



# **Winchester District Local Plan (Regulation 18) Integrated Impact Assessment Report**

## **Winchester City Council**

**Final report**

Prepared by LUC

October 2022

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# Chapter 1

## Introduction

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

**1.2** This report relates to the Winchester District (Regulation 18) Local Plan (the draft Local Plan) and it should be read in conjunction with that document.

## The Plan area

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

**1.4** The largely rural nature of the District means that it is the least populated in Hampshire and there are strong inter-relationships between Winchester District and neighbouring authorities, helping to meet the employment, housing, shopping and leisure needs of the District. Portsmouth and Fareham, which lie outside the authority boundaries, are key hubs for residents in the south of the District. Winchester District experiences low levels of deprivation and gross weekly pay is above national and regional rates. Important sectors for local

employment include tourism, retail/wholesale, ICT, education, financial and professional. There are some pockets of poorer health, most of which lie within Winchester City.

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

**1.5** Winchester City Council adopted Part 1 of its current Local Plan in March 2013, with Part 2 – Development Management and Site Allocations being adopted by the Council in April 2017. The Denmead Neighbourhood Plan was Made in April 2015 and the Gypsy, Traveller and Travelling Show people DPD was adopted in February 2019. Although the current Local Plan was adopted relatively recently, an early review is taking place to ensure that it remains up to date and can meet future development needs up to 2039.

**1.6** 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. It will address local housing need, the economy, environmental considerations including climate emergency, community infrastructure as well as strategic infrastructure needs and it has key role with assisting the council moving towards carbon neutrality. The Plan will make site specific allocations to meet identified needs of the future. Once the Council has fully engaged with the local community and the Plan has been through all of its formal statutory stages, it will be adopted as the development plan for the district and used to assess planning applications. It should be noted that at the start of the Local Plan review process, the public health implications of the COVID-19 pandemic had a substantial impact on how local planning departments operate, including in relation to consultation events and the timetable of the preparation of and other methods of engagement that could take place.

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

issues. Following this, the Council prepared the Strategic Issues and Priorities (SIP) document, which was consulted on in Spring 2021. The SIP document did not present a preferred option for the spatial distribution of development in the District or individual sites for allocation, but instead presented four alternative strategic alternatives for housing growth and a range of questions for the type of strategy that might be adopted in advance of the Regulation 18 process. The consultation comments received as part of the consultation process have helped to inform the development of policies and selection of preferred site allocations and the spatial strategy for development now presented in the Winchester District (Regulation 18) Local Plan.

**1.8** 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.

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

## Sustainability Appraisal and Strategic Environmental Assessment

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

**1.11** The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as advocated in the Government’s Planning Practice Guidance [See reference 2]), whereby users can comply with the requirements of the SEA Regulations through a single integrated SA process – this is the process that is being undertaken by Winchester City Council. This report fulfils also a number of purposes additional to SA, to more comprehensively address the topics of equalities (via an Equalities Impact Assessment – EqIA) and health (via a Health Impact Assessment – HIA), as described under the headings below. From here on, the term ‘IIA’ should therefore be taken to mean ‘SA incorporating the requirements of the SEA Regulations, EqIA and HIA’.

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

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

Stage B: Developing and refining options and assessing effects.

Stage C: Preparing the IIA Report.

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

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

## Health Impact Assessment

**1.13** Although not a statutory requirement, Health Impact Assessment (HIA) aims to ensure that health-related issues are integrated into the plan-making process. Sustainability objectives that address health issues have been

included as part of the IIA process and in this way the HIA of the Winchester District Local Plan is being carried out as part of the SA. Recommendations will be made in relation to how the health-related impacts of the Local Plan can be optimised as the options are developed into detailed policies and site allocations.

## Equalities Impact Assessment

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

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

## Habitats Regulations Assessment

**1.16** The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in 2007 [See reference 3]. The currently applicable version is “The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)” [See reference 4] (hereafter referred to as the “Habitats Regulations”). When preparing the Local Plan, the Council is therefore

required by law to carry out an HRA. The Council can commission consultants to undertake HRA work on its behalf and this (the work documented in separate HRA reports) is then sent to and considered by the Council as the 'competent authority'. The Council will consider the HRA and may only progress the Local Plan if it considers that it will not adversely affect the integrity of any European site or have a significant effect on qualifying habitats or species for which the European sites are designated for, or if Imperative Reasons of Overriding Public Interest (IROPI) are identified. The requirement for authorities to comply with the Habitats Regulations when preparing a Plan is also noted in the Government's online Planning Practice Guidance [\[See reference 5\]](#).

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

## **Meeting the requirements of the SEA Regulations**

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

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

## Structure of the IIA Report

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

- Chapter 2 describes the approach that is being taken to the IIA of the Winchester District Local Plan.
- Chapter 3 describes the relationship between the Winchester District Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the District and identifies the key sustainability issues.
- Chapter 4 presents the IIA findings for options for the distribution of growth in the District and the site options the Council has considered as part of the plan making process.
- Chapter 5 presents the IIA findings for the various elements of the draft Local Plan, including the spatial strategy, various topic-based policies and site allocation policies.
- Chapter 6 presents the cumulative effects of the Local Plan draft policies and proposed site allocations.
- Chapter 7 presents proposed monitoring indicators for the potential effects of the Local Plan.
- Chapter 8 describes the next steps to be undertaken for the plan and the IIA.
- Appendix A presents the consultation comments received in relation to the IIA work completed to date and explains how they have been addressed.
- Appendix B presents the detailed findings for the EqIA in relation to the various elements of the draft Local Plan, including the spatial strategy and various topic-based policies.
- Appendix C presents a review of relevant plans, policies and programmes.

- Appendix D presents baseline sustainability information for the District.
- Appendix E presents site assessment criteria used to appraise the site options considered for the draft Local Plan.
- Appendix F presents detailed site assessment proformas for each of the site options appraised.

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

### Preparation of an environmental report

**1.21** Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Reg. 12). The information to be given is (Schedule 2):

- a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.
  - Covered in Chapter 1, Chapter 3 and Appendix C of this IIA Report.
- b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
  - Covered in Chapter 3 and Appendix D of this IIA Report.
- c) The environmental characteristics of areas likely to be significantly affected.
  - Covered in Chapter 3 and Appendix D of this IIA Report.
- d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a

particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.

- Covered in Chapter 3 and Appendix D of this IIA Report.
- e) The environmental protection, objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.
  - Covered in Chapter 3 and Appendix C of this IIA Report.
- f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.)
  - Covered in Chapter 4 to Chapter 6 of this IIA Report.
- g) The measures envisaged to prevent, reduce and as fully possible offset any significant adverse effects on the environment of implementing the plan or programme.
  - Covered in Chapter 4 to Chapter 6 of this IIA Report.
- h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
  - Covered in Chapter 2 of this IIA Report.
- i) A description of measures envisaged concerning monitoring in accordance with Reg. 17.
  - Covered in Chapter 7 of this IIA Report.
- j) A non-technical summary of the information provided under the above headings.

- A separate non-technical summary document has been prepared to accompany the IIA Report.
- The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3)).
- Addressed throughout this IIA Report.

## Consultation requirements

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

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

### Provision of information on the decision

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

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

### Monitoring

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

### Quality assurance

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

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

## Chapter 2

# Methodology

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

Figure 2.1: Corresponding stages in plan-making and SA



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

## SA Stage A: Scoping

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

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

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

**2.5** A review was therefore undertaken of other policies, plans, and programmes at the international, national, regional and sub-regional levels that were considered to be relevant to the scope of the Local Plan. The review is presented in Appendix C.

### Collect baseline information to establish sustainability context

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

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

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

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

## Identify sustainability issues

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

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

## Develop the IIA framework

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

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

## Development of the site assessment criteria

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

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

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

**2.16** The SEA Regulations require the statutory consultation bodies (the Environment Agency, Historic England, and Natural England) to be consulted “when deciding on the scope and level of detail of the information that must be included” in the IIA report. The scope and level of detail of the IIA is governed by the IIA framework and the statutory consultees (and the local authority areas which surround Winchester District) have therefore been consulted on this when it was developed as part of the scoping process for the IIA Report [See [reference 6](#)]. 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.

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

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

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

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

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

(a) implementing the plan or programme; and

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

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

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

**2.21** The SEA Regulations require that the alternative policies and site allocations considered for inclusion in a plan that must be subject to IIA are 'reasonable', therefore alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy

options that do not meet the objectives of the plan or national policy (e.g. the NPPF) or site allocation options that are unavailable or undeliverable.

**2.22** The IIA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified by the IIA for each option, such that it is not possible to rank them based on sustainability performance in order to select a preferred option. Factors such as public opinion (such as feedback on the SIP consultation), deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

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

## Reasons for selecting the alternatives dealt with

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

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

**2.25** Winchester District 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.

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

### Option 1

**2.27** Option 1 carries forward the distribution of housing for the three spatial areas defined in the existing plan but increases the overall amount of development to 700 dwellings per annum so that the current Standard Methodology requirement of 692 dwellings per annum **[See reference 7]** can be met **[See reference 8]**. This would involve the delivery of a substantial amount of development at the South Hampshire Urban Areas. The scale of growth to be provided at the South Hampshire Urban Areas reflects an approach which seeks to build on the sustainability credentials of the existing allocations in this location at North Whiteley and West of Waterlooville. At these locations, housing and employment development and new services are presently planned for and under construction. The presence of constraints in these areas, however, may mean that all of this new housing requirement cannot be met in these locations and would have to be provided elsewhere in the south of the District.

**2.28** For consistency, the same overall housing target is used for all of the options, which are mainly concerned with the distribution of development between different areas. The components of the housing requirement are capable of being adjusted as necessary once the overall requirement is fixed.

