 are covered by this area.

**1.112** The draft Local Plan includes a number of policies that are likely to directly support improvements in public health. This includes Policy T1, sets out that new development should be designed to minimise the need for car travel

## Contents

and in line with the concept of a 15 minute neighbourhood. This approach is expected to provide residents with nearby access to a range of services and facilities, including those important for health and wellbeing. The design of new development in Winchester District is required by Policy D1 to be of a high quality, to create inclusive new places where green infrastructure is incorporated, and where walking and cycling are promoted through permeable designs, which is likely to further support active travel as well as providing residents with safe areas for recreation. This approach is also expected to help limit the potential for social isolation in Winchester District. Through Policy D7, new developments are required to address pollution so as to avoid unacceptable impacts on health or quality of life. The requirement for space for recreation in the District is further addressed through Policies NE3, NE4, NE10 and NE11. These policies set out the approach for the protection and enhancement of existing open space and other elements of green infrastructure and the delivery of new provisions of this type and built recreation facilities.

**1.113** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to IIA objective 4: health and wellbeing.

## IIA objective 5: To support community cohesion and safety in the district.

**1.114** The delivery of a large amount of new development in the plan area has the potential to disrupt existing community networks and impact upon the identity of settlements. There is also potential for the overburdening of services and facilities unless new or expanded capacity is appropriately phased alongside development. Through Policies SP2, H1 and H3, much of the new growth is directed to the larger settlements, particularly towards Winchester Town and the newly planned neighbourhoods at North Whiteley and Waterlooville. Community networks in a large settlement like Winchester Town are likely to be more resilient to change than those of smaller settlements in the District. Furthermore, development within the South Hampshire Urban Areas is to be delivered as sustainable new neighbourhoods with services and facilities incorporated to meet new residents' needs, which means there is reduced



## Contents

potential for adverse impacts on existing services and facilities in nearby areas. Nevertheless, while providing a limited level of growth at smaller settlements will support the viability of local services, there is still potential for impacts upon the established identity of these areas. The development principles included in Policy SP2, which sets out the spatial strategy, are expected to help mitigate impacts relating to community cohesion. These principles identify that new service and infrastructure capacity needed as a result of developments should be provided in a timely manner. There is also a requirement for new development to contribute to social inclusivity. Settlement identity is identified in Policy SP2 as a specific issue that development within the Market Towns and Rural Area should address. This will be important, given the less developed character and potential sensitivity of these areas to this issue. The phasing of new housing growth is set out through Policy H2. The phased approach to housing growth is included to avoid the potential for high levels of new housing to be delivered at smaller settlements in the short term, meaning that potential impacts on settlement identity will be reduced.

**1.115** The draft Local Plan includes a number of policies that directly require development to support the local community or promote aims that will benefit cohesion in the District. Policy CN5 addresses renewable and low carbon infrastructure and requires that benefits for host communities should be considered as part of proposals. The principles for the creation of high quality, well designed and inclusive places are set out under Policy D1. The principles include requirements for developments to respond positively to neighbours and the context within which they are set and also to provide community facilities which are located to be easily accessible to a high number of residents. The approach to master planning for larger developments is set out through Policy D5. Larger developments should create places of distinction, with timely delivery of infrastructure and community services. The plan sets out an overarching approach to promote sustainable and active modes of transport. It is noted that these types of transport options may traditionally be less useful for certain groups. However, the plan includes policies (most notably T2, T3 and T4) that support access for residents and visitors who may have mobility issues and may need parking facilities. The provision of new open space alongside development will also be of importance in terms of allowing for informal interaction between residents and providing spaces for community gatherings.

## Contents

This is provided for under Policy NE11. Provision of housing that is adaptable to meet the needs of older people and people with disabilities as well as self-build homes which can better meet the needs of certain residents is addressed under Policies H5, H6 and H7. These policies also set out the approach to affordable homes, with larger schemes expected to provide at least 40% affordable units. This type of development will be of importance for residents on lower incomes and will help to address the higher housing prices in many parts of the District.

