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Winchester District Local Plan

Schedule of Proposed Modifications

November 2024

Schedule of Proposed Modifications to the Submission Winchester Local Plan 2020 – 2040 proposed by Winchester City Council (November 2024)

The schedule sets out the Council's proposed modifications to the submitted Winchester Local Plan 2020 – 2040. These modifications are related to the submitted Local Plan relating to updates in cross referencing, typological errors and consistency. The majority of these proposed changes have been included to address comments from statutory agencies/neighbouring Local Planning Authorities.

Additions to the Plan are indicated using **bold** and underlined text and deletions are shown using ~~strike through~~.

PM Reference	Policy or Paragraph reference	Page no.	Proposed Additional Modification. New (italics), deleted (strikethrough) and additional text (bold)	Reason for Change
Pages before the Introduction				
PM1	2.21	12	An Equalities Impact Assessment (EqIA) and a Health Impact Assessment has been undertaken <u>in the Integrated Impact Assessment</u> , alongside the Sustainability Appraisal and the Habitats Regulations Assessment.	For clarification purposes
Introduction				
PM2	3.8	22	<u>The Local Plan is adopted under the 'transitional arrangements' contained at time of drafting in the proposed changes to NPPF, which mean it has to accord with the requirements of the December 2023 NPPF. The subsequent proposed changes to the NPPF relate mainly to housing provision and the transitional arrangements require local plans to review these as soon as possible after adoption. Policy SP2 commits the Council to commence such a review within 6 months of adoption and this will focus primarily on meeting any new housing requirements.</u>	For clarification purposes.
PM3	SP2	24	End of Policy SP2: <u>The Council will undertake a review of the Local Plan 2040, which will start no later than 6 months after the adoption of the plan. This review will primarily address any changes in</u>	For clarification purposes.

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			<u>the National Planning Policy Framework and the Standard Methodology.</u>	
PM4	SP3	27	End of Policy SP3: Development proposed in accordance with this policy should <u>not increase flood risk</u> , cause unacceptable harm to biodiversity and the water environment, to the character and landscape of the area or neighbouring uses, or create unacceptable noise/light and traffic generation. <u>Where appropriate, proposals should demonstrate they have considered and assessed any potential loss of the best and most versatile agricultural land.</u>	Comments from the Environment Agency and Natural England
PM5	SP3	27	Development which has an operational need for a countryside location, such as agriculture, horticulture, forestry, <u>essential infrastructure</u> or outdoor recreation; or	Comments from Southern Water
Carbon Neutrality and Designing for Low Carbon Infrastructure				
PM6	Supporting text for CN1 (new criterion between criterion vii and viii)	33	<u>The Local Plan recognises the important contribution that heritage can make to climate change mitigation and adaptation. This includes support for the retention, repair, and reuse of existing buildings, as well as enhancing their energy efficiency and reducing carbon emissions.</u>	Comments from Historic England

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PM7		39	<p>Additional point after 4.17</p> <p>New para 4.18 - <u>The Local Plan recognises the benefits that reuse of buildings can play in addressing climate change mitigation and adaptation, particularly in relation to heritage assets. The plan supports the retention, repair, and reuse of existing buildings, while encouraging sensitive design adaptations that enhance the carbon and energy efficiency of heritage assets and buildings</u></p>	Comments from Historic England
PM8		39	<p>CN2 – change to the text of the policy</p> <p>Minimise energy demand: <u>for new build this is done</u> by employing the ‘fabric first approach’;</p>	Comments from Historic England
PM9	4.19	40	<p>Not only is the ‘fabric first’ approach the most sustainable and environmentally best approach <u>for new build</u>, but it can also make an important contribution to addressing fuel poverty and improving social equity. <u>A fabric first approach is generally not appropriate for traditionally constructed buildings*, as outlined in the text supporting policy HE14.</u></p> <p>Add footnote:</p>	Comments from Historic England

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			<p><u>*Traditional' refers to buildings with solid walls built from permeable materials such as stone, earth, timber, clay tiles, porous brick and lime-based mortars, plasters and renders. Traditional construction absorbs moisture but allows it to evaporate when conditions become drier. This is in contrast to modern construction, which relies on impermeable barriers to prevent moisture entering the fabric.</u></p>	
PM10	4.20 and 4.24	41/42	<p>The 2 in CO₂ should be subscript rather than superscript</p> <p>CO₂ rather than CO²</p>	Comments from Historic England
PM11	CN3	46	<p>CN3 subheading change of text</p> <p><u>New</u> non-residential development</p> <p>Change to criteria v. v. <u>New</u> non-residential development should meet the 'BREEAM Excellent' standard or an agreed equivalent industry standard assessment process. Developers that propose a scheme to meet BREEAM standards should submit a post construction assessment and BREEAM certificate to the local planning authority to demonstrate</p>	Comments from Historic England

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			compliance. At outline planning application stage a commitment to BREEAM Excellent should be made, and at full planning application a BREEAM pre-assessment should be provided.	
PM12	CN5	52	Change to criterion iv of CN5 iv. That there are no significant adverse impacts on the significance of heritage assets (including the contribution to that significance made by their setting)	Comments from Historic England
PM13	CN6	54	Change to text of policy to be consistent of wording of CN5 There is not an significant unacceptable impact on heritage significance or on the natural environment;	Comments from Historic England
High Quality Well-Designed Places and Living Well				
PM14	D1 supporting text	74	Delete: ' Open Space Improvement Action Plan 2022 '	For clarification purposes
PM15	5.38	75	Amend paragraph as follows – 5.38 The contextual factors to consider will depend on the characteristics of each site, and the form of development proposed. Matters to assess potentially include: the presence of utility infrastructure ; the pattern of development; height, scale, massing and elevational treatment	Response from National Grid Electricity Transmission and National Gas Transmission.

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			of surrounding development; land uses; movement patterns and routes; relationship with nearby facilities and services; landscape features; open spaces; topography; orientation; views; neighbouring occupants/ uses; protected features; boundary treatments; existing buildings worthy of retention; water features; flooding; and microclimate.	
PM16	5.40	75	The final design solution needs to be a positive, creative and a bespoke response to the site context. Where appropriate, the design also needs to take into account relevant national guidance, such as the guidance in the DfT document <i>Inclusive mobility: a guide to best practice on access to pedestrian and Transport infrastructure,</i> the Sport England <i>Active Design Guidance</i> and the National Grid document <i>Design Guidelines for Development near pylons and high voltage overhead power lines</i>	Response from National Grid Electricity Transmission and National Gas Transmission and Sport England.
PM17	D2	92	Criterion x For development in the identified opportunity areas, the potential for the proposal to deliver or contribute to the listed opportunities within that area; In addition to the specific comments for each area, the following points should be also considered –	In order to improve clarity with the wording and to make criterion ix consistent with the wording of paragraph 5.50 in the Local Plan.