### Option 2

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

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

## Option 3

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

**2.32** The Partnership for South Hampshire (PfSH) is assessing a series of 'Strategic Development Opportunity Areas' across its area, which includes the southern part of Winchester District. These would meet the needs of the wider PfSH area and the results of this work will be considered under the 'Duty to Cooperate' and be taken forward as necessary through the next stages of the Local Plan process or a bespoke consultation as and when the work concludes. At the time of preparing the Strategic Issues and Priorities document the options considered related to meeting the needs of Winchester District, not the unmet needs of neighbouring authorities.

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

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

**2.34** The Strategic Housing and Employment Land Availability Assessment (SHELAA) shows that there are only a small number of areas of land large enough to form a strategic allocation in this part of the District. Under option 3, the majority of additional development would be allocated to one of these areas.

Major new development of this type would take many years to plan before starting to deliver housing, so it is expected that this option could only deliver about 1,700 dwellings during the plan period [See reference 9], but it would provide a focus for development that would continue into future plan periods. In other locations in the District development would be limited to existing commitments and an allowance for windfall development.

### Option 4

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

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

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

locations where it might be possible to support new or improved public transport provision and local facilities.

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

### Additional Option 1A

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

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

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

## Options for potential site allocations

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

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

**2.44** As part of the SHELAA, sites were scored using a 'red/amber/green' ('RAG') rating system in relation to several constraints. Sites largely or wholly within internationally or nationally important environmental designations (e.g. ancient woodland, SPAs, SACs, Register of Historic Parks and Gardens) and some local nature designations (SINCs and LNRs) were scored 'red', in line with advice in the Government's Planning Practice Guidance. This score does not mean that it is impossible to achieve development at these locations when a finer grained analysis is undertaken and no sites were discounted as reasonable alternatives for the IIA as a result of this assessment by the Council.

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

## Appraisal methodology

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

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

**2.48** For the appraisal work undertaken at the site options stage of the IIA, most potential effects of site options were subject to a degree of uncertainty, e.g. due to the particular development design and site layout that could come forward. That uncertainty was generally only made explicit in the effects scores if factors such as the site design or layout could have such an effect as to substantially mitigate any adverse effects or substantially negate any beneficial effects that might otherwise occur. In such instances, the positive or negative effect recorded to reflect the distance of a site from a nearby sensitive receptor or

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

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

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

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

## Site assessment criteria

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

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

## SA Stage C: Preparing the Sustainability Appraisal report

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

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

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

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

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

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

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

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

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

## **Difficulties and data limitations**

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

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

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

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

individual ratings were used to inform the appraisal of IIA objective 11: historic environment.

- The draft Local Plan includes a number of Areas of Opportunity for which specific opportunities for improvement have been identified. These areas do not have specific Local Plan policies, however, the plan makes it clear that they should be used a starting point should any re-development proposals that come forward. Furthermore, each of the areas lack distinct or exact boundaries. The appraisal of these areas has been undertaken making use of the ‘fuzzy’ boundaries included in the plan and considers the potential constraints for each area alongside the opportunities identified in the document.
- Some of the data that informed the site assessment work was drawn from the 2011 Census. Specifically, Census dataset WU03EW: Location of usual residence and place of work by method of travel to work (MSOA level) was used to inform the appraisal of site options for IIA objectives 1: mitigation, 2: travel and air quality and 7: access to services and facilities and jobs. This data allows for comparisons to be made between parts of the District in terms of the average commuting distance and the most popular mode of transport used for commuting. Although that data is relatively old it was nevertheless judged to be the best available data on commuting patterns at the time of writing. Equivalent data from the 2021 Census had not yet been published and would, in any case, have been severely compromised by the fact that it was collected during a period of the COVID-19 pandemic when Government advice was to avoid public transport and work at home where possible.
- The assumptions presented in Appendix A of this report include a number of distance-based criteria used to determine the likely effects of site options. Walking distances within these criteria were based on ‘desired’, ‘acceptable’ and ‘preferred maximum’ walking distances described in the publication ‘Guidelines for Providing for Journeys on Foot’ (Institution of Highways and Transport, 2000). Walking distances have been taken from the site edge to ensure consistency. Professional judgement was used to vary these standard distances in relation to certain services and facilities, for example, the distance used for railway stations was longer than the distance used for bus stops, reflecting the fact that individuals are likely to

be prepared to walk greater distances to larger scale facilities; similarly secondary schools were assigned a longer walking distance than primary schools, reflecting the fact that older children should be capable of walking a longer distance and secondary schools are generally larger institutions with larger catchment areas than primary schools. The IIA makes use of the Institution of Highways and Transport assumption of an average walking speed of 400m in 5 minutes. All walking distances used in the IIA criteria to indicate a positive effect in relation to access to services and facilities are well within a 20 minute walk.

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

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

Availability Assessment sites [See reference 10]) for the preferred site allocations. The findings of this assessment are reflected in the appraisal findings for the site allocation policies presented in Chapter 5 of this report. Where the heritage assessment provides further information about the potential sensitivities of a site in relation to the historic environment, this is reflected in the appraisal of that site and explained as part of the appraisal.

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

**2.60** Where data limitations have been identified, if relevant updates sources become available at a later stage of the IIA process, they will be reflected in the appraisal work as appropriate.

# Chapter 3

## Sustainability context

### Introduction

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

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

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

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

## Relationship with other relevant plans or programmes

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

- Brexit – Following the United Kingdom’s (UK) departure from the European Union (EU) on 31 January 2020, it entered a transition period which ended on 31 December 2020. Directly applicable EU law now no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law.
- 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.

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

## International

**3.6** Former EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the ‘SEA Directive’) and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the ‘Habitats Directive’) were transposed into the Strategic Environmental Assessment (SEA) Regulations and Habitats Regulations. Following the UK’s

departure from the EU, these Regulations still apply and require environmental assessment processes to be undertaken in relation to the Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

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

## National

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

## The National Planning Policy Framework and Planning Practice Guidance

**3.9** The NPPF [[See reference 11](#)] is the overarching planning framework that provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012, revised in July 2018, updated in February 2019 and again in July 2021. The most recent

update to the NPPF places an increased focus on design quality, both for sites and for places as a whole. The terminology included in the Framework on protecting and enhancing the environment and promoting a sustainable pattern of development has been revised. Furthermore, revisions are included in relation to policies that address opting out of permitted development, the use of masterplans and design codes and the important contribution of trees in new developments.

**3.10** The NPPF states that in addition to being positively prepared, justified and effective, plans will be considered sound if they are capable of:

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

**3.11** In addition to contributing to the achievement of sustainable development, the NPPF also requires plans to be prepared positively 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. Significant adverse impacts on these objectives should be avoided however and, where possible, alternative options which reduce or eliminate these types of impacts should be taken forward. Where this is not possible, mitigation followed by compensatory measures should be pursued.

**3.12** National policy within the NPPF of most relevance to the Local Plan has been summarised below.

**3.13** The Government has also set out long term goals for managing and improving the environment in its 25 Year Environment Plan [\[See reference 12\]](#). The document seeks to influence planning at a local level and is therefore relevant to the scope of the IIA and production of the Local Plan. Reference has

been included within each topic below to the relevant text from the Environment Plan.

**3.14** Additionally, the Environment Act 2021 [See reference 13] introduced statutory requirements in relation to biodiversity net gain, as described in the biodiversity section below.

### Population growth, health and well-being

**3.15** 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”

**3.16** Ultimately planning policies and planning decision making should “aim to achieve healthy, inclusive and safe places”.

**3.17** The document states that strategic policies should set out the pattern, scale and quality of development and make sufficient provision for “housing (including affordable housing) ... [as well as] community facilities (such as health, education and cultural infrastructure)”. Policies should reflect “the size, type and tenure of housing needed”. This policy approach is to include but should not be limited to housing requirements relating to affordable homes, families with children, older people, students, people with disabilities, service families, travellers, those who rent their homes and people wishing to commission the construction of their own homes. At major developments providing new housing, planning policies and decisions should expect at least 10% of new provision to be delivered for affordable home ownership, subject to conditions and exemptions.

**3.18** To help to diversify opportunities for builders, promote a better mix of site sizes and increase the number of schemes that can be built-out quickly to meet housing need, the NPPF states that at least 10% of the sites allocated for housing through a local authority's plan should be on sites no larger than one hectare unless it can be demonstrated that there are strong reasons why this target cannot be achieved.

**3.19** Where there is an identified need, development of sites not already allocated for housing to provide entry-level homes suitable for first-time buyers is to be supported by local planning authorities unless such need is already to be met at other locations within the authority area. These sites should comprise of entry-level homes that offer one or more types of affordable housing.

**3.20** The document also promotes a theme of enhancing healthy and safe communities which is to be achieved by creating places which “promote social interaction (and) enable and support healthy lifestyles”.

**3.21** As part of this approach social, recreational and cultural facilities and services that the community needs should be provided, guided by planning policies that:

- “plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services;
- support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- guard against the unnecessary loss of valued facilities and services.”

**3.22** Plan making under the guidance of the NPPF recognises the importance of access to open spaces and other facilities that provide opportunities for sport and physical activity to the health and well-being of communities. The importance of delivering a sufficient choice of school places to meet the needs of existing and new communities is also recognised in the document and local

planning authorities should take a “proactive, positive and collaborative approach to meeting this requirement”.

**3.23** The NPPF also sets out that the Standard Method provided in national planning guidance should be used to undertake a local housing need assessment to identify the minimum number of homes needed. Unmet need from neighbouring areas will also need to be taken into account as part of the calculation. The Housing Delivery Test Measurement Rule Book [\[See reference 14\]](#) sets out how the measurement of housing delivery in the area of relevant plan-making authorities is calculated.