**1.116** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to IIA objective 5: community cohesion.

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

**1.117** The draft Local Plan requires the delivery of around 15,700 homes up to 2039. This includes enough homes to meet the identified needs of Winchester District as well as a 'buffer' of 1,450 dwellings in case there is a change to the Standard Method used to calculate local housing needs or as a contribution towards the unmet needs of neighbouring areas in South Hampshire. As such, the level of growth set out through the spatial strategy (Policy SP2) and housing delivery policies (H1 and H3) is expected to effectively meet the identified needs of the District. The relatively high number of homes to be delivered could also help to improve the affordability of local housing.

**1.118** Housing affordability is also addressed by Policy H6 which requires that larger residential development proposals include 40% of the gross number of dwellings as affordable homes. The thresholds included for affordable housing are informed by emerging viability work undertaken to support the plan. A mix of housing type, size and tenure is to be provided in the District in accordance with Policy H5. This policy also sets out requirements for self-build and custom-build homes as well as accessible and adaptable homes at larger developments. The approach set out is expected to be particularly beneficial for meeting the needs of a range of residents within the community, including older people and people with mobility issues. Furthermore, ensuring that a proportion of new homes are

## Contents

adaptable to better meet the needs of older people will help to meet the changing needs of an aging population. Policy H5 also requires that all dwellings delivered should meet the nationally described space standard. It is expected that this will help to ensure that homes delivered provide adequate living space for residents.

**1.119** Overall, a cumulative significant positive effect is expected in relation to IIA objective 6: housing.

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

**1.120** The objective to deliver development in a manner that will provide a high proportion of residents with good access to services and facilities and jobs aligns with the objective to reduce the need for residents to travel and improve air quality in the District, which has been addressed under IIA objective 2 (see above). As described in more detail under IIA objective 2, the spatial strategy (Policy SP2) and the strategic housing policies (H1 and H3) provide alignment of housing and employment growth, which is expected to support self-containment and good access to jobs across much of the District. As noted under IIA objective 2, however, there is potential for the continuation of existing commuting patterns out of the South Hampshire Urban Areas towards larger settlements outside of the District, although this should be mitigated by the delivery of the new strategic sites at North Whiteley and West of Waterlooville as sustainable neighbourhoods. growth within more rural locations, although limited in scale, will mean that some residents have to travel longer distances to access jobs and certain types of services and facilities. The phasing of development in line with Policy H2 is expected to allow for adequate service provision in line with the new growth planned up to 2039 and will help to limit the potential for overburdening of existing services and facilities. Policy SP2 is also likely to help prevent the issue of overburdening by requiring that existing

## Contents

infrastructure and services are tested and that timely arrangements are made for new capacity where need is identified.

**1.121** Policy D5 requires that larger developments are masterplanned to ensure the creation of good quality places with the incorporation of appropriate employment provision and community facilities. Policies E3, E4, E5 and E8 are set out to help maintain and enhance the role of the town centre locations of the District as important areas for service provision and economic growth. This approach will support good access to a range of service and facilities and jobs for many residents particularly by sustainable modes of transport (including walking and cycling). Importantly, Policy T1 also includes the requirement for connections to benefit all users, including those with disabilities and reduced mobility. Given the prioritisation of sustainable transport in the plan, connections serving all user types and parking which is delivered to meet the needs of specialist groups (Policy T2) will be of particular importance for those with more limited mobility.

**1.122** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to IIA objective 7: access to services, facilities and jobs.

## IIA objective 8: To support the sustainable growth of the district's economy.

**1.123** The spatial strategy (Policy SP2), economic development strategy (Policy E1) and distribution of economic growth for the plan area (Policy E2) set out an approach to build on the local economy and its existing and growing strengths. The Employment Land Review (April 2020) indicates that there is no need for additional land for employment to be provided in the plan area over and above what has already been allocated in the current adopted Local Plan. Where not presently built out, these sites are carried forward for allocation in the draft Local Plan to ensure that a suitable level of economic growth is provided for. The areas of existing economic strength for the District include higher education, creative and media industries, and other knowledge-based activities towards Winchester Town, with economic growth also focused within the

## Contents

Hampshire Urban Areas at the strategic sites at North Whiteley and Waterlooville as well as at the Solent Business Park. As set out under Policy E1, the diversification of the economy through development for innovative technologies and a low carbon economy will be encouraged in the District.