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PM18	D5	100	<p>Amend criteria xii as follows:</p> <p>Incorporate a green and blue infrastructure strategy, providing an integrated network of green and blue spaces, taking advantage of opportunities for off-site links to the countryside, South Downs National Park where applicable and wider green and blue network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development;</p>	Comments from the Environment Agency
Sustainable Transport and Active Travel				
PM19	T1	119	<p>Change to criteria</p> <p>iii. The concept and principles of 20 minute neighbourhoods</p> <p>v. Safe, attractive, secure and convenient ways that encourage all users, including those with disabilities and reduced mobility, to use more sustainable forms of transport such as walking, wheeling, cycling, buses and as appropriate, the rail network, at every stage of the development;</p> <p>vi. The continued safe and efficient operation of the strategic and local road networks and as appropriate, the rail network</p>	<p>Hampshire County Council</p> <p>Network Rail</p>

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Biodiversity and the Natural Environment				
PM20	NE1 criterion iv.	134	<p>Change to criterion iv.</p> <p>The Local Plan helps to ensure that the landscape and natural environment of the district which is valued so highly is protected and enhanced. <u>The complex interplay between landscape, the natural environment, historic features and cultural connections means that an integrated approach to their management is recommended.</u></p>	Comments from Historic England
PM21	NE1 Paragraph 7.23	135	<p>In order to ensure that the Local Plan accords with the guidance in the NPPF and supports the aims set out in the council's nature emergency declaration the preferred approach is to include an overarching strategic policy that sets out the council's aspirations in respect of promoting the protection and enhancement of biodiversity and all aspects of the natural environment. Measures could include hedgehog highways, swift bricks, bat bricks / boxes and appropriate planting. <u>The emerging Hampshire Local Nature Recovery Strategy includes maps of the most valuable areas for wildlife, opportunities to improve nature in the future and local priorities for nature recovery.</u></p>	Comments from the Environment Agency

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PM22	NE1	136	<p>Criterion ii.</p> <p>Safeguards features of the natural environment and nature conservation interest and makes nature based solutions part of the plans to tackle the climate emergency. These should include measures to retain, conserve and enhance habitats, including, internationally, nationally and locally designated sites, priority habitats, networks of ecological interest, ancient woodland, water features, hedgerows and wetland pastures as corridors and stepping- stones for wildlife <u>and relevant local priorities for nature recovery in the Hampshire Local Nature Recovery Strategy;</u></p>	Comments from the Environment Agency
PM23	NE1	136	<p>Criterion v.</p> <p>Normally any mitigation, compensation and enhancement measures are required to be delivered on-site, unless special circumstances dictate that off site mitigation or compensation is more appropriate. <u>Off site or a</u> financial contribution, in lieu of on-site mitigation, will only be considered in limited circumstances and where</p>	Comments from Hampshire County Council

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			it is demonstrated that the proposed mitigation is deliverable and effective	
PM24	7.28	139	<u>In such circumstances any proposals should be accompanied by a detailed assessment which clearly demonstrates that the loss of that open space would not be detrimental, and the benefits are clearly outlined.</u>	Comments from Hampshire County Council
PM25	7.29	139	<u>The Council will seek to enhance and improve the quality of existing open spaces particularly where deficiencies are identified. The Council will work with partner organisations such as PfSH to provide additional strategic open space such as Suitable Alternative Natural Greenspaces (SANGs).</u>	Comments from HIWWT.
PM26	7.32	142	Additional wording to para 7.32 Historic parks, <u>Scheduled Monuments, Registered Battlefields</u> and landscape features such as park pales, veteran trees, and sunken lanes; and	Comments from Historic England
PM27	7.34	143	Additional wording to para 7.34	Comments from Historic England

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			<p>“Well-planned green infrastructure should be incorporated into development proposals integrating and building upon the existing green network. It should contribute to high quality development and economic prosperity by making places attractive to residents and businesses and improving the health and well-being of the local and wider community. It should respect and respond to local landscape character, <u>including features of heritage significance</u>, and integrate with sustainable transport and green tourism initiatives, expanding upon existing provision.”</p>	
PM28	7.35	143	<p>Green infrastructure also forms a valuable contribution to the setting of Winchester Town, through extensive tree coverage and areas of open land such as the Water Meadows, which come into heart of the town providing public access to the wider countryside. Some of this countryside is within the South Downs National Park. The River Itchen also passes through the Town and is protected by <u>international and</u> national designation recognising the exceptional quality of this chalk river and its environs.</p>	Comments from Natural England
PM29	7.44	148	<p>In addition, the Habitats Regulation Assessment and Sustainability Appraisal advise that a strategic approach to air quality management is required,</p>	Comments from Natural England

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			<p><u>including a strategic assessment of the Plan from impacts from air quality.</u> This is to ensure the continued protection of sites of national importance, as well as local nature conservation sites given the planned level of growth. The location of air quality monitoring sites and the setting of thresholds to trigger further investigation should be determined through lower level assessments and, where appropriate, be applied as a condition on planning permissions</p>	
PM30	7.45	149	<p>The Council is part of the Solent Recreation Mitigation Partnership (SRMP), also known as Bird Aware Solent. The Council has worked with the Partnership to form a Mitigation Strategy to counteract impacts associated with recreation pressure from residential development within 5.6km (the 'zone of influence') of Statutory Designated Habitat Sites in the Solent (Solent & Southampton Water SPA/Ramsar; Chichester & Langstone Harbours SPA/Ramsar; Portsmouth Harbour SPA; and Solent & Dorset Coast SPA). Development proposals <u>that result in a net increase in residential units</u> will need to demonstrate that negative effects can be <u>avoided or mitigated by contributing or they must</u></p>	Update in response to the HRA Addendum and Comments from Natural England.

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			<p><u>contribute</u> towards the strategic mitigation measures put in place by Bird Aware Solent. <u>Some other types of development (such as care homes, student accommodation) may also need to address recreational disturbance both alone and in-combination.</u> Development will be assessed on a case-by-case basis.</p>	
PM31	New Paragraph 7.49a	149	<p>Add new supporting text (New Paragraph 7.49a):</p> <p><u>Winchester City Council holds a Great Crested Newt Organisational (or “District”) Licence granted by Natural England¹. The associated District Licensing Scheme, which is currently administered and managed by NatureSpace Partnership, and provides an alternative licensing option for developers to address impacts on protected great crested newts by enabling a ‘conservation payment’ towards high-quality habitat creation and long-term management and monitoring. In the District Licensing Scheme, developers can engage with NatureSpace at the pre-application stage or at the planning application stage. It is based on a great crested newt landscape-</u></p>	Comments from Nature Space

¹[District Licensing Scheme for Great Crested Newts - Winchester City Council](#)

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			<p><u>scale conservation strategy, which aims to focus the creation of new habitats where they will be of maximum benefit to the species, whilst also reducing risk and uncertainty through the planning process for developers and planning authorities. The strategy results in a range of other biodiversity benefits and contributes towards nature recovery at the landscape scale.</u></p>	
PM32	Policy NE5 Criterion iv.	150	<p>Criterion iv. New development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, including impacts on <u>to functionally linked land and SAC compensatory habitats are appropriately avoided, mitigated or compensated in line with mitigation hierarchy and will be subject to HRA</u> . Developments within 500 metres of the SPA/Ramsar FLL <u>Habitats Site, Compensatory Habitats Site or FLL</u> should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase;</p>	Update in response to the HRA Addendum and Comments from Natural England.