**3.24** A Green Future: Our 25 Year Plan to Improve the Environment sets out goals for improving the environment over the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. The document identifies six key areas upon which action will be focused. Those of relevance to the topics of population growth, health and well-being are using and managing land sustainably; and connecting people with the environment to improve health and well-being. These two key areas are of relevance to the Local Plan as follows:

- Using and managing land sustainably:
  - Embed an ‘environmental net gain’ principle for development, including housing and infrastructure.
- Connecting people with the environment to improve health and well-being:
  - Help people improve their health and well-being by using green spaces including through mental health services.
  - Encourage children to be close to nature, in and out of school, with particular focus on disadvantaged areas.
  - ‘Green’ our towns and cities by creating green infrastructure and planting one million urban trees.

## Economy

**3.25** 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”.

**3.26** 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”.

**3.27** Planning policies are also required specifically to support the rural economy. Sustainable growth and expansion of all types of business and enterprise in rural areas should be supported, both through conversion of existing buildings and well-designed new buildings. The diversification of the rural economy and promotion of sustainable rural tourism and leisure developments is also supported.

**3.28** The NPPF also supports the role of town centres as functioning at the heart of local communities. This support is required to provide for a “positive approach to [town centres’] growth, management and adaptation”. Included within this support is a requirement to “allocate a range of suitable sites in town centres to meet the scale and type of development needed, looking at least ten years ahead”.

## Transport

**3.29** 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.

**3.30** While the framework promotes the use and development of sustainable transport networks it also requires that “where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development” should be identified and protected.

### Air, land and water quality

**3.31** 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 or land instability”.

**3.32** The document also requires that strategic policies 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”.

**3.33** The NPPF also sets out an approach to help ensure that there is a sufficient supply of minerals to enable the provision of the infrastructure, buildings, energy and goods needed in England. To this end, planning policies should provide for the extraction of mineral resources of local and national

importance and safeguard locations of specific minerals resources of local and national importance. The approach set out in the NPPF also includes encouraging the prior extraction of minerals, if it is necessary for non-minerals development to occur, where practical and environmentally feasible.

**3.34 A Green Future: Our 25 Year Plan to Improve the Environment [See reference 15]:** Of the key areas in the document around which action will be focused, those of relevance in terms of the protection of air, land and water quality are using and managing land sustainably; recovering nature and enhancing the beauty of landscapes; and increasing resource efficiency, and reducing pollution and waste. The three key areas of relevance to the Local Plan are as follows:

- Using and managing land sustainably:
  - Embed a ‘net environmental gain’ principle for development, including natural capital benefits to improved and water quality.
  - Protect best agricultural land.
  - Improve soil health and restore and protect peatlands.
- Recovering nature and enhancing the beauty of landscapes:
  - Respect nature by using our water more sustainably.
- Increasing resource efficiency and reducing pollution and waste:
  - Reduce pollution by tackling air pollution in the Clean Air Strategy and reduce the impact of chemicals.

## Climate change adaptation and mitigation

**3.35** 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, the planning system

encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. Furthermore, 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.

**3.36** The framework also requires that development is directed away from areas that 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”. The NPPF also states that all major development and development in areas at risk of flooding should incorporate sustainable drainage systems.

**3.37** In relation to achieving higher standards of energy efficiency at new developments, it should be noted that a 2018 Government statement [\[See reference 16\]](#) on revisions to the NPPF at the time stated that “the Framework does not prevent local authorities from using their existing powers under the Planning and Energy Act 2008 or other legislation where applicable to set higher ambition. Local Authorities are not restricted in their ability to require energy efficiency standards above Building Regulations.”

**3.38** In relation to coastal change in England planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Furthermore, plans should “reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast”.

**3.39** A Green Future: Our 25 Year Plan to Improve the Environment [\[See reference 17\]](#): The key areas in the document of relevance in terms of responding to climate change are using and managing land sustainably; and protecting and improving our global environment. Actions that will be taken as part of these two key areas are as follows:

- Using and managing land sustainably:

- Take action to reduce the risk of harm from flooding and coastal erosion including greater use of natural flood management solutions.
- Protecting and improving our global environment:
  - Provide international leadership and lead by example in tackling climate change.

## Biodiversity

**3.40** A further requirement of the NPPF's environmental objective is that the planning system should contribute to protecting and enhancing the natural environment, including by 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".

**3.41** The framework requires that plans should take a strategic approach in terms of "maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".

**3.42** A Green Future: Our 25 Year Plan to Improve the Environment [**See reference 18**]: The key areas in the document of relevance in terms of the protection and promotion of biodiversity are recovering nature and enhancing the beauty of landscapes; securing clean, productive and biologically diverse seas and oceans; and protecting and improving our global environment. Actions that will be taken as part of these three key areas are as follows:

- Recovering nature and enhancing the beauty of landscapes:

- Develop a Nature Recovery Network to protect and restore wildlife, and provide opportunities to re-introduce species that have been lost from the countryside.
- Securing clean, healthy, productive and biologically diverse seas and oceans:
  - Achieve a good environmental status of the UK's seas while allowing marine industries to thrive, and complete our economically coherent network of well-managed marine protected areas.
- Protecting and improving our global environment:
  - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.
  - Support and protect international forests and sustainable agriculture.

**3.43** Additionally, the Environment Act 2021 [See reference 19] introduced a requirement that all applications for the development of land will have to deliver a 10% biodiversity net gain above the ecological baseline for the application site. The Act also introduced Local Nature Recovery Strategies, which will guide the delivery of biodiversity net gain projects. The spatial extent of strategies is to be determined by the Secretary of State. The implementation of these new initiatives will help to ensure that new development contributes towards the delivery of net gains in biodiversity, so that the environment, across the Local Plan area and surroundings, is improved. The requirements of the Environment Act will come into force in 2023 following a two-year transition period to enable local planning authorities, developers and others to prepare for the proposed requirement.

## Historic environment

**3.44** 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 requires plans to set out a strategy for “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. It should also take into account the wider benefits of conserving the historic environment, the contribution new development can make in terms of character and distinctiveness and the opportunity for the historic environment to contribute to this character and distinctiveness.

**3.45** Local authorities should also maintain or have access to a historic environment record which is to be supported by up to date evidence.

## Landscape

**3.46** The Local Plan is required to have consideration for the conservation and enhancement of landscape character. 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 and ecosystem services. Importantly, great weight is to be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

**3.47** 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”.

**3.48** A Green Future: Our 25 Year Plan to Improve the Environment [**See reference 20**]: The key area in the document of relevance in terms of the conservation and enhancement of landscape character is recovering nature and enhancing the beauty of landscapes. Actions that will be taken as part of this key area are as follows:

- Working with AONB authorities to deliver environmental enhancements.

- Identifying opportunities for environmental enhancement of all England's Natural Character Areas, and monitoring indicators of landscape character and quality.

## Other national policies, plans and programmes

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

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

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

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

- Defra, The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate (2018).
- Department for Transport, Decarbonising Transport: Setting the Challenge (2020).

- Defra and the Environment Agency, Understanding the risks, empowering communities, building resilience: The National Flood and Coastal Erosion Risk Management Strategy for England (2011).
- Ministry of Housing, Communities and Local Government, National Planning Policy for Waste (NPPW) (2014).
- Defra, Waste Management Plan for England (2013).
- HM Government, The Clean Growth Strategy (2017).

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

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

## Health and well-being

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

- Public Health England, PHE Strategy 2020-25.

- HM Government, Laying the foundations: housing strategy for England (2011).
- Ministry of Housing, Communities and Local Government, Planning Policy for Traveller Sites (2015).

Implications for the Local Plan and IIA: The Local Plan, in conjunction with the Infrastructure Delivery Plan, needs to consider the need for infrastructure as this has a significant impact on the environment and it should be prepared to ensure that the population has access to sustainable low carbon infrastructure and services and facilities and that there is sufficient capacity within them to serve the increased population. This should include healthcare, education and open space. Development allocations should be located in areas where facilities are most accessible, issues of overcapacity would be less likely to result, and active modes of travel might be promoted. Policies in the Local Plan can also help to facilitate the supply of healthy local food. The provision of an appropriate level of housing over the plan period will help address issues of disparity in terms of access to decent housing in the plan area. The provision of new housing should be considerate of local needs with regards to housing size, tenure and type, including the needs of Travellers.

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

## Environment (biodiversity/geodiversity, landscape and soils)

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

- Defra, A Green Future: Our 25 Year Plan to Improve the Environment (2018).
- Defra, Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011).
- Defra, Biodiversity offsetting in England Green Paper (2013).
- Defra, Safeguarding our Soils – A Strategy for England (2009).

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

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

## Historic environment

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

- The Heritage Alliance, Heritage 2020.
- Historic England, Corporate Plan 2018-2021.
- Historic England, Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016).

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

The IIA should appraise both policy and site options in terms of the potential for effects on the historic environment. It should identify those locations at which development would have the greatest potential to impact

the historic environment, as informed by heritage impact assessment work for the Local Plan.

## Water and air

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

- Environment Agency, Managing Water Abstraction (2016).
- Defra, Water White Paper (2012).
- Defra, Clean Air Strategy (2012).

Implications for the Local Plan and IIA: The Local Plan should consider setting out policies to promote the efficient use of water and limit all types of pollution including water and air pollution. It should also seek to limit pressure on the wastewater treatment (WwT) infrastructure and water supply. The allocation of sites for development should take account of areas which have highest sensitivity in relation to these issues, including Source Protection Zones (SPZ) and Air Quality Management Areas (AQMA). To limit the potential for air quality issues to be intensified as development is delivered over the plan period the Local Plan should also factor in the contribution specific site options can make to achieving modal shift and limiting the need for residents to travel.