**1.124** Policies are also included in the plan to support the viability of town centre locations as areas for economic activity as well as for community functions (Policies E3 and E4). Maintaining the viability and offer of services in town centre locations is important for continuing to attract a suitable level of footfall to these areas. This is likely to be achieved by ensuring these locations remain the main focus for retail and town centre uses and by supporting the successful functioning of the District's Primary Shopping Areas, as addressed under Policies E4 and Policy E7 respectively. Through Policy E5, economic development within existing settlement boundaries, extensions to business parks and redevelopment of existing employment sites are supported. This approach is likely to supplement the economic growth achieved at the sites allocated for this type of growth. Policies are also included to help maintain traditional employment opportunities in the countryside (Policy E9) as well as diversification at these locations, with limited development supported for uses such as visitor accommodation and farm shops through Policies E10 and E11.

**1.125** Overall, a cumulative significant positive effect is expected in relation to IIA objective 8: sustainable economic growth.

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

**1.126** The relatively high amount of development proposed through the spatial strategy (Policy SP2) and the housing delivery policies (H1 and H3) carries a high risk of some detrimental effects in terms of designated biodiversity and geodiversity sites and wider ecological networks in the District. Where development occurs on greenfield sites it is likely that some presently undisturbed habitats may be lost or experience fragmentation or pressures from new human activities in the area. It is, however, recognised that brownfield sites

## Contents

can still harbour valuable biodiversity, and furthermore that intensively cultivated greenfield sites may have limited ecological value.

**1.127** The effects of new development on Winchester District's biodiversity and geodiversity are uncertain to some extent until detailed proposals for sites come forward later in the planning process. The draft Local Plan includes policies against which development proposals will be decided and are likely to help mitigate adverse effects and to bring about some enhancements to the District's ecological networks. While the level of development set out under Policy SP2 carries a high risk of some detrimental effects on biodiversity, the development principles also set out under this policy require development to maintain and enhance the importance of environmental assets. The design-related policies set out in the plan are also expected to help benefit biodiversity, for example by requiring through Policy D1 that development is connected to the green/blue infrastructure network and is supported by a landscape framework that improves local biodiversity. The plan also includes a number of policies that directly relate to protecting biodiversity and the natural environment. The overarching approach to protecting and enhancing biodiversity assets and the wider natural environment is set out under Policy NE1 which requires that developments avoid harm to key species and nationally and locally designated sites while also protecting the air and water environments. The approach to achieving a more connected and multifunctional network of green and blue infrastructure is set out under Policy NE4, while Policy NE5 includes the approach to achieve a minimum of 10% biodiversity net gain at developments. Policy NE4 in particular will support the achievement of development that meets the requirements of the Environment Act 2021 which provides the national policy direction for biodiversity net gain.

**1.128** Other policies that will be of importance in terms of supporting existing habitats and species in Winchester District include Policies NE7, NE8, NE9, NE10 and NE11. These policies are drafted to help protect important, undeveloped gaps between settlements, the special purposes of the South Downs National Park, as well as the existing network of open spaces in Winchester District while requiring that new open spaces are delivered to support new development in the plan area. Policy NE16 is also included to help protect the integrity of the Solent SAC and the River Itchen SAC with particular

## Contents

consideration to be given to the issue of nutrient neutrality, given the sensitivities of these sites to this issue. However, at this stage the HRA work undertaken for the Winchester District (Regulation 18) Local Plan [See reference 1] was not able to rule out adverse effects on European sites in relation to physical damage and loss of habitat, non-physical disturbance, air pollution, changes in water quantity and quality relating to abstraction from the River Itchen and recreation pressure and urban edge effects. The HRA contains recommendations for the policies in the Local Plan to address these potential adverse effects. In all, the plan sets out strong requirements for the conservation and enhancement of the natural environment (including in relation to the achievement of 10% biodiversity net gain at new developments), however, these benefits must be considered alongside the potential for adverse effects on European sites and other biodiversity assets in the District and its surroundings.

**1.129** Overall, a cumulative mixed significant negative and minor positive and effect is expected in relation to IIA objective 9: biodiversity and geodiversity.

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

**1.130** The Local Plan seeks to deliver a relatively high number of new homes in Winchester District and the level of greenfield land take needed to support this growth and associated infrastructure will inevitably change the established character of settlements and the countryside.