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			Addition of a footnote for criteria ix. <u>CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland</u>	
PM33	Paragraph 7.55	152	It is important that there is adequate capacity both on and off the site to serve development and that it would not lead to problems for existing users. Where there is a capacity problem <u>constraint on the main public water or wastewater network, we encourage the developer to work closely with the service provider on the delivery of the required network reinforcement to ensure there is no detriment to the operation of the network caused by the wastewater flows or water consumption from the development.</u> and no improvements are programmed by the water company, the council will require the developer to fund appropriate improvements which must be <u>The work should be</u> completed prior to occupation of the development, <u>and phasing of the occupation may be required in tandem with the delivery of the infrastructure.</u>	Comments from Southern Water
PM34	New Paragraph 7.59a	152	<u>The impact of flooding on the historic environment should be considered by development proposals. This includes but is not limited to the vulnerability of heritage</u>	Comments from Historic England

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			<p><u>assets and their potential harm to or loss of significance, the implications of flood risk on securing sustainable use for heritage assets and the potential impact of flood risk management measures on heritage assets and their setting. Any flood prevention measures should consider how heritage assets are safeguarded and reduce any potential harm to the historic environment”</u></p>	
PM35	NE6	155	<p>Amend criteria viii:</p> <p>Prioritise and explore the opportunities for Natural Flood Management for all proposals in areas at risk of flooding for the lifetime of the development before any hard engineering flood defences or water attenuation measures are proposed. These should <u>ensure there is no net loss of floodplain storage capacity or obstruction to flood flow routes</u>, be designed to maximise the benefit to flood risk management, water quality, biodiversity, and amenity to provide attenuation and biodiversity enhancement;</p>	Comments from the Environment Agency
PM36	7.68	160	<p><u>The National Parks and Access to the Countryside Act, as amended by Section 245 of the Levelling Up and Regeneration Act 2023, requires all relevant bodies to seek to</u></p>	South Downs National Park Authority

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			<p>further the two statutory purposes of the South Downs National Park. <u>The National Park purposes</u> are:</p> <ul style="list-style-type: none"> • To conserve and enhance the natural beauty, wildlife and cultural heritage of the area. • To promote opportunities for the understand and enjoyment of the special qualities of the National Park by the public. 	
PM37	7.69	160	<p>The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. A considerable amount of land within the district is immediately adjacent to the boundary <u>in the setting</u> of the SDNP and development there could have the potential to cause adverse impacts if this is not considered early in the planning stage. It is therefore considered to have a plan which is silent on impacts on the national park is not a suitable alternative policy approach.</p>	South Downs National Park
PM38	7.70	160	<p>In delivering <u>pursuit of</u> the National Park's purposes, the National Park Authority has a duty</p>	South Downs National Park

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			to seek to foster the social and economic and social well-being of the local communities within the National Park.	
PM39	7.71	160	The South Downs National Park is an International Dark Sky Reserve. The adopted South Downs National Park Local Plan identifies a dark sky core and buffer and transition zones. Development proposals in close proximity to the setting of the National Park and have significant external lighting are expected to refer to the Dark Skies Technical Advice Note published by the SDNPA and demonstrate how it conserves or enhances the intrinsic qualities of the dark night sky and the setting of the national park.	South Downs National Park
PM40	7.72	160	The adopted South Downs National Park Local Plan is supported by assessments of landscape character and tranquillity.	South Downs National Park
PM41	NE8	160	Development in close proximity the setting of the South Downs National Park will only be permitted where it would be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act	South Downs National Park Authority

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			<p>1995 <u>Section 245 of the Levelling Up and Regeneration Act 2023</u>, and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park.</p> <p>Development proposals in close proximity to the setting of the South Downs National Park are expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.</p>	
PM42	New paragraph 7.82a	164	<p><u>In the circumstance where the Education Authority has received approval for the loss of school playing fields from the Secretary of State, in accordance with Section 77 of the Schools Standards and Framework Act 1998, an exception may be made to this policy where equivalent or greater community benefits are provided.</u></p>	Comments from Hampshire County Council
PM43	7.112	177	<p>The council needs to consider the impacts of nitrogen on the Solent SAC which covers sites in the south of the district. The issues with phosphorus and nitrogen draining into the catchment for the River Itchen covers a significant part of the district including areas to the north and</p>	Comments from Natural England

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			east of Winchester and Natural England advises that phosphorus and nitrogen are causing adverse environmental effects on the quality of the river.	
PM44	7.115	177	The Local Plan may be able to help by allocating land for use in mitigation which could include using nature based solutions such as planting woodland or creating wetland habitat in appropriate locations. <u>Any nutrient mitigation schemes brought forward should be agreed with Natural England.</u>	Comments from Natural England
PM45	7.118	179	A small number of Solent Wader and Brent Goose Strategy (SWBGS) sites (“functionally linked land”) are identified around the Upper Hamble as supporting high tide roosts of birds from the Solent and Southampton SPA/Ramsar. The Solent Wader and Brent Goose mapping is available on Solent Waders & Brent Goose Strategy – coastal bird conservation, waders and brent geese data and mapping solentwbgs.wordpress.com . <u>There is a minimum requirement of one year’s ecological survey to confirm the classification of a site (three years where classification is disputed).</u>	Update in response to the HRA Addendum and Comments from Natural England.

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PM46	New Paragraph 7.123a	New Paragraph 7.123a	<p>New supporting text underneath paragraph 7.123</p> <p>Development should consider restoring watercourses to their natural state wherever possible, with any culverts removed unless their removal is impractical, to enable flood storage and to enhance biodiversity and amenity. A culvert will only be approved if it has been demonstrated that there is no reasonable alternative, or the detrimental effects would be so minor that a more costly alternative would not be justified. Whilst recognising that there are situations where culverting may be unavoidable, the onus will be on applicants to prove that all reasonable and practicable alternatives have been fully considered as part of the planning application process.</p> <p><u>The creation of buffer zones between built development and river/watercourse banks (at a <i>minimum</i> of 10 metres²) provide multiple benefits for water quality, pollution prevention, flood risk management, habitat connection and biodiversity.</u></p>	Comments from the Environment Agency
PM47	NE17 Criterion i	181	Water quality and quantity, and help achieve requirements of the Water Framework Directive and Habitats Regulations or their replacement, in	Update in response to the HRA Addendum and

² [Heading 1](#)

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			the case of the River Itchen SAC and Upper Hamble (Solent Maritime SAC, and Solent & Southampton Water SPA/Ramsar); <u>SAC compensatory habitats on the River Meon, River Dever, River Dun, Bourne Rivulet, and River Test;</u> and habitats relied upon as identified in the Solent Wader and Brent Goose Strategy (SWBGS);	Comments from Natural England.
PM48	NE17 – New criterion vii.	181	Insert new criteria under vi <u>vii. Creation of adequate natural buffers zones between riverbanks/watercourse banks and any built development. These buffer zones should be kept free of any structures to allow the natural watercourse environment to flourish;</u>	Comments from the Environment Agency
PM49	NE17	181	The loss of habitats identified as ‘Primary Support Areas’, ‘Secondary Support Areas’ or ‘Low Use’ sites in the SWBGS do not require <u>project level</u> HRA but and if identified mitigation / compensation should be provided in line with the SWBGS.	Update in response to the HRA Addendum and Comments from Natural England.
The Historic Environment				
PM50	8.4	183	Currently there are 110 Scheduled Monuments, 2,271 listed buildings, 11 historic <u>Registered</u> parks and gardens, 37 Conservation Areas and a	Comments from Historic England

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			historic battlefield at Cheriton, which fall within the Winchester district.”	
PM51	HE2	185	<p>Heritage assets should be conserved in a manner appropriate to their significance. Applicants must describe the significance of any affected heritage assets, using appropriate expertise and assessment, including a desk-based assessment (where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest), and where necessary heritage impact assessment and/or field evaluation. (the results from which needs to be submitted in a Heritage Statement).</p> <p>All applications which affect or may affect heritage assets should be accompanied by a Heritage Statement, proportionate to the nature of the development and heritage interest, describing the significance of affected heritage assets and/or their settings, the degree and nature of impact upon that significance and how the proposals minimise or mitigate any harm. For minor or householder applications, where there is a limited impact on heritage assets, this can be incorporated into the Design and Access Statement. Any proposals directly affecting buildings and other structures for heritage assets included in the council’s ‘Buildings at Risk</p>	Comments from Historic England