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

## Economic growth

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

- HM Government, Industrial Strategy: building a Britain fit for the future (2017).
- Infrastructure and Projects Authority, National Infrastructure Delivery Plan 2016-2021.
- LEP Network, LEP Network response to the Industrial Strategy Green Paper Consultation (2017).

Implications for the Local Plan and IIA: The Local Plan should allocate land to support the projected level of economic growth required over the plan period. Local Plan policies should be included to help promote sustainable economic and employment growth to benefit all members of the community as to reduce disparity in the plan area. This should include support for the infrastructure required for the economy to function successfully. Local economic growth should be considered in the light of wider economic growth of the local LEPs (Enterprise M3 and Solent LEPs). Employment sites should be located to enable local people to be able to access the new employment opportunities. Local Plan policies may also seek to promote the viability of Winchester Town Centre as well as the District centres and the rural areas.

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

## Transport

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

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

## Sub-national policy context

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

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

## Baseline information

**3.59** Baseline information provides the context for assessing the sustainability of the Local. It also provides the basis for identifying trends, predicting the likely effects of these documents and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.

**3.60** Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated IIA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example, information about housing, education, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a small number of amendments have been made to the baseline information since it was originally presented in the IIA Scoping Report in 2020 in order to update it, drawing on the most recent evidence sources. The updated baseline information is presented in Appendix D,

## Key sustainability issues

**3.61** Key sustainability issues for Winchester were originally identified through a scoping process in 2007 for the adopted Winchester District Local Plan Part 1. These issues were reviewed as part of the SA Report for the Local Plan Part 2. These issues have been reviewed again and revised in light of the updated policy review and baseline information and to reflect views obtained from stakeholders at the Scoping Workshop held virtually on 17th June 2020. The key issues identified through the analysis of the baseline, policy context and the consultation workshop with stakeholders are summarised in below.

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

**3.63** The analysis below shows that, in general, the current trends in relation to the various social, economic and environmental issues affecting Winchester would be more likely to continue without the implementation of the new Local Plan, 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

### Likely sustainability issue for Winchester

**3.64** 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), by:

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

### Likely evolution without the Local Plan

**3.65** Carbon emissions arise from a number of sources and the general decreasing trend is likely to continue due to the priority being placed on this at a national level and through Climate Emergency declarations by local authorities. The adopted Local Plan Part 1 already contains a number of policies that seek to encourage reductions in carbon emissions associated with the new residential and commercial development required to meet growth in the District. Policy CP11 requires new residential developments to achieve Code Level 5 of the Code for Sustainable Homes (the Code) for energy, where practical and viable. The Government's response to the consultation on The Future Homes Standard confirmed that local planning authorities retain powers to set local energy efficiency standards for new homes in the immediate term; the longer term role of local planning authorities in determining energy efficiency standards will be clarified in due course, as part of the wider planning reforms set out in draft in the Planning White Paper. The requirement for Local Plan policies to address this issue may, however, be reduced by the 2021 uplift in Part L of the Building Regulations and Future Homes Standard which also promote energy efficiency standards in new homes.

**3.66** Further policies in the adopted Local Plan Part 1 that are likely to help mitigate climate change include Policy CP10, which states development should be located and designed to reduce the need to travel; Policy CP12 which encourages the development of renewable and decentralised energy schemes; and Policy CP10 which requires a high quality of design at new developments

including measures to reduce impact on climate change. Furthermore, Policy DM16 in the Local Plan Part 2 is supportive of new design which utilises principles of energy efficient design, including through layout, orientation and passive solar gain.

**3.67** The new Local Plan offers the opportunity to update these policies to meet the current circumstances of the District in light of new development and updated growth requirements. It also provides the opportunity to incorporate new policies to help achieve the aims of the recently declared climate change emergency, including those that would set local energy efficiency standards for new homes. Policies should contribute to the achievement of carbon neutrality in the District by 2030. In addition, the new Local Plan can help to deliver the aims of the Winchester Movement Strategy, which include increased capacity of Park and Ride facilities, bus priority on key radial routes into the city centre, and improved pedestrian and cycling provisions through reallocation of road space.

### Likely Sustainability Issue for Winchester District

**3.68** 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. Opportunities exist for nature-based solutions such as carbon sequestration, flood retention, shading etc.

### Likely Evolution without the Local Plan

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

the potential for increases in flood risk as a result of the location of new development and encourages the use of SuDS.

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

## Population, Health and Wellbeing

### Likely Sustainability Issue for Winchester District

**3.71** 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, reflecting the high number of residents who commute to London for work. Rental prices in the District are the most expensive outside London. High house sale and rental prices will make it increasingly difficult for younger people and people with lower incomes to enter the property market and continue the trend for workers in lower paid jobs in Winchester City commuting in from Southampton, Eastleigh, Fareham and other settlements to the south of the District. Housing stock in the District is generally very good across all sectors,

although there are instances of poor property energy efficiency in some types of housing, for instance those without mains gas in rural areas. There is continued need in the District for housing of different types and tenure suitable for older people, families and the Gypsy and Traveller community.

## Likely Evolution without the Local Plan

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

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

## Likely Sustainability Issue for Winchester District

**3.74** While Winchester's population is generally healthier and happier than the regional and national averages, issues of social isolation have been identified for parts of the District, in particular the urban rather than rural areas. There is also health disparity between the most and least deprived areas of the District. The percentage of adults classified as overweight or obese and prevalence of obesity among Year 6 students is significantly better than the national and regional averages. Levels of hospital admissions directly relating to obesity are lower than the national average, and levels of physical activity are higher, therefore this trend should be encouraged to continue.

## Likely Evolution without the Local Plan

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

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

## Likely Sustainability Issue for Winchester District

**3.77** The settlements of Bishops Sutton, Boarhunt, Colden Common, Crawley, Denmead, Durley, Headbourne Worthy, Kings Worthy, Northington, Old Alresford, South Wonston, Waltham Chase, Wickham and Wonston have all been identified as having a net deficiency in open space, when considering all typologies. This is also the case for the following parts of Winchester City: Harestock, Oliver's Battery, St Barnabus Ward, St Luke's Ward, and St Paul's Ward.

## Likely Evolution without the Local Plan

**3.78** Policy CP7 of the adopted Local Plan Part 1 supports the improvement and extension of open space and recreation facilities in the plan area. This

policy also sets out a presumption against the loss of open space, sports and recreation facilities.

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

### Likely Sustainability Issue for Winchester District

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

### Likely Evolution without the Local Plan

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

**3.82** The new Local Plan presents an opportunity to consider the multi-functionality of green infrastructure network in way that ensures connectivity between the walking, cycling and bridleway network as well as the safety and attractiveness of these routes for users. Routes should continue to be linked to the wider green infrastructure network as development occurs in the plan area.

Where development is set out in the plan to occur in proximity to the M3, there may be opportunities to address the issue of connectivity for rights of way across this route.

## Equalities

### Likely Sustainability Issue for Winchester District

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

#### Likely Evolution without the Local Plan

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

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

## Likely Sustainability Issue for Winchester District

**3.86** While Winchester is one of the 20% least deprived districts in England, there are two wards in Winchester City that are within the 30% most deprived areas in England, including being within the 20% most deprived in terms of educational attainment, and the 30% most deprived in terms of low income and the proportion of the working age population involuntarily excluded from the labour market including those affected by sickness or disability, or caring responsibilities. For the district as a whole only around 7.7% (1,500) children live in low income families, and 7.8% of all households in the District were fuel poor in 2018, slightly lower than the figure for South East of England (7.9%), which has the lowest fuel poverty levels in England. Nevertheless, inequalities exist that need to be addressed.

### Likely Evolution without the Local Plan

**3.87** Policy CP1, Policy CP2, Policy CP3, Policy CP4 and Policy CP5 in the adopted Local Plan Part 1 seek to address the delivery of new homes in Winchester. This includes affordable homes, accommodation for Gypsies, Travellers and Travelling Showpeople and housing to meet the specific needs of the District, such housing for older people and people with disabilities. Policies in the adopted Local Plan Part 1 and Local Plan Part 2 (most notably Policies CP8, CP9 and DM7) currently help to ensure an appropriate level of economic development occurs in the District, with particular support for identified key local sectors. They also seek to support the viability and vitality of the town centres. It is likely that these policies will help to ensure accessibility to a wide range of employment opportunities for residents which will help to address deprivation. The protection of services and facilities of importance to the community is provided through Policy CP6 in the adopted Local Plan Part 1. Furthermore, Policy CP12 of the adopted Local Plan Part 1 is supportive of the generation of renewable and decentralised energy in the District to include combined heat and power (CHP) and district heating which are identified to have a strong degree of community benefit and/or community ownership. It is

expected that such an option could help to address fuel poverty in the plan area.

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

## Economy

### Likely Sustainability Issue for Winchester District

**3.89** Winchester is generally seen to be an economically affluent area and the area has a higher average wage than the regional and national average. Winchester City is particularly important to the District's economic growth and provides employment opportunities for the surrounding areas. The plan area needs to ensure a future supply of jobs and continued investment to maintain these trends, as well as supporting the Enterprise M3 and Solent Strategic Economic Plans, which aim to deliver economic growth by focussing on high value sectors, such as digital and data technologies and a clean growth economy, but also to tackle the pockets of deprivation, particularly within Winchester Town.

### Likely Evolution without the Local Plan

**3.90** Changes to the job market without the implementation of the Local Plan Review are difficult to predict. Some degree of change is inevitable, particularly given the uncertainties posed by Brexit and the economic impact of the

coronavirus pandemic. Policy CP8 and Policy CP9 of the Local Plan Part 1 seek to ensure economic development and diversification in the District particularly within the five key economic sectors of public administration and business services, land based industries, tourism and recreation, knowledge and creative industries and retail. Support is provided for working from home and the loss of existing or allocated employment land and floorspace is to be resisted. The Local Plan Part 2 through Policy DM7 addressed the viability and vitality of town centres.