**1.131** The spatial strategy (SP2) and strategic housing policies (H1 and H3) direct much of the growth towards Winchester Town and the South Hampshire Urban Areas where the more developed nature of these areas may mean they can accommodate growth with more limited impacts on landscape character. However, it is notable that providing a relatively high level of development at Winchester Town has the potential for impacts on the setting of the South

## Contents

Downs National Park which borders the settlement to the east. The delivery of large scale strategic allocations may provide opportunities for a coordinated approach to the provision of strategic green infrastructure which can help to improve the relationship of the settlements in question with the surrounding countryside. Furthermore, the spatial strategy limits the level of growth at the smaller Intermediate Rural Settlements. The phasing of housing growth set out under Policy H2 means that the likelihood of any one settlement being overburdened with growth to the detriment of settlement identity will be limited.

**1.132** The development principles included alongside the spatial strategy for Winchester District seek to mitigate the potential impacts of development on the local landscape by requiring that proposals maintain and enhance landscape assets and achieve a high standard of design that is sensitive to local character. The draft Local Plan sets out design principles (Policies D2, D3 and D4) that are specific to the three spatial areas of the District and it is expected that this approach will help to protect the special qualities of Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Villages, respectively. The protection of important gaps between settlements and the special purposes of the South Downs National Park as well as open spaces in the District are also expected to benefit landscape character. These requirements are set out under Policies NE7, NE8, NE10 and NE11. The plan specifically addresses the protection of landscape character at developments under Policy NE9. This policy requires that developments respond positively to the landscape type within which they lie, the existing sense of place and setting and also provide planting that is consistent with that which already exists in the area.

**1.133** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 10: landscape and character.



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

**1.134** Delivering a relatively high level of development in line with the spatial strategy (Policy SP2) and strategic housing policies (H1 and H3) could adversely affect heritage assets and their settings. The focus of most growth is at the district's more developed locations where adverse effects on the setting of heritage assets within these areas may occur. Most notably this includes at Winchester Town where much of the centre of the town is designated as a Conservation Area. There is also notable potential for heritage assets at New Alresford, Bishops Waltham and Wickham to be adversely affected by the moderate levels of new development directed to these Market Towns given their more constrained nature in relation to the historic environment. The Larger Rural Settlement Wickham is also relatively constrained in terms of designated heritage assets. It is noted, however, that a number of the site allocations are at brownfield land where redevelopment may provide opportunities for improvements to the built environment,

**1.135** The development principles included through Policy SP2 are likely to help limit the potential for adverse impacts relating to the historic environment. These principles set out that a high standard of design should be achieved at new developments and that development should consider the sensitivity of sites in relation to character, setting and cultural heritage. The draft Local Plan includes a number of other policies that are included specifically to address the conservation and enhancement of the historic environment. The strategic approach to ensuring the positive contribution of development to the District's historic environment is set out under Policy HE1, with the overarching approach to assessing heritage assets through a heritage impact assessment included under Policy HE2. Measures to ensure the protection of different types of heritage assets and archaeology are included under Policies HE3 to HE13. Support for bringing non-designated historic rural and industrial heritage assets back into use through conversion and for improving the functioning of heritage assets in terms of energy efficiency are set out under Policies HE13 and HE14.

## Contents

These policies are likely to help bring heritage assets back into appropriate use thereby reducing the potential for them to fall into disrepair. The suite of design policies included in the draft Local Plan are also expected to help conserve and enhance the historic environment in the District. The design principles for Winchester Town (Policy D2) are set out to help preserve the townscape (including roofscape) and character of the settlement which is notable for a relatively high number of heritage assets. The design principles for the Market Towns and Rural Villages (Policy D4) will also help to preserve the setting of heritage assets within these areas given the requirement for preserving history and heritage and for responding to local character and identity at sites. Master planning at larger sites (Policy D5) is required to contribute to local character and should demonstrate an understanding of heritage assets and their settings. The approach to shop frontages and signage (Policies H10 and H11) will help to preserve the character and historic value of town centre locations. These policies seek to protect traditional design and materials within shop fronts as well as architecturally important features on buildings.