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			Register', or the Historic England 'Heritage At Risk Register', shall include works including repairs to enable the removal of the heritage assets from these registers. improve the condition of those buildings/structures.	
PM52	HE6	190	<p>Change to Policy HE6 title Scheduled Monuments and Nationally Important Non-designated <u>Archaeological</u> Assets</p> <p>Change to Policy HE6 text</p> <p><u>Proposals should take a positive approach to archaeology, by avoiding locating development on sensitive areas and designing development that responds positively to the significance of archaeological features, including their settings.</u></p> <p>Applications for planning permission which affect, or may affect a scheduled monument, or its setting, should be supported by appropriate and proportionate evidence on the significance of the asset (including the contribution to significance made by its setting) and the steps that would be taken to avoid and minimise harm. <u>Where harm is unavoidable, proposals should explain the reasons why and outline steps to minimise harm.</u></p>	Comments from Historic England

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			<p>Historic England should be notified where a sScheduled mMonument eConsent (SMC) is required in addition to planning permission <u>and/or if the proposals may affect a Scheduled Monument and/or its setting.</u></p> <p>Applications which affect, or may affect, a non-designated heritage heritage <u>archaeological</u> asset that is potentially of national importance will be required to provide appropriate and proportionate evidence on the significance of the asset (including the contribution to significance made by its setting) and the steps that would be taken to <u>firstly</u> avoid <u>harm and if unavoidable to</u> and minimise harm.</p> <p>The Winchester City Council Archaeological Advisor / Archaeologist should be consulted on proposals that have the potential to affect either type of asset to determine what evidence would be required.</p> <p>Applications will be determined also in accordance with Policy HE3 on designated heritage assets. Additionally, proposals should take a positive approach to archaeology, by avoiding locating development on sensitive areas and designing development that responds positively to the significance of archaeological features, including their settings.</p>	

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PM53	HE7	192	<p>Delete first paragraph in policy text</p> <p>In addition to the policies that apply to all heritage assets and non-designated heritage assets, the following also applies.</p>	Comments from Historic England and deleting a duplication of wording in the supporting text.
PM54	HE7	192	<p>Development proposals should be supported by proportionate evidence describing the significance of any archaeological assets affected, including any contribution made by their settings. Where a development site includes or has the potential to include archaeological assets, early discussions will need to take place with the Council/archaeological advisor. A desk-based assessment and, where necessary the results of a field evaluation (conducted by a suitably qualified archaeological organisation), must be submitted to the local planning authority. Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or in part) in Policy HE7 Non-designated Archaeological Assets accordance with a written programme of archaeological investigation, including excavation, recording and analysis, to be undertaken by an appropriately qualified archaeological organisation. The results and analysis of investigations should be published and provided to the local authority for inclusion in</p>	

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			<p>the Winchester Historic Environment Record. Where development affecting archaeological assets is permitted, developers will be required to record and advance understanding of any assets to be lost (wholly or in part) in accordance with a written programme of archaeological investigation, including excavation, recording and analysis, to be undertaken by an appropriately qualified archaeological organisation. The results and analysis of investigations should be published and provided to the local authority for inclusion in the Winchester Historic Environment Record</p>	
PM55	HE11	200	<p>Typo – remove comma after ‘significance’ in criterion i.</p> <p>Within a Conservation Area, planning permission will only be granted for proposals involving the demolition, in whole or in part, of buildings or structures where the existing building or structure:</p> <ul style="list-style-type: none"> i. Makes no positive contribution to the character or appearance and significance, of the area, either individually or as part of a group, or in more general views within or from outside the conservation area; or 	Comments from Historic England

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			<ul style="list-style-type: none"> ii. Is demonstrated to be incapable of repair or adaptation so as to extend its useful life; or iii. Where it can be demonstrated the condition of the building is such that its re-use would result in the need for extensive reconstruction to the extent that its historic interest and integrity (and thereby the positive contribution it makes to the Conservation Area) would be lost. 	
PM56	HE12	202	<p>Policy HE12 change to title Registered-Historic Parks and Gardens</p> <p>Proposals which accord with the Development Plan will be permitted provided they do not result in unacceptable harm to or loss of the significance or distinctive character of a Registered Historic Park and Garden <u>or a Park and Garden</u> identified on Local Registers (including the Hampshire Gardens Trust Register of Parks, Gardens and Green Spaces) or results in the loss or deterioration of associated designated heritage assets (in accordance with policy HE3).</p>	Comments from Historic England
PM57	HE14	209	<p>Change title of policy Improvements or Alterations to Improve the Energy Efficiency of Historic <u>Heritage</u> Assets</p>	To address a point of consistency

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PM58	HE14	209	<p>Any improvements or alternations that are designed to improve the energy efficiency of designated and non-designated historic assets will be supported providing that it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li data-bbox="1039 531 1715 1078">i. The proposals represent an appropriate strategy for the individual historic building, based on <u>a whole building approach that takes account of the building's fabric and location, as well as the needs of its occupants. Proposals should conserve or enhance key features of special interest where possible, and minimise and justify unavoidable harm; and</u> an appropriate assessment and they meet the requirements of the NPPF in terms of assessing the significance of harm to the heritage asset; and <li data-bbox="1039 1086 1715 1374">ii. Any proposals which harm the structural integrity, character or significance of the building including through its setting, are clearly outweighed by public benefits as set out in Policy HE3 on designated heritage assets and Policy HE4 on non-designated heritage assets. 	Comments from Historic England

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Homes for All				
PM59	9.18	216	(Assesment of Windfall Trends and Potential 2021).	Typo.
PM60	Table H2	216	<p>Add footnote to unmet needs allowance figure of 1,900 (**) as follows:</p> <p><u>“** It has been agreed that to reflect the total unmet need in the housing market area would necessitate the following:</u></p> <ul style="list-style-type: none"> <u>To Portsmouth City Council: 30% apportionment of the unmet need housing allowance in the Winchester District Local Plan;</u> <u>To Havant Borough Council: 70% apportionment of the unmet need housing allowance in the Winchester District Local Plan;</u> <p><u>(based upon the unmet need allowance of 1,900 homes, this would equate to 570 homes for Portsmouth City and 1,330 homes for Havant Borough).“</u></p>	To reflect the approach agreed in updated Statements of Common Ground with Portsmouth City Council and Havant Borough Council.
PM61	H6	230	For market led housing schemes, the affordable housing, should be provided in accordance with the following proportions, <u>with social rented as the priority, unless more recent evidence that has been agreed by the Local Planning Authority for that locality demonstrates otherwise -</u>	To ensure the Policy is in line with paragraph 9.42 of the supporting text.