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

## Transport, Air Quality and Noise

### Likely Sustainability Issue for Winchester District

**3.92** 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 means that it will be challenging to reduce air pollution from vehicular sources.

## Likely Evolution without the Local Plan

**3.93** Impacts on air quality in the absence of the new Local Plan Review is in part unknown. Air quality within the centre of Winchester Town will be influenced by the potential to alleviate congestion towards the town centre where an AQMA has been declared. Furthermore, the presence of the M3 through the District means that it accommodates a high volume of through traffic. The M3 passes into another AQMA almost adjacent to Winchester's southern boundary within Eastleigh, which lies between junctions 12 to 14. Policy CP10 of the Local Plan Part 1 seeks to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. This policy and Policy DM19 in the Local Plan Part 2 seek to minimise air pollution and protect air quality as well as reduce the need to travel in the District. The Council adopted an Air Quality Supplementary Planning Document (SPD) in 2021. The SPD seeks to reduce air pollution from developments in or within 1km of Winchester City by requiring them to carry out an air quality assessment and where significant adverse effects are likely, requiring them to provide mitigation.

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

## Land and Water Resources

### Likely Sustainability Issue for Winchester District

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

### Likely Evolution without the Local Plan

**3.96** The Local Plan Part 1 sets out the development strategy and principles for the District. This includes making efficient use of land within existing settlements and prioritising the use of previously developed land in accessible locations. Furthermore the NPPF supports the re-use of brownfield land and states that planning policies and decisions should contribute to and enhance the natural and local environment by “recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land”.

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

### Likely Sustainability Issue for Winchester District

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

## Likely Evolution without the Local Plan

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

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

## Likely Sustainability Issue for Winchester District

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

## Likely Evolution without the Local Plan

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

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

## Water Quality

### Likely Sustainability Issue for Winchester District

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

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

**3.106** Pollution from surface water runoff from both agricultural and urban areas can occur during extreme weather events which are more likely to occur with climate change. Increased levels of nitrogen and phosphorus input to rivers in Winchester District from agricultural sources or from wastewater from existing housing and other development are adversely affecting water quality in some of those rivers, including the River Itchen SSSI and SAC. These nutrients are also reaching the Solent and causing eutrophication, which is adversely impacting the Solent's protected habitats and bird species. The requirement for all new housing developments to achieve 'nutrient neutrality' is currently constraining housing delivery in the District. In relation to nitrates, developers are able to mitigate the impact of their development by securing nitrate credits where mitigation cannot be achieved on site. In relation to development in the catchment of the River Itchen, Natural England issued new guidance in March 2022 advising that phosphates are also causing adverse environmental effects. The situation regarding off site mitigation schemes for developments contributing to this phosphate enrichment is uncertain at the time of writing and

therefore the Council is unable to grant permission for development proposals that cannot achieve mitigation as part of the proposal.

## Likely Evolution without the Local Plan

**3.107** Without the Local Plan Review it is possible that unplanned development could be located in areas that could lead to further water quality issues. However, existing safeguards, such as the EU Water Framework Directive, would help to reduce the potential for this to occur. Development which occurs within Source Protection Zones presents the risk of contamination from any activities that might cause pollution in those areas. Policy CP17 of the Local Plan Part 1 and Policy DM19 of the Local Plan Part 2 seek to prevent development which would cause deterioration to water quality as well as that which results in unacceptable levels of water pollution and Policy CP17 seeks to reduce the potential for increases in flood risk as a result of the location of new development and requires the use of SuDS. In terms of surface water runoff and flood alleviation, the NPPF only requires the use of SuDS for developments of ten or more dwellings. The new Local Plan will provide the opportunity to ensure that development is located and designed to take into account the sensitivity of the water environment. It will also provide further certainty in terms of planning for adequate wastewater infrastructure to address development requirements over the plan period, for example by preferring development connected to mains sewers, and where this is not possible ensuring that package treatment works are required. The new Local Plan could also go further than the NPPF requirement for SuDS and require all residential developments to incorporate SuDS. The new Local Plan also presents an opportunity to include policy that would address the specific issue of nutrient enrichment in the Solent and River Itchen as new development is delivered over the plan period. The policy should take into account Natural England's latest guidance on achieving nutrient neutrality for new housing development in the Solent Region. The policy option might include the incorporation of a green infrastructure at new development to help address this issue and could be developed in partnership with neighbouring Councils.

## Biodiversity

### Likely Sustainability Issue for Winchester District

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

### Likely Evolution without the Local Plan

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

**3.110** The new Local Plan presents the opportunity for new development to come forward at the most appropriate locations as to limit detrimental impacts on biodiversity assets. There is also an opportunity to update planning policy to strengthen support for the provision of net biodiversity gain, for example by identifying land that could contribute to achieving that aim. There will also be a need to consider the impacts of climate change impacts on the ecological network. A strengthened approach to support for multi-functional green infrastructure network may also be incorporated in the new Local Plan. The

Local Plan may also adopt an ecosystems services approach where biodiversity net gain is linked with carbon neutrality, nitrate neutrality, health and well-being, pollination, flood prevention and agriculture. There is also an opportunity to update planning policy in relation to the designated and undesignated sites which are of importance in terms of their biodiversity and geodiversity value. The findings of HRA will be incorporated into the IIA and will provide further insight into biodiversity impacts specifically at European sites presenting opportunities to limit adverse impacts at these locations.

### Likely Sustainability Issue for Winchester District

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

#### Likely Evolution without the Local Plan

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

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

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

**3.114** 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.

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

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

## **Historic Environment**

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

**3.116** The District contains numerous designated heritage assets and some of these have been identified on the Heritage at Risk Register. Furthermore, non-

designated assets exist and these and local heritage assets may also be at risk, but these have not yet been identified. Development which is poorly located or designed may be a particular threat to these features. If heritage assets in the District are lost or irreparably harmed or damaged by either partial or wholesale demolition, or by inappropriate development to the asset or affecting its setting, they cannot be replaced.

### Likely Evolution without the Local Plan

**3.117** The Local Plan Part 1 includes policies that contribute to the protection and enhancement of local character and the historic environment. These include Policy CP13 which requires development to be of the highest standards of design and should make a positive contribution to the local environment. Furthermore, Policy CP20 addresses development in relation to the historic environment in the District. The Local Plan Part 2 sets out specific protection for historic parks and gardens, archaeology, conservation areas, heritage assets, listed buildings, locally listed heritage assets and undesignated rural and industrial heritage assets through Policy DM25, Policy DM26, Policy DM27, Policy DM28, Policy DM29, Policy DM30, Policy DM31 and Policy DM32.

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

## Landscape

### Likely Sustainability Issue for Winchester District

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

### Likely Evolution without the Local Plan

**3.120** The Local Plan Part 1 seeks to protect and enhance the District's distinctive landscape through Policy CP20. Policy CP19 requires that development has particular regard for the context and the setting of the landscape and settlements of the South Downs National Park. The South Downs Local Plan 2019-2033 has been adopted to cover the entirety of the National Park and sets out policies address the conservation and enhancement of its nationally important landscapes. Topics covered include important views, tranquillity, dark night skies and the protection of important features such as hedgerows and trees.

**3.121** The new Local Plan offers the opportunity to update the current policy position in response to the updated circumstances of the District since the preparation of the adopted Local Plan and development pressures it currently faces. Specific development management policies and site allocations may be selected with consideration for their impacts on landscape character through site assessment work and the Landscape Sensitivity Assessment which the Council is undertaking for its SHELAA sites, as well as the IIA. The South

Downs Local Plan 2019-2033 provides further context to the development to be set out through the new Local Plan and should allow the updated pressures which the National Park is now facing to be appropriately considered. The policies of the new Local Plan should act to complement those in the South Downs Local Plan 2019-2033 to protect and enhance the National Park's setting for example, the National Park policy on dark night skies.

## The IIA Framework

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

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

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

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

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

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

### **Relevant SEA Topics Covered**

- Climatic Factors
- Air

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

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

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

### **Relevant SEA Topics Covered**

- Air
- Human Health
- Climatic Factors

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

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

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

### Relevant SEA Topics Covered

- Climatic Factors
- Air

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

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

- IIA 4.1: Make provision for new, or replacement healthcare facilities to ensure there is capacity to meet the level of development planned for and access for all?

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

## **Relevant SEA Topics Covered**

- Population
- Human Health
- Air

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

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

- IIA 5.1: Facilitate the integration of new neighbourhoods with existing neighbourhoods?
- IIA 5.2: Meet the needs of specific groups in the District including those with protected characteristics and those in more deprived areas? (Note

this will be informed by the more detailed Equalities Impact Assessment that will be carried out as part of the IIA.)

- IIA 5.3: Promote developments that will benefit and will be used by both existing and new residents in the District, particularly within the District's most deprived areas?
- IIA 5.4: Help to deliver cohesive neighbourhoods with high levels of pedestrian activity/outdoor interaction, which will allow for informal interaction between residents?
- IIA 5.5: Help to reduce levels of crime, anti-social behaviour and the fear of crime?

## **Relevant SEA Topics Covered**

- Population
- Human Health

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

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

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

## Relevant SEA Topics Covered

- Population
- Human Health
- Material Assets

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

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

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

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

## Relevant SEA Topics Covered

- Population
- Human Health
- Material Assets

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

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

- IIA 8.1: Allow for the delivery of land and infrastructure to meet the District's projected economic needs?
- IIA 8.2: Support the prosperity and diversification of the District's rural economy?
- IIA 8.3: Support stronger links to the wider economy, including aligning with the Enterprise M3 and Solent LEPs?
- IIA 8.4: Support the vitality and viability of Winchester's Town, district and Local Centres?
- IIA 8.5: Promote the achievement of a circular [\[See reference 21\]](#), low carbon economy?
- IIA 8.6: Support the District's critical natural and green infrastructure assets as a means to promote the area as an attractive location for new business and to encourage growth in tourism?