**1.136** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 11: historic environment.

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

**1.137** As development occurs over the plan period, greenfield land take will be required and there is potential for development to result in loss of access to and/or the sterilisation of mineral resources. The spatial strategy (Policy SP2), including the distribution of housing growth (Policies H1 and H3) directs development to numerous greenfield sites at which the loss of greenfield land will not be possible to mitigate. Most of these greenfield sites take in areas of Grade 3 agricultural land. There is limited potential for loss of Grade 2 land where development is allocated towards the planned North Whiteley neighbourhood. At a number of brownfield sites within Winchester Town there is

## Contents

potential to promote the more efficient use of land resources through redevelopment of those sites. The potential for reuse of brownfield sites in Winchester Town is a common theme identified for the Areas of Opportunity set out in the draft Local Plan, all of which contain a large proportion of previously developed land. The development principles included under the spatial strategy (Policy SP2) for the District seek to promote the more efficient use of natural resources at development sites including through the recycling of materials onsite. They also require developments to address potential impacts relating to waste/recycling.

**1.138** The majority of the site allocations included in the plan do not intersect with Mineral Consultation Areas. Mineral resources identified in the District are mainly limited to areas of river terrace deposits and sub-alluvial river terrace deposits which surround the Itchen, Hamble, Meon and Dever rivers. While these rivers pass through or close to some of the main settlements in the plan area, including Winchester Town, Whiteley, Bishops Waltham, New Alresford and Wickham, most of the site allocations included in the draft Local Plan do not fall within the areas identified for their importance for mineral resources. Exceptions to this include part of the large strategic site allocation at North Whiteley as well as a small number of sites at Otterbourne and Colden Common through which the River Itchen flows.

**1.139** While new development within Winchester District is likely to require greenfield land and the use of finite natural resources in order to meet the housing requirement calculated using the Government's Standard Method, policies are included in the plan to promote the use of brownfield land and more efficient use of resources. Policy D6 supports the reuse of brownfield land within the settlement boundaries as well as high densities of development at suitable locations. This policy is likely to directly support more efficient land use in the District. Through Policy D8, development on potential contaminated land should be supported by measures for remediation, which is likely to allow for polluted land to be brought safely back into use. The design process should consider water use management and conservation under Policy CN1 and water efficiency standards are included in the plan through Policy CN4. Given the water stress currently experienced in Winchester District, the need to limit pressures on this resource will be particularly important over the plan period.

## Contents

**1.140** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 12: natural resources.

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

**1.141** The District experiences a high level of water stress. Furthermore, many waterbodies are not achieving 'good' overall status under the Water Framework Directive, including Candover Brook, Monks Brook, the Moen, Upper Hamble and Upper Wallington which have 'moderate' status and Bow Lake which has 'bad' status. The issue of water quality in the District also relates to nutrient enrichment of the Solent marine SACs/SPAs (via the Rivers Itchen and Hamble) and River Itchen SAC. The relatively high level of development planned for the District in response to the projected population growth, as set out under the spatial strategy (Policy SP2) and the strategic housing policies (Policies H1 and H3) is likely to place additional pressures on local water resources. Sites allocated at Winchester Town and New Alresford lie in particular close proximity to the River Itchen, with potential to contribute to adverse effects on water quality and the international biodiversity site at this location. The construction activities required and wastewater that will result as homes are occupied has the potential to further affect the status of overall water quality and the international biodiversity sites at the Itchen and Solent as well as the status of local waterbodies. However, wastewater infrastructure to support new development is expected to be in place to help limit any deterioration in water quality. The development principles included under Policy SP2 also require that new developments are supported by increased in infrastructure capacity or measures to mitigate associated impacts in a timely manner.