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PM62	H7	233	Amend criterion i as follows – The proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement <u>or area</u> to which that need relates;	For clarification in response to Reg 19 comment from English Rural Housing Association.
PM63	H10	240	Would not be detrimental to the amenities of nearby residents, or the overall character and amenity of the surrounding area <u>or the heritage significance of the building;</u>	Post-consultation comments from Historic England
PM64	H11	243	Amend second paragraph of Policy H11 as follows – The design of the dwelling should reflect local distinctiveness and the rural character of its surroundings, while avoiding or mitigating adverse effects on the natural <u>or historic</u> environment and biodiversity.	Post – consultation comments from Historic England
PM65	H12	247	“Sites and the layout proposed should avoid harm to the significance (<u>including the or setting</u>) of heritage assets or biodiversity interests;”	Post – consultation comments from Historic England
PM66	H13	251/252	Add a footnote to Policy H13: <u>*Site reference numbers relate to sites included in the 2016 Gypsy and Traveller Accommodation Needs Assessment. Sites without a reference number have been</u>	For clarification purposes

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			<u>permitted since that the publication of this document.</u>	
Creating a vibrant economy				
PM67	E7	289	<p>Amend final two paragraphs of Policy E7:</p> <p><u>Within the Primary Shopping Areas</u> Proposals for a change of use or the redevelopment of premises away from retail or other Class E uses, will only be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> i. The proposal will contribute to the centre's vitality and viability during daytime trading hours; and ii. Proportionate evidence has been provided to demonstrate that the premises are no longer required for retail or other Class E uses. <p><u>Where supporting viability evidence is considered necessary</u> As part of the assessment of such proposals, applicants will be expected to provide viability assessments of the site and evidence of the appropriate marketing for alternative town centre uses. Marketing should be undertaken for a minimum of at least 12 months. <u>Such assessments will always be required where the proposal would result in a loss of a Class E use within the Primary Shopping Area.</u></p>	For clarification purposes

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Winchester Site Allocations				
PM68	12.10	310	At the very northern boundary and into the field north of the site there can be very high groundwater levels during very wet years (within 2m of the ground) when a winterbourne rises. Early discussions should, therefore, take place with Environment Agency and <u>Lead Local Flood Authority (LLFA)</u> in order to establish how this can be addressed.	Comment from Environment Agency
PM69	W1 new criterion xii.	312	<u>xii. Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes;</u>	Comments from Southern Water
PM70	W2	313	Allocated Uses: I) <u>Residential led</u> mixed use, and II) Park and ride facility.	Amendment from WCC Officers following comments received from DIO/Avison Young
PM71	W2 criterion iii	320	The proposals include a phasing and delivery strategy that is related to the provision of infrastructure <u>needed to make the development acceptable in planning terms together with</u> and the creation of neighbourhood centre(s) with ancillary and supporting uses.	Comments from DIO/Avison Young and ICB

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PM72	W2 criterion vii	320	Access should be off Andover Road <u>North (B3420)</u> ;	Amendment from WCC Officers in discussion with HCC Highways following comments received from DIO/Avison Young
PM73	12.18	314	The main vehicular access to the site is via a dedicated access road which is located off Andover Road North <u>(B3420)</u> (the main north south route in and out of Winchester). Given the secure/defence-related nature of the site, there is a gatehouse and guardroom entry point in the north-east. There is a secure gated access for military vehicles only which is located off Chestnut Avenue/Kennel Lane	For clarification in discussion with HCC Highways following comments received from DIO/Avison Young
PM74	12.25	316	The buildings and structures are predominantly used for military training related use or associated recreational purposes and include the following: <ul style="list-style-type: none"> • A central recreational facilities building, which includes a common room, dining area and a local shop; • Gym and leisure facilities, including a swimming pool and a <u>former</u> nursery; which is used occasionally by the local community as well as military personnel; • Various staff training equipment and military assault courses; 	Comments from DIO/Avison Young

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			<ul style="list-style-type: none"> • Various residential buildings, including both trainees and more senior military personnel/officers that are stationed at the site; • 250 space surface car park; and • A chapel 	
PM75	12.29	319	<p>Park & Ride facility</p> <p>As the site is located on one of the key radial routes into the city centre (Andover Road), the City of Winchester Movement Strategy has identified that there is need to reduce city centre traffic by increasing the number of Park & Ride facilities with a particular need to provide a car park on the north side of the city. <u>Park & Ride to</u> the north side of the city. In order to meet this need, there is an opportunity <u>requirement</u>, as part of the comprehensive redevelopment of this site, to provide for <u>allocate land</u> within the provide for approximately 850 spaces <u>within the masterplan for</u> a Park & Ride facility. <u>The Park & Ride facility at the SJM Barracks site would need to demonstrate its relationship with the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road (Policy W1).</u> This would be in addition to the Kings Barton 200 space Park & Ride Light site that is located on the opposite side of Andover Road which would need to be operationally connected to the</p>	Amendment from WCC Officers following comments received from DIO/Avison Young

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			<p>Park & Ride facility at the Sir John Moore Barracks site (Policy W4) The scale and location of the Park & Ride facility should be considered as part of the master planning process <u>with full details to be submitted as part of the planning application process</u> and be in a location that is physically connected to sustainable modes of transport and capable of providing provide electrical charging points and cycle parking.”</p>	
PM76	W2 criterion xiv	321	<p>The proposals record features of heritage significance and incorporates them where feasible into any re-development of the site as part of a wider heritage trail that celebrates the site’s military history and helps the general public to understand and appreciate how the site has evolved. The proposals will also need to minimise harm to the setting of the adjacent <u>Scheduled</u> Round Barrows;</p>	Comments from Historic England
PM77	W2 xvii	322	<p><i>The proposals include an assessment of the condition, age and the need to technical feasibility/viability to demonstrate the ability to retain/refurbish/redevelop, viably operate/incorporate the existing gym, leisure facilities and the swimming pool as part of the wider residential led scheme. Depending on the outcome of this assessment if they are viable, they</i></p>	Amendment from WCC Officers following comments received from DIO/Avison Young

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			<i>should be opened up for use by the local community and management plan should accompany any planning application for this part of the site.</i>	
PM78	W2 xix	322	<i>xix) The proposals include a Park & Ride of approximately 850 spaces <u>and demonstrates the relationship with the</u> that would be in addition to and would need to be connected operationally to the 200 space Kings Barton Park & Ride light. The location of the Park & Ride <u>facility facilities should include the provision of charging points and cycle parking that</u> should be determined through the masterplanning process and full details should be submitted as part of the planning application process; transport assessment include the provision of electrical charging points and cycle parking facilities;</i>	Amendment from WCC Officers following comments received from DIO/Avison Young
PM79	12.37	324	Any proposals will need to be designed in a sensitive manner as the southern part of the site is located within Winchester Conservation Area. <u>Relevant references include (but are not limited to) the Conservation Area Appraisal and Winchester Townscape Assessment.</u>	Comments from Historic England
PM80	W3	325		Comments from Historic England

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			iii. As part of the design process, proposals should assess the overall height of the proposed development and the impact on the character of the Conservation Area and the <u>setting of</u> Listed Buildings;	
PM81	W3	326	x. A site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Only <u>types of existing development which can be shown are water compatible or essential infrastructures shall take place within Flood Zone 3b (functional floodplain)</u> ;	Comments from the Environment Agency
PM82	12.41	328	To the north is an important tree belt for bats and beyond this the Barton Meadows Nature Reserve which was provided in conjunction with development at Barton Farm. The Barton Meadows Nature Reserve is an important corridor for wildlife and creates a wider landscape in which wildlife can travel, contributing to the Nature Recovery Network. Due to the proximity of this site to the Nature Reserve, <u>the development should</u> scope to enhance <u>the integrity of the</u> Reserve and manage access so as to achieve	Amendments from Officers following comments received from the HIWWT.