### Relevant SEA Topics Covered

- Population
- Material Assets

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

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

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

### Relevant SEA Topics Covered

- Biodiversity
- Flora
- Fauna
- Human Health

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

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

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

### Relevant SEA Topics Covered

- Landscape

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

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

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

### Relevant SEA Topics Covered

- Cultural Heritage
- Architectural and Archaeological Heritage

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

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

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

### **Relevant SEA Topics Covered**

- Soil
- Material Assets

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

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

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

### Relevant SEA Topics Covered

- Water
- Biodiversity
- Flora
- Fauna

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

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

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

### Relevant SEA Topics Covered

- Water
- Material Assets
- Climatic Factors

Human Health

## Chapter 4

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

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

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

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

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

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

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

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

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

**4.6** It should be noted that between the time of appraisal of the initial four options and that of the additional hybrid option (option 1A), there was an update to the plan period from 2018-2038 to 2019-2039. This has implications for the total commitments which were considered when determining the residual housing requirement over the plan period. The identified additional housing requirement for the District considered as part of the appraisal of the original four options was 2,692 homes; this had increased to 3,056 homes at the time of consideration of the hybrid option (option 1A).

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

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

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

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

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

\* Housing commitments 2018-2038 shown in brackets

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

## Overview of options for growth considered in SIP

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

**4.10** Option 1A is a variation of option 1 with an overall increase in housing delivery of 2,000 homes across the District. The overall change in housing numbers is reflected in increases above existing commitments in dwelling numbers for Winchester Town and the Market Towns and Rural Areas as well as reductions in the level of housing numbers in the South Hampshire Urban Area.

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

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

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

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

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

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

## Mitigation

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

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

**4.16** The results of the IIA of the five options for growth are described below by IIA objective with a summary provided in Table 4.2 below. The appraisal of growth options was undertaken using the existing housing commitments for the

## **Chapter 4** Sustainability context

plan area (shown in Table 4.1) as the baseline. Therefore, for each growth option the appraisal considered the effects of delivering the additional number of required homes over and above existing commitments at each proposed location. The justification text included for each IIA objective and the effects recorded for each option consider the potential for cumulative effects with the existing commitments.

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

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

**Chapter 4** Sustainability context

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

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

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

## Option 1 (Existing Local Plan development strategy)

### Winchester Town

**4.18** Option 1 would concentrate the majority of development at Winchester Town as well as within the South Hampshire Urban Areas. At Winchester, the option could include the development of large sites (500+ homes), which could support new infrastructure provision and, depending on the size of the site and where the sites are location there might be, the potential for connecting numerous homes to schemes such as district heating and CHP. Where smaller sites come forward at larger settlements there is expected to be more limited scope to achieve infrastructure improvements, or developer contributions for new infrastructure.

### South Hampshire Urban Areas

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

## Market Towns and Rural Area

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

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

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

**4.22** Option 1A sets out a distribution of growth which is similar to option 1. An increase of 1,350 homes would be delivered at Winchester Town through option 1A compared to option 1 and the number of homes in the South Hampshire Urban Areas would be decreased by 1,000 homes between these options. Given the existing commitments over the plan period for option 1A compared to option 1, the level of development to be delivered above this level at Winchester Town is slightly higher, while the level of development at the South Hampshire Urban Areas is much lower under option 1A. The number of homes to be provided at the Market Towns and Rural Areas is increased by 1,650 from option 1 to option 1A and is still substantially higher for option 1A when considering the committed development over the plan period. Option 1A is expected to perform slightly better than option 1 in terms of achieving the scale of growth at Winchester Town that could support infrastructure for and

connections to district heating and CHP. However, a higher level of development dispersed to the Market Towns and Rural Areas is likely to mean that a sizeable proportion of new residents would be less likely to be able to benefit from connections to existing and/or new low carbon energy infrastructure, such as district heating and CHP. Overall, a mixed minor positive and minor negative effect is expected for option 1A.

### Option 2 (Focus on Winchester Town)

**4.23** Option 2 sets out a similar approach to option 1 but would increase the number of homes to be delivered at Winchester Town by 500, with lower numbers of homes provided in the South Hampshire Urban Areas. The number of homes to be provided through this option at the Market Towns and Rural Areas is increased from the adopted Local Plan level, however, existing commitments would mean the additional level of housing to be provided at settlements in this area over the plan period would be quite low. Overall, option 2 is expected to have similar impacts to option 1 in terms of achieving the scale of growth at Winchester Town in particular, that could support infrastructure for and connections to district heating and CHP. Therefore, an overall minor positive effect is expected for option 2.

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

**4.24** Option 3 would provide the majority of additional development above that which is already committed at one or more new strategic allocations or settlements in the central/northern part of the District. In comparison to the other options considered, option 3 would limit the level of housing at Winchester Town (to approximately 730 homes) and the South Hampshire Urban Areas (to approximately 170 homes). While the number of homes to be provided at Winchester is still relatively high, development would be provided through existing commitments and windfall development or redevelopment. Given that new large scale growth is less supportive through this option at the town, the

incorporation of new low carbon infrastructure is likely to be less viable. Through option 3, the level of housing to be provided in the Market Towns and Rural Areas is the lowest of the four options, but it is comparable to levels provided through options 1 and 2. Compared to options 1 and 2, option 3 would reduce the potential for achieving new supporting infrastructure at the larger settlements in the plan area and connecting to existing schemes at these locations. However, the delivery of a new settlement provides the opportunity to incorporate new low carbon infrastructure (such as district heating and CHP) to which numerous new homes could be connected. Therefore, a minor positive effect is expected for option 3.

### Option 4 (Dispersed)

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

### Mitigation in relation to IIA objective 1

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

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

### Conclusion in relation to IIA objective 1

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

**4.28** Despite directing approximately 1,230 homes above existing commitments to Winchester Town, option 4 is expected to perform least favourably as it would result in much of the new development around 1,400 new homes occurring at a high number of small scale dispersed sites. This is also true to a lesser degree for option 1A, which would include around 990 homes above existing commitments at the Market Towns and Rural Areas. The lower level of development included through option 1A within the Market Towns and Rurals means that much of this element of growth would occur within the more sustainable rural settlements. However, regardless of their location, these sites

are not expected to be of a scale to support substantial new infrastructure provision. The location of some of these sites at more rural locations is also likely to mean they would be least likely to be able to connect to future low carbon energy infrastructure. Given the higher level of development dispersed to the rural areas (which is likely to include more sites away from the more sustainable rural settlements) through option 4, the negative effect expected for this option is likely to be more substantial than that expected for option 1A.

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

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

**4.30** In terms of commuting patterns Winchester District has a strong relationship with Eastleigh, Southampton and Portsmouth to the south (with most commuting trips out of the District by car or by van occurring towards these local authority areas) as well as by rail to London. Data is available for the

mean CO<sub>2</sub> emissions per commuter for the District at the Middle layer Super Output Area (MSOA) level (see Figure D.2 in Appendix D). This shows that areas that fall within the east of National Park in the District and areas to the north and south of the National Park have relatively high levels of CO<sub>2</sub> emissions per commuter. This includes the area around New Alresford. The highest levels of emissions per capita from commuting are in the north of the District including South Wonston, Wonston, Sutton Scotney, Micheldever and Micheldever Station. The areas of the District which perform most favourably in terms of mean CO<sub>2</sub> emissions per capita include parts of Winchester Town. The south east of the District towards Havant District within the South Hampshire Urban Area is shown to have relatively low mean CO<sub>2</sub> emissions per capita, similar to the MSOA covering the eastern parts of Winchester Town, but not as low as the south western corner of Winchester Town (MSOA Winchester 008 - Winchester Stanmore) that displays the lowest emissions in the District.

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

## Option 1 (Existing Local Plan development strategy)

### Winchester Town

**4.32** Option 1 would result in development mostly being delivered at the higher order settlements of the plan area. Much of the growth above existing commitments would be focussed on Winchester Town (approximately 1,230 homes) which provides access to the widest range of services and facilities, jobs and public transport options. Large areas of the town also have the lowest levels of CO2 emissions per capita from commuting and the highest percentage of residents travelling to work by foot and by train. In all, considering the strong service and job offer, as well as transport links, development at this location is considered most likely to help reduce the need to travel longer distances in the plan area. This element of growth could, however, contribute to the existing congestion within the settlement as well as exacerbation of air pollution within the town centre's AQMA.

### South Hampshire Urban Areas

**4.33** Additional housing growth (approximately 1,200 homes) would also be provided through option 1 in the South Hampshire Urban Area. This could include growth at the existing strategic allocations at West of Waterlooville and North Whiteley. These allocations are planned to deliver new services and facilities. However, as newly planned communities, these existing allocations have little remaining land to accommodate new growth, meaning that the total housing requirement for the South Hampshire Urban Areas might not be met in these locations. In this case development could be provided elsewhere in the southern part of the District. If some or all of the new development is required to come forward at locations in the South Hampshire Urban Areas away from the existing strategic allocations, a proportion of new residents would be located in rural areas where there is more limited level of access to existing services and facilities. Option 1 will provide some residents with opportunities for car-free access to existing services and facilities, along with new service and

sustainable transport provision, and therefore a minor positive effect is expected. This is combined with an uncertain minor negative effect given that residents in the southern part of the District might be located in areas where existing services and facilities are less readily accessible. Furthermore, to the south, there is potential for development at these locations to continue commuting patterns by car out of the District towards settlements such as Eastleigh, Southampton, Fareham and Portsmouth to the detriment of greenhouse gas emissions and air quality. There also may be some increase in traffic within the Botley AQMA where additional houses would be delivered in the south west of the District.