**1.142** The draft Local Plan includes a number of policies that seek to promote more efficient water management and the protection of water quality as part of the overarching approach to mitigating and adapting to climate change. Policy CN1 requires that water use management and conservation is considered as part of the design process for new developments. Maximum water efficiency standards are expressly set out as 100 litres/person/day for residential

## Contents

proposals under Policy CN4. As part of the approach to promoting a high standard of development in the District, Policy D7 requires that where there is potential for water pollution to result for development, applicants should submit a detailed water pollution assessment. It is likely that the green and blue infrastructure approach included in the draft Local Plan (Policy NE4) will benefit local water quality by removing contaminants and also promote a more connected system of waterbodies. Furthermore, Policy NE4 specifically requires that watercourses in the District are safeguarded and improved in terms of their quality, amenity, biodiversity and quantity. The approach to providing infrastructure to meet the needs of development, specific to water resources and quality, is set out under Policy NE6. It is required that developments ensure that sufficient water supply, surface water drainage and wastewater infrastructure is provided to serve new development. The plan also includes policy that will ensure that development does not adversely affect the integrity of the habitats of the Solent or River Itchen. Developments which might affect these SPAs, SACs or Ramsar sites will be subject to HRA (Policy NE16) and should be able to demonstrate that the effects of increased nutrients can be avoided by a nutrient neutral approach, in line with Natural England guidance. However, at this stage the HRA work undertaken for the Winchester District (Regulation 18) [\[See reference 2\]](#) Local Plan was not able to rule out adverse effects on European sites in relation to changes in water quantity and quality relating to abstraction from the River Itchen, as well as physical damage and loss of habitat, non-physical disturbance, air pollution, and recreation pressure and urban edge effects. The quality and settings of rivers and water courses are also protected through the plan. Policy NE17 requires that developments should help to achieve the requirements of the Water Framework Directive and function by natural processes.

**1.143** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to IIA objective 13: water resources.

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

**1.144** The delivery of a relatively high level of development in Winchester District will invariably result in an increase in the extent of impermeable surfaces as greenfield land take occurs. Development of greenfield land and soil sealing will limit the areas at which surface water can safely infiltrate and is likely to disrupt natural drainage patterns. The draft Local Plan through the spatial strategy (Policy SP2) and the housing distribution policies (Policy H1 and H3) includes some proposed allocations on brownfield land where these effects may be less likely. Of the proposed site allocations, only some of those towards the centre of Winchester Town lie within higher risk flood zones associated with the River Itchen. These all contain a high proportion of brownfield land with any loss of greenfield land and implications for flood risk therefore likely to be more limited. Furthermore, the development principles included in the spatial strategy set out that development proposals should address the issues of flooding and surface water.

**1.145** Development management policies are included in the draft Local Plan to directly address flood risk in the plan area. The requirement for development to apply the sequential test and exception text if required is included under Policy NE6. This approach is expected to result in much of the new development over the plan period occurring at locations where levels of flood risk are lower. This policy also requires that development should ensure that flood risk is not increased in locations away from the development site and should take opportunities to reduce the likelihood and potential impacts of flooding across the District. A requirement is also included for the design of new developments to incorporate sustainable water management systems such as SuDS which is likely to help prevent substantial increases in flood risk where greenfield land is developed. The maintenance and improvement of green and blue infrastructure networks in the District (Policy NE4) and the protection of watercourses so that they can fulfil their natural functions (Policy NE17) is also significant in terms of minimising any increase in flood risk across the District.

**Contents**

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

# Monitoring

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

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

# Next steps

**1.149** This IIA Report will be available for consultation alongside the Winchester District Local Plan (Regulation 18) document between November and December 2022. Following this consultation, the responses will be reviewed and addressed as appropriate. The Council will take into account the IIA findings, as well as other relevant factors (including the outcomes of the consultation) when making final decisions with regards to which of the site options and policy options to take forward as part of the Local Plan.

**1.150** Once the next iteration of the Local Plan has been prepared, the proposed policies and site allocations will be subject to another round of IIA and the IIA Report will be updated to accompany Regulation 19 consultation on the Pre-submission version of the plan. This iteration of the IIA Report will include information about the Council’s reasons for decision making with regards to policy approaches and preferred sites.



## Contents

**1.151** Further consideration will also be given to potential mitigation measures as required to help address any adverse impacts identified, as well as the approach to monitoring the likely significant effects of the plan.

LUC

October 2022

## References

<sup>1</sup> LUC on behalf of Winchester City Council (2022) Winchester District (Regulation 18) Local Plan Habitats Regulations Assessment

<sup>2</sup> LUC on behalf of Winchester City Council (2022) Winchester District (Regulation 18) Local Plan Habitats Regulations Assessment

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