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			<u>this and to divert pressure from the River Itchen SAC.</u> it should be investigated. The site is within the currently defined Winchester to Kings Worthy / Headbourne Worthy settlement gap. However, it is well-contained and suited to development and development would not extend the built-up area beyond its current northern boundary, helping to retain the openness of the settlement gap.	
PM83	W4 – criterion iii	329	iii Contribute to any other off site junction transport improvements necessary;	Comment from HCC.
PM84	W4 – criterion vi	329	Provide <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms, including addressing any need for education provision (Primary and Secondary) to meet the needs of the development	Comment by ICB
PM85	12.52	332	The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation. <u>Any nutrient neutrality solution that involves an onsite wastewater treatment works, will need be</u>	Comments from Natural England

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			<u>accompanied by an assessment of impacts to the River Itchen SAC through discharges from the WwTW including groundwater modelling, and agreed with Natural England and the Environment Agency.</u>	
PM86	W5 criterion xii	336	Change to criterion xii– remove of ‘s’ in ‘incorporates’ and apostrophe added to ‘sites’ The proposals retain features of heritage significance and incorporates them into any redevelopment of the site as part of a wider heritage trail that celebrates the site’s military history and place of enjoyment by the general public to understand and appreciate how the site has evolved;	Comments from Historic England
PM87	W5 new criterion xix.	336	<u>Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</u>	Comments from Southern Water
PM88	W5 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM89	W6 new criterion vii and viii	339	<u>vii. Further development on this site will be subject to a sewer network capacity assessment during the planning application</u>	Comments from Southern Water

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			<p><u>process, should capacity be constrained, occupation of the development will be phased to align with the delivery of infrastructure, in consultation with the service provider.</u></p> <p><u>viii. Layout of the development must be planned to ensure future access to existing underground infrastructure for maintenance and upsizing purposes</u></p>	
PM90	W6 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM91	W7	344	xv. The proposals considers and addresses the need need <u>provision of infrastructure needed to make the development acceptable in planning terms together with</u> for education provision (Primary and Secondary) to meet the needs of the development	Comment from ICB
PM92	W7	344	xvi. A Strategic <u>site-specific</u> Flood Risk Assessment will need to be prepared and agreed that demonstrates how the development will be safe for its lifetime taking climate change and the vulnerability of the developments users into account, and ensure that flood risk is not increased elsewhere as a result of the development. Where possible, reduce the overall	Comment from the Environment Agency

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			flood risk by ensuring that any new development avoids Flood Zone 3;	
PM93	12.78	346	The site excludes, but will need to take into consideration and have special regard to the setting of the Hampshire Archives and Local Studies Offices and its garden, which is a Grade II listed building have been included on the List of Buildings of Special Architectural or Historic Interest at grade II.	Comments from Historic England
PM94	W8 – criterion vi	349	Delete criterion vi (the wording of this criterion is repeated in vii) vii to become new vi vi. The proposals assess the impact of buildings heights on views and adjoining areas unless a taller building can be justified in townscape terms. Taller buildings are unlikely to be acceptable in close proximity to nearby residential properties;	Comments from Historic England
PM95	W8	350	x. The proposals consider and address the need provision of infrastructure needed to make the development acceptable in planning terms together with for the need for education provision (Primary and Secondary) to meet the needs of the development	Comments from ICB

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PM96	W9		Add new criterion immediately after vii: <u>The proposals provides a footway link and cycleway link across the western boundary of the site to improve connectivity to Winchester Town to the north of the site;</u>	Criterion was incorrectly omitted from the Reg 19 LP.
PM97	W9 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM98	12.106	356	Hyde Gateway, which is located opposite St Bartholomew’s Church in King Alfred’s Place, and the Bridge is a Scheduled Monument, and Listed Building. The Bridge is also a Listed Building and a Scheduled Monument. These are the only substantial <u>above ground / upstanding</u> remains that exist.”	Comments from Historic England
PM99	W10	359	v. site specific Flood Risk Assessment will need to be prepared and agreed that demonstrates <u>that there will be no inappropriate development within Flood Zone 3b in accordance with Table 2 of the Planning Practice Guidance for Flood risk and coastal change. It will also need to be demonstrated</u> how development will be safe for its lifetime taking climate change and the vulnerability of the developments users into	Comments from the Environment Agency

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			account, and ensure that flood risk is not increased elsewhere as a result of the development;	
PM100	W10 new criterion vii.	359	<u>vii. Any re-development of this site will be subject to a sewer network capacity assessment during the planning application process, should capacity be constrained, occupation of the development will be phased to align with the delivery of infrastructure, in consultation with the service provider.</u>	Comments from Southern Water
PM101	W10 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM102	12.120	362	The area that is subject to Policy W11 is elevated land and has a number of constraints, particularly the presence of the Winchester conservation area in the western part of the area, the listed main Hospital block and some individual or group tree preservation orders, mainly on the southern edge. <u>The Winchester Conservation Area Appraisal includes helpful guidance on the redevelopment of this area.</u> The site is sensitive due to its location on a principal aquifer and parts may have contamination issues associated with previous activities. Given these factors, a masterplan should be prepared for the area in	Comments from Historic England

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			consultation with key stakeholders and interested parties and agreed by the city council. Ideally this should cover the whole allocated area, but there could be separate masterplans for the University and Hospital areas.	
South Hampshire Urban Area				
PM103	SH1 criterion v.	372	v. Provide primary school places and contributions to off-site improvements to secondary education to accommodate the development, along with other physical and social infrastructure <u>to make the development acceptable in planning terms;</u>	Comment by ICB
PM104	SH1 New criterion ix.	372	<u>Implement a Green Infrastructure Strategy for the additional approximately 300 dwellings to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites. New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed with Natural England, as part of a project-level HRA</u>	Update in response to the HRA Addendum and Comments from Natural England
PM105	SH2 criterion ix.	378	Assess the impact of development both on site and in combination with other nearby sites on habitats and biodiversity <u>through a project level HRA</u> (especially those of national and	Update in response to the HRA Addendum and

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			international importance such as the River Hamble and the Solent)”	Comments from Natural England.
PM106	SH2 criterion x.	378	Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites. <u>New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed with Natural England, as part of a project-level HRA</u>	Update in response to the HRA Addendum and Comments from Natural England.
PM107	13.31	380	There are foul and surface water sewers running across the site which would require an easement of 6m to be kept clear of all buildings and tree planting. <u>located in Bader Way and Cobham Grove, with manholes in close proximity to the site boundary. It is important that the exact location of this infrastructure in relation to the site is established prior to the commencement of any construction, in liaison with Southern Water.</u>	Comments from Hampshire County Council and Southern Water
PM108	SH6 new criterion iii.	384	<u>iii. measures are included to protect and ensure future access for maintenance and upsizing purposes to Southern Water’s water supply infrastructure.</u>	Comments from Southern Water
The Market Towns and Rural Area				

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PM109	BW1	395	iii. Provide a new/improved footpath/ cycleway along the northern edge of the site as part of a route along the southern edge of Bishop's Waltham to link with Priory Park and the Martin Street Site and the Albany Farm site (Policy BW4).	Comment from Parish Council – incorrect policy number.
PM110	BW1	396	New criteria <u>xiii. Provision of other physical and social infrastructure needed to make the development acceptable in planning terms</u>	Comment by ICB
PM111	BW3	400	Amend criterion viii as follows – viii. Protect, retain and reinforce existing treed boundaries and hedgerows <u>to minimise any wider views and protect the setting of the SDNP;</u>	Comment from SDNPA
PM112	BW3 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA

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PM113	BW4	403	vii. Provide or contribute to the reduced speed limit to 30mph <u>measures that would support a lower speed environment</u> and a new village gateway on Hoe Road to the east of the site.	Recommendation from Hampshire County Council
PM114	BW4 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM115	NA1	409	New criteria xi. xi. <u>Provision of other physical and social infrastructure needed to make the development acceptable in planning terms</u>	Comment by ICB
PM116	NA2	416	Criteria xiv: Ensure that the Groundwater Protection Zone is protected <u>and provide a groundwater risk assessment for the burial ground;</u>	Environment Agency
PM117	NA2	416	New Criteria xvi <u>Provision of other physical and social infrastructure needed to make the development acceptable in planning terms</u>	Comment by ICB

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PM118	New Paragraph 14.43a	417	New Paragraph 14.43a <u>As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.</u>	Comments from Southern Water
PM119	NA3	417	ii. Have regard to information on local needs for new homes, jobs and facilities, for the Neighbourhood Plan area, <u>including the provision of other physical and social infrastructure needed to make developments acceptable in planning terms;</u> and	Comment by ICB
PM120	CC2	426	Land at Colden Common Farm, as shown on the Policies Map, is allocated for <u>up to</u> about 45 dwellings. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:	Comments from Historic England
PM121		432	Paragraph 14.80: A new water supply pipeline is being proposed between Havant and Otterbourne, which Southern Water have identified as potentially affecting this site or its surroundings. Engagement with Southern Water will be required at an early stage	Comments from the Environment Agency Comments from Southern Water

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			in order to coordinate emerging water supply pipeline project proposals with the development of this site as this new water supply pipeline is important infrastructure for the region.	
PM122	CC2 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM123	CC3 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM124	CC4		Removal of criterion viii viii. The development should ensure future access to planned water supply infrastructure in the vicinity in coordination with the service provider;	Comments from Southern Water
PM125	New Paragraph 14.86a	437	New paragraph 14.86a <u>As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.</u>	Comments from Southern Water
PM126	DEN1	437	ii. Have regard to information on local need for new homes, jobs and facilities, for their plan area,	Comments from ICB

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			<u>including the provision of physical and social infrastructure needed to make developments acceptable in planning terms,</u>	
PM127	14.95	444	Conservation areas and several listed buildings lie to the south and east of the site, in Kings Worthy and Abbots Worthy, and development should be designed to avoid harmful impacts on these <u>their setting</u> and the National Park.	Comments from Historic England
PM128	KW2 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM129	SW1	452	vii. Contribute to the expansion of Swanmore College of Technology and other <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms	Comments from ICB
PM130	Table “Wickham Housing Sources”	453	Amend third row of table as follows – Outstanding permissions (at 2023) including Local Plan allocations carried forward (Policies WK1, WK2) <u>(Policy WK1)</u>	Comment from Wickham and Knowle Parish Council. Clarification and removal of reference to removed policy.
PM131	14.110	455	The Winchester Road housing area consists of two adjoining sites (totalling 4.2 hectares) which form part of an allocation which includes the provision of new sports pitches <u>facilities</u> and pavilion <u>and or open space</u> on land in the same ownership to the east of Mill Lane. This provision	Response from Wickham and Knowle Parish Council. The development is largely complete

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			<p>is necessary to help meet part of the open space requirements for development and to improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility.</p>	<p>apart from the open space and sports pitches. The need for sports facilities across the District is currently being considered in a Playing Pitch Strategy commissioned by the City Council, and discussions are ongoing with the Parish Council about the affordability of the pitches. Therefore it is considered appropriate to recognise this in the Plan and introduce some flexibility in the policy.</p>
PM132	14.111, Fourth Sentence	456	<p>The details of the access arrangements, including off-site improvements which are likely to be necessary to the A334/Titchfield Lane junction, will need to be developed and tested at the planning application stage and other access</p>	<p>Clarification and removal of reference to removed policy.</p>

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			arrangements which meet the requirements of policy WK2 are not ruled out.	
PM133	14.112, third sentence	456	Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories, including the proposed sports provision at Mill Lane. It may be appropriate for the required allotment provision to be on land adjoining the allocated site.	Response from Wickham and Knowle Parish Council. The development is largely complete apart from the open space and sports pitches. The need for sports pitches across the District is currently being considered in a Playing Pitch Strategy commissioned by the City Council, and discussions are ongoing with the Parish Council about the affordability of the pitches. Therefore it is considered appropriate to recognise this in the Plan and introduce
PM134	WK1	457	<p>Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated in the adopted Local Plan for the phased development of about 125 dwellings and public sports provision open space. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:</p> <p>Nature & Phasing of Development</p> <p>i. Two adjoining sites at Winchester Road are proposed for residential development in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for the provision of sports pitches, pavilion and parking open space. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each</p>	<p>commissioned by the City Council, and discussions are ongoing with the Parish Council about the affordability of the pitches. Therefore it is considered appropriate to recognise this in the Plan and introduce</p>

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			<p>application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;</p> <p>ii. A phasing plan establishing the order and location of development and infrastructure provision for all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports open space provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.</p> <p>vii. Provide and lay out 3.5 hectares of land at Mill Lane for either public sports facilities pitches, and suitable changing facilities or other suitable open space and associated access, parking, drainage and landscaping to protect the setting of the SDNP,</p>	<p>some flexibility in the policy. In addition, SDNPA requested a change in recognition of the site's proximity to the National Park.</p>
PM135	WK1 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM136	14.119	462	Mill Lane is currently a narrow rural road with relatively low traffic volume. Pedestrian and cycle access should be established at the southern end	To retain flexibility in how suitable

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			of the site through to Houghton Way, to link into existing pedestrian facilities network, either through Houghton Way or another suitable route.	pedestrian links may be delivered.
PM137	WK5	463	Amend criterion v as follows – v. Safe and convenient pedestrian access through to Houghton Way and on to Wickham Centre;	To retain flexibility in how suitable pedestrian links may be delivered.
PM138	WK5	463	Amend Criterion vii of Policy WK5 as follows – vii. Retain and reinforce landscaping buffers on the north, east, and west boundaries of the site, to minimise any wider views and protect the setting of the SDNP;	Comments from South Downs National Park Authority
PM139	WK5 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM140	WK6	467 and throughout Plan	Rename Policy as follows – Land at Southwick Road /School Road	Clarification - the proposed allocation does not extend to Southwick Road
PM141	WK6	466-468	Para 14.126 additional text The nearby site open land at The Glebe <u>to the north west</u> and a recent development site west of <u>the site</u> contained to the north west significant archaeological remains. Further a Archaeological evaluation of the site will be needed prior to	Post-regulation 19 comments from Historic England

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			development to ascertain the full nature of the archaeological resource within the site. <u>Records indicate that a Roman road runs through the site and Roman settlement activity has been identified in the immediate vicinity. Should archaeological investigation indicate good survival, the site development should be informed by and sensitive to any such remains, as they could be categorised as a non-designated heritage asset and, potentially, nationally important.</u>	
PM142	WK6 new criterion xv.	468	<u>Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.</u>	Comments from Southern Water
PM143	Paragraph 14.141	471	Delete paragraph as follows – Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development.	Comments from Southern Water
PM144	WK6	467	Amend Criterion vi of Policy WK6 as follows – vi. Retain and reinforce landscaping buffer to the north, east, and southern boundaries of the site, <u>to minimise any wider views and protect the setting of the SDNP;</u>	Comments from South Downs National Park Authority
PM145	WK6 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South	Comments from SDNPA