**4.34** However, where a proportion of new homes would be accommodated in the south east towards Waterlooville, there is potential to build upon the existing patterns of travel which currently sees some of the lowest levels of CO<sub>2</sub> emissions from commuting per capita. Furthermore, although land to the north of Whiteley does not perform as favourably in this regard, CO<sub>2</sub> emissions from commuting at this location are similar to those across much of the rest of the District. It is expected that increasing the level of growth in the South Hampshire Urban Areas could build on the relative sustainability of these locations.

### Market Towns and Rural Area

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

the stagnation of rural service provision in the plan area which might otherwise result in increased need to travel.

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

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

**4.37** Option 1A would result in a distribution of growth that is similar to option 1. While there is an overall increase in the amount of development to be delivered in the District through option 1A compared to all other options, which could result in an increase in the number of journeys being made regularly in the plan area, this change partly reflects the change in plan period being considered for the new option (option 1A).

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

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

**4.40** The number of homes to be delivered above existing commitments to be provided at the Market Towns and Rural Areas is increased by approximately 800 homes for option 1A compared to option 1. This will help maintain existing service provision in the smaller settlements of the District and could support some new local service provision.

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

### Option 2 (Focus on Winchester Town)

**4.42** Option 2 would distribute new development in the District in a similar way to option 1 but would increase the proportion of development at Winchester Town by 500 homes (to approximately 1,730 overall). The increased level of development at Winchester Town would see the number of homes at the South Hampshire Urban Areas reducing from approximately 1,270 to 820 homes. The more rural and smaller settlements in the plan area would also accommodate lower levels of development through this option. Option 2 would therefore

provide more opportunities than option 1 to strengthen the role of Winchester Town as the main service provider in the plan area. It would also provide increased opportunities for residents to work locally or commute by train or bus.

**4.43** However, the higher number of new residents could put more pressure on existing services and facilities at Winchester Town under this option, which could impact on local travel habits. For example, where residents are required to travel by car out of Winchester Town to access services elsewhere. However, this is uncertain and will depend in part on the delivery and phasing of new services and facilities alongside the new homes. Furthermore, increased development provided at Winchester Town could have adverse impacts in terms of traffic and congestion within the town's AQMA, although this will be influenced by residents' travel habits. The more limited level of development to be provided at the smaller settlements and rural areas could lead to some stagnation of service provision at these locations. The lower level of additional development at the Market Towns and Rural Areas through this option is likely to mean some settlements would accommodate no growth other than that which already has permission or is allocated, although it is noted that existing commitments could help to maintain service provision to some degree. Overall a mixed uncertain significant positive effect due to the highest amount of development going to Winchester Town and minor negative effect in relation to the Market Towns and Rural Areas as well as congestion in Winchester Town is expected for option 2.

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

**4.44** Option 3 would deliver much of the additional housing development at one or more new strategic allocations or new settlements in the central/northern part of the District. This option would reduce the level of housing at Winchester Town (to approximately 730 homes) and the South Hampshire Urban Areas (to approximately 170 homes). The level of housing to be provided in the Market Towns and Rural Area (approximately 100 homes) would be comparable to options 1 (approximately 200 homes) and 2 (approximately 150 homes). The

level of development proposed at the new strategic allocation(s) or new settlement(s) is likely to allow for the provision of a sustainable and more self-contained settlement where services and facilities are accessible by non-car modes. However, it may be that the realisation of a more self-contained development can only be fully achieved in the longer term, given that some infrastructure may not be in place for early occupants of the site to benefit from. The sustainability of the new settlement over the plan period will be influenced greatly by the phasing of new services. It is likely that development of the new settlement could result in increased need to travel by car to access some services and facilities, in the short term in particular.

**4.45** Where new strategic growth would be provided as an extension to an existing village or town, new residents could benefit from access to nearby existing services and facilities, reducing the need to travel before service provision is made within the new development. However, there is potential for existing services to become overburdened. Larger settlements in the plan area have greater ability to accommodate high levels of new development without overburdening existing services and facilities. Depending on its specific location, new strategic growth delivered as a standalone settlement is likely to provide variable levels of access to existing and/or new services and facilities. Overall, an uncertain mixed significant positive effect in the longer term, and minor negative effect in the short term is expected for option 3.

### Option 4 (Dispersed)

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

**4.47** This option would result in increased development in the Market Towns and Rural Areas. The focus of growth with these areas is to be locations where

new development could help provide new or improved public transport provision and local facilities. It should be noted that this option would include settlements which currently provide access to more limited service provision than the larger existing settlements. Of the smaller settlements, it is also worth noting that Otterbourne and Sparsholt are relatively well related to Eastleigh and Winchester Town respectively, but are not within walking distances of those settlements. Furthermore, South Wonston and Sutton Scotney lie within a part of the District within which CO2 emissions per capita from commuting are the highest and option 4 could support further development at these locations which could continue this trend.

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

### Mitigation in relation to IIA objective 2

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

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

## Conclusion in relation to IIA objective 2

**4.50** Options 1A and 2 would perform most favourably against this IIA objective in terms of reducing carbon emissions and air pollution as they would provide the most residents with good access to a high number of services and facilities and job opportunities. However, these options could also place burdens on the existing services and facilities at Winchester Town. Furthermore, focussing increased levels of development at this location could have adverse impacts in terms of the existing air quality issues within the AQMA at this settlement if sufficient active travel and public transport options are not included within new development. Winchester Town is already known to suffer from high levels of congestion and option 1A and 2 could intensify this issue. Option 1A could perform more favourably than option 2 in relation to IIA objective 2 by limiting the level of additional development within the South Hampshire urban areas to respond to the limited scope for development in areas which are well related to the planned new communities at West of Waterlooville and North Whiteley. However, this option would include a higher level of development at the Market Towns and Rural Area. While this growth is to be accommodated across a range of settlements where existing services and facilities and employment sites might be maintained and there may be some new local service provision, new residents at these locations are more likely to need to travel longer distances on a more regular basis to access certain types of provisions. These locations will also provide more limited access to sustainable transport. Option 1 would maintain an approach broadly in line with the existing spatial strategy and therefore provide many new residents with good access to services, facilities and jobs which could minimise the requirement to travel. However, impacts are uncertain as they would be largely influenced by the potential to locate development within the south of the District in areas near to existing strategic allocations (West of Waterlooville and North Whiteley), the specific locations for which are currently unknown.

**4.51** Option 3 could support substantial new service provision in the plan area. However, this is likely to be achieved in the longer term which may mean that earlier occupants of the site may be more reliant on travel by private vehicle. The impacts of this option would be greatly influenced by the specific location of

any new strategic allocation(s) or settlement(s) which is not known at this stage. Option 4 would be less likely to achieve positive effects due to the dispersed distribution of development, which would provide a high number of residents in the rural areas with access to only some local services and is likely to increase car travel. While this option could support the role of local centres in the plan area, it is considered less likely to achieve the critical mass at new developments to support substantial new service and transport infrastructure provision in the plan area.

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

**4.52** Addressing climate change adaptation as new development is delivered over the plan period is most likely to be influenced by design measures incorporated at new development proposals to address the hotter, drier summers and warmer, wetter winters predicted for the UK. This might include enabling passive cooling, draught proofing and supporting natural shading, as well as promoting flood resilience which is addressed separately through IIA objective 14. These measures will be achieved through policy requirements in the Local Plan and not the location of new development, which is the focus of the four options for growth in the District. Climate change adaptation may, however, also be influenced by the incorporation of green infrastructure as development is delivered. As well as supporting increased flood resilience, green infrastructure can help to counteract the urban heat island effect, prevent soil erosion and support biodiversity as climate change results in habitat loss. It is expected that all development will provide some opportunities to incorporate green infrastructure, however more substantial and coordinated provision may be achievable at large-scale sites.

## Option 1 (Existing Local Plan development strategy)

### Winchester Town

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

### South Hampshire Urban Areas

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

### Market Towns and Rural Area

**4.55** Option 1 would provide a limited amount of development at the Market Towns and Rural Area. This element of development would be more dispersed than the development delivered at Winchester Town and potentially within the South Hampshire Urban Areas. While there are likely to be opportunities at link

to green infrastructure assets in the countryside, this element of growth is less likely to support a coordinated approach to green infrastructure and fewer residents would benefit from it.

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

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

**4.57** Compared to option 1, option 1A would result in a slightly higher level of additional development at Winchester Town (approximately 1,630 homes) with a substantial decrease to the number of homes to be accommodated at the South Hampshire Urban Areas (approximately 440 homes). The increased number of homes at Winchester Town is likely to mean a higher number of homes can benefit from increased connectivity of large scale green infrastructure. The reduction in housing numbers included for the South Hampshire Urban Areas seeks to respond to the limited scope for expansion within the existing settlement boundaries of West of Waterlooville and North Whiteley. Given the more limited potential for expansion at both settlements, this option may result help prevent piecemeal development which might fragment more substantial areas of green space and might otherwise be connected as part of the wider green infrastructure network. This option also includes a higher level of development than option 1 within the Market Towns and Rural Areas. This option is therefore likely to provide opportunities to connect green infrastructure assets in the countryside. However, the dispersed nature of the development is unlikely to support large scale green infrastructure provision which would benefit a high number of residents. The high proportion of development directed towards Winchester Town compared to the Market Towns and Rural Areas means that a minor positive effect is expected for option 1A.