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			Downs National Park in the allocation and inset maps.	
PM146	14.141	471	Delete paragraph	Update received from Southern Water – paragraph not necessary
PM147	KN1 criterion ix	472	Amend criterion as follows – ix. Provide a connection to a the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.	Response from Homes England – to provide flexibility given there is more than one provider.
PM148	KN1 New criterion xi.	472	<u>Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites. New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed with Natural England, as part of a project-level HRA</u>	Update in response to the HRA Addendum and Comments from Natural England.
PM149	OT01	479	New criterion ix in policy <u>ix. Investigate the archaeology of the site and take the results into account in planning the future of the site, preserving in situ,</u>	Comments from Historic England

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			<p><u>excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site;</u></p> <p>New para between 14.156 and 14.157</p> <p><u>Further archaeological evaluation of the site will be needed prior to development to ascertain the full nature of the archaeological resource within the site. Records indicate that a Roman road runs through the site. Should archaeological investigation indicate good survival, the site development should be informed by and sensitive to any such remains, as they could be categorised as a non-designated heritage asset and, potentially, nationally important.</u></p>	
PM150	OT01 – Policies/inset Map		Modification to Local Plan policies map is proposed to include the boundary of the South Downs National Park in the allocation and inset maps.	Comments from SDNPA
PM151	14.169		The site at South Wonston consists of an area of land located at the northern end of the village, at the corner formed by The Alresford Drove and West Hill Road North. The site is within the countryside, with its south-eastern corner abutting the settlement boundary. There is existing residential development to the south and east of	For clarification purposes

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			the site and open countryside to the north an west.	
PM152	14.170		The site itself is flat consisting of open fields, with some established trees and hedgerows along the boundaries to The <u>Alresford</u> Drove Road restricted byway and Public Right of Way (PROW) and parts of West Hill Road. The site is characteristic of the visually open and expansive arable landscape of the Wonston Downs Landscape Character Area, as identified in the Winchester LCA 2022.	For clarification purposes
PM153	SW01	490	xii. Contribute to <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms including addressing any need for education provision (Primary and Secondary) to meet the needs of the development	Comment by ICB
PM154	Paragraph 14.178	491	Sutton Scotney is within the group of 'intermediate' settlements, with an aim to identify new sites for 50-60 dwellings. There are currently foul drainage issues but these are due to be resolved by Southern Water in March 2025. It is expected that there is capacity for the development of about 80 dwellings in Sutton Scotney, which can be achieved as follows: <u>Southern Water are currently delivering a project to upgrade their wastewater treatment sites located at Saddlers Close & Gratton Close. These sites require upgrades to ensure</u>	Comments from Southern Water

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			<p><u>that they are compliant with new environmental standards and to prevent pollution spills. The project is due for completion in March 2025. A second project is required to upgrade the ‘receiving’ sewer network in the Harestock sewer catchment, which will be delivered as a business priority early in the next water industry Financial Plan period of 2025 – 2030. These schemes, once completed, will be sufficient to allow the sewer catchments serving Sutton Scotney to meet the growth needs projected in the plan and any new drainage connections from existing properties.</u></p>	
PM155	Paragraph 14.186	494 and 495	<p>This allocation falls within an area which is served by one or more GP practices. The NHS Integrated Care Board has advised that the relevant practices are working from surgeries which fall below relevant NHS space standards for the number of people on the current practice patient list. Further details are set out in the Council’s Infrastructure Delivery Plan. Developers are encouraged to contact the ICB at an early stage to understand what the current position is, and any requests for support from the ICB to fund expansion. This will not apply to any development which comes forward under existing outline consents.</p>	Paragraph added in error – largely duplicates text in following paragraph 14.187.

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PM156	SU01	494	Supporting text Existing para. 14.183 amended below The area in general has a high archaeological potential and it is likely that archaeological remains will be encountered. Records show that a Roman building of some status was reported at or near this location. It is possible that an archaeological issue will emerge <u>and remains which could potentially be categorised as nationally important may be found.</u> <u>Development proposals should be sensitive to such remains in line with Policy HE6.</u>	Comments from Historic England
PM157	SU01 criterion xvii.	496	Occupation of development will be phased to align with and drain to the new sewerage pipeline between <u>delivery of Wastewater Infrastructure upgrades at</u> Sutton Scotney, and South Wonston and Harestock, the delivery of sewerage infrastructure, in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;	Comments from Southern Water
PM158	SU01 new criterion xix.	496	<u>New and improved sewerage infrastructure will be encouraged and supported in order to meet the identified needs of the community, subject to other policies in the plan.</u>	
PM159	WC1	501	New criteria	Comment by ICB

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			<u>xi. Provision of other physical and social infrastructure needed to make the development acceptable in planning terms</u>	
Monitoring Framework				
PM160	NE4	516	Number of planning applications delivering green and blue infrastructure via a S106 Agreement?	Typological error.
Glossary (Appendix 3)				
PM161	Glossary	537 and 538	Delete reference to definition of Annual Monitoring Report.	Identified by the Council in advance of Submission. Duplication of definition of Authority Monitoring Report.
PM162		543	Add definition for District Licensing for Great Crested Newts: <u>District Licensing or DL is used to describe a new approach to authorising developments affecting great crested newts, by focusing conservation efforts where it will create maximum benefit for the species - whilst reducing delays, costs, risks and uncertainty for developers. Winchester City Council holds a Great Crested Newt Organisational (or "District") Licence granted by Natural England so in this authority an additional licensing option for developers is available that enables</u>	Comments from Nature Space

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			<u>new sustainable development whilst also conserving great crested newts (and wider biodiversity).</u>	
Appendices				
Policy Map				
PM163	E3	n/a	Revise policy map to remove shopping frontages and identify Primary Shopping Areas in line with Policy E3 and Policy E7	To reflect the wording in Policy E3 and Policy E7
PM166	E3	N/a only on Policies Map	PM166 – this additional proposed modifications is to the legend on the online and printed Local Plan Policies Map to change as follows: Town Centre (E3), Local Centre (E3), and District Centre (E3). to combine them into one layer labelled as: ‘E3 Town/District/Local Centre’	
PM167	W4	308 and 327	Amendment to site boundary W4 Land at Courtenay Road with the removal of the footpath and also the belt of trees/hedgerow. This is approximately 8m from the edge of the footpath and the allocated site	To reflect the change of boundary to remove the footpath to the north of the site and the belt of trees/hedgerow
Consequential updates to reflect the stage we are in the Local Plan making process				
PM164		Whole plan	Page, para number updates as needed	To reflect proposed modifications

PM165		1- 13	Update text to reflect stage of plan reached

Page number		
383 397 401 459 461 465	<p>For information only: Update policy numbers:</p> <p>Policy SH6 Botley Bypass becomes SH5</p> <p>Policy BW3 Tollgate Sawmill becomes BW2</p> <p>Policy BW4 Land North of Rareridge Lane becomes BW3</p> <p>Policy WK3 Welborne Open Space becomes WK2</p> <p>Policy WK5 land at Mill Lane becomes WK3</p> <p>Policy WK6 land at Southwick Road/School Road becomes WK4</p>	<p>Between Reg 18 and Reg 19 some site allocation policies were deleted due to sites being completed, but to enable responses on the original site allocation numbers these were not adjusted at Regulation 19.</p>