## Option 2 (Focus on Winchester Town)

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

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

**4.59** By delivering much of the additional housing development at one or more new strategic allocations or new settlements in the central/northern part of the District, option 3 is likely to provide opportunities to achieve coordinated and substantial green infrastructure provision. Delivery of these benefits will be most dependent upon the design planned for any strategic allocation. There could also be opportunities to benefit existing residents where large scale growth would be provided as an extension to an existing settlement and green infrastructure is incorporated. Through option 3, additional housing at Winchester Town and the South Hampshire Urban Areas would be limited to approximately 730 and 170 dwellings, respectively. While the number of homes to be provided at Winchester is still relatively high, development would be provided through existing commitments and windfall development or redevelopment. This option could therefore limit the potential for achieving a

coordinated approach to large scale green infrastructure provision at these locations. A minor positive effect is expected for option 3.

### Option 4 (Dispersed)

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

### Mitigation in relation to IIA objective 3

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

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

## Conclusion in relation to IIA objective 3

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

**4.63** Providing one or more new strategic allocations or new settlements (option 3) is likely to provide similar opportunities for large scale green infrastructure provision. The potential for achieving a coordinated approach to green infrastructure provision will be influenced by the precise location of new development sites in relation to existing settlements and features in the countryside as well as their design. A more dispersed distribution of development (option 4) is considered least likely to achieve large-scale green infrastructure provision which would benefit the highest number of existing residents in the District. It is also less likely to support a coordinated approach green infrastructure provision and the benefits that would provide in relation to climate change adaptation. Although option 1A would also include a relatively high level of development at the Market Towns and Rural Areas, the amount of growth above existing commitments is lower than under option 4.

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

**4.64** The location of new development could impact on health and wellbeing in terms of how accessible healthcare facilities are, how easily recreation opportunities can be accessed and active travel encouraged. The highest concentration of services and facilities in the District is provided in Winchester Town. This is followed by Whiteley and the District Centres of Bishops Waltham, New Alresford and Wickham. These locations provide access to healthcare facilities as well as open space and recreational facilities. The South Downs National Park and areas of open space within settlements offer recreational opportunities for District residents. However, some settlements in the plan area were identified as having net deficiencies in open space in work for Local Plan Part 2 (prior to any open space allocations in that Plan). This includes Bishops Sutton, Boarhunt, Colden Common, Crawley, Denmead, Durley, Headbourne Worthy, Kings Worthy, Northington, Old Alresford, South Wonston, Waltham Chase, Wickham and Wonston. This is also the case for Harestock, Oliver's Battery, St Barnabus Ward, St Luke's Ward, and St Paul's Ward within Winchester Town. Furthermore, some areas within the St John and All Saints wards of Winchester Town are also amongst the most deprived in the District (20-30% most deprived in England in the IMD 2019 and 30-40% most deprived for the health domain).

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

#### Winchester Town

**4.65** Option 1 would result in development mostly being delivered at the higher order settlements of the plan area, including around 1,230 homes at Winchester Town. Residents located close to this settlement are likely to benefit from a

good level of access to healthcare facilities. The short journey times to other services and facilities and employment opportunities is likely to increase the proportion of journeys being made by active modes. The scale of growth to be provided at Winchester Town could go some way to supporting new facilities and providing new open spaces which could help to address deprivation within the town. However, this will depend on the new development's proximity to areas of highest deprivation such as the St. John and All Saints wards.

### South Hampshire Urban Areas

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

### Market Towns and Rural Area

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

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

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

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

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

**4.71** Option 1A, compared to option 1, would result in a slightly higher level of development occurring at Winchester Town (approximately 1,630 homes) and a substantially lower level of development occurring at the South Hampshire Urban Areas (approximately 440 homes). Focussing a slightly higher level of development at Winchester Town is likely to support increased access to service provision for new residents including healthcare and is also likely to support an increased uptake of travel by active modes. It is also likely to help address issues of deprivation in the town, although these outcomes will be influenced by the specific location of development. The limiting of new growth at the South Hampshire Urban Areas under this option responds to the constraints to new development at locations that are well related to the newly planned settlements of West of Waterlooville and North Whiteley. This approach is likely to reduce the potential for a more dispersed distribution of development within this part of the District, thereby supporting good access to services and facilities. Conversely the reduced level of development within this part of the District could reduce the potential for new service provision at these existing strategic allocations.

**4.72** The higher level of development within the Market Towns and Rural Areas included through option 1A is likely to result in some residents having limited access to services and facilities including healthcare. This is less likely to be the case at the larger settlements of Bishop Waltham and New Alresford. Furthermore, providing a level of development across the smaller settlements will support the maintenance of existing service provision. However, this element of growth is considered less likely to support access to more substantial and specialist healthcare facilities. The limited range of services and facilities and jobs accessible from these locations will also mean the uptake of travel by active modes is less likely.

**4.73** Providing access for a high number of residents to the existing and planned services and facilities and sustainable transport links at Winchester

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

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

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

## Option 2 (Focus on Winchester Town)

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

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

**4.78** Providing access for a high number of residents to the existing and planned services and facilities and sustainable transport links at Winchester Town and potentially at the existing strategic allocations at North Whiteley and West of Waterlooville is likely to limit the need to travel in the plan area to the benefit of air quality. Therefore, the EqIA (see Appendix B of this report) identified positive effects in relation to the protected characteristic age (including those over 65, infants and young children), disability (including those with long term health problems), pregnancy and maternity and people living in deprived areas/rural areas all of which may be particularly susceptible to this issue. Through this option, however, there is potential to intensify existing air quality

issues within central parts of Winchester Town. These areas presently contain the areas of highest deprivation in Winchester District and therefore the positive effect identified in relation to people living in deprived areas/rural areas is combined with a negative effect.

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

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

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

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

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

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

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

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

## Option 4 (Dispersed)

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

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

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

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

### Mitigation in relation to IIA objective 4

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

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

### Conclusion in relation to IIA objective 4

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

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

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

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

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

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

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

#### Winchester Town

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

#### South Hampshire Urban Areas

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

development. The wider distribution of development which may be required is also less likely to support new service provision and address deprivation in the plan area.

### Market Towns and Rural Area

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

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

**4.97** Overall option 1 presents an approach which delivers levels of housing proportional to the existing role and hierarchy of settlements in the plan area. A mixed significant positive effect for the larger settlements and minor negative effect for the smaller, rural settlements is expected for option 1. The effect is uncertain given that it will depend on the potential to accommodate all growth at the South Hampshire Urban Areas in areas which are well related to the existing allocations at West of Waterlooville and North Whiteley.

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

**4.98** Through option 1A the amount of development, compared to option 1, would be slightly increased at Winchester Town (approximately 1,630 homes) while the level of development at the South Hampshire Urban Areas would be substantially lowered (approximately 440 homes). The delivery of a slightly higher level of development at Winchester Town may help to support the incorporation of more substantial services and facilities and open spaces as well as providing new residents with good access to the widest range of existing services and facilities in the District. The delivery of this higher level of growth at this location is also likely to help address more substantial issues of deprivation at Winchester Town depending on its specific location. By providing a lower level of growth at the South Hampshire Urban Areas, this option is likely to reduce the potential for the community networks at the newly planned communities at West of Waterlooville and North Whiteley to be adversely affected. It will also reduce the potential need to disperse development in this part of the District to a wider number of locations which might otherwise be less supportive of more substantial new service provision in the plan area.

**4.99** Requiring a higher level of development at the Market Towns and Rural Areas through option 1A is likely to result in some residents having more limited access to services and facilities to the general detriment of community cohesion. Development delivered to the larger settlements of Bishop Waltham and New Alresford within this part of the District would be less likely to experience these types of adverse effects. Providing a higher level of

development across the smaller settlements will support the maintenance of existing service provision and help to address rural deprivation. The distribution of development across a higher number of rural locations may also support the assimilation of growth more readily given the smaller scale of growth likely at many locations. However, it is noted that there is some potential for impacts on existing community networks.

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

**4.101** Option 1A would, however, result in a relatively high level of development being distributed to the Market Towns and Rural Areas, which is considered less likely to support widespread social cohesion and tolerance. Development at the larger settlements in this part of the District (notably Bishops Waltham and New Alresford) could allow for good access to some service provision and the approach would generally help to limit the stagnation of rural services in the plan area and could support community cohesion in this manner. It would also prevent the creation of an overly pronounced imbalance of service provision in the District and an over reliance on Winchester Town for access to certain

services. However, where development is delivered at the more rural areas, many residents would have to travel longer distances to access a wider range of services and facilities and certain groups may not have the required access to more specialist facilities. The EqIA therefore identified negative effects, in combination with the positive effects previously described, for the protected characteristic religion or belief, gender reassignment, race and sexual orientation.

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

### Option 2 (Focus on Winchester Town)

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

**4.104** Option 2 would provide little additional development at the smaller and more rural settlements. Option 2 is therefore less likely to address issues of rural deprivation in the District and could allow for some stagnation of rural

services. This impact could be limited by the existing development commitments at these locations.

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

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

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

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

**4.108** Furthermore, residents at the settlement from the early stages may also lack access to facilities depending on the phasing of development. Where development is provided as an extension of an existing settlement in the plan area there is potential for existing community networks to be disrupted although this will depend partly on the scale of development provided and the capacity for the settlement in question to accommodate new, large scale development. Delivering new development in this manner would provide increased support for new infrastructure to benefit residents currently living in the District. The lower level of development delivered to many of the less established settlements through option 3 may allow for assimilation without impacts on existing community networks.

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

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

## Option 4 (Dispersed)

**4.111** Option 4 would result in a more dispersed distribution of development thereby supporting incremental increases to a high number of smaller and more rural locations. Given that a relatively high level of development (approximately 1,230 homes above existing commitments) would still be achieved at Winchester Town, deprivation at this location may still be addressed to some degree. The option of distributing much of the new development across multiple smaller settlements through this option could mean that rural deprivation is positively addressed. Furthermore, this option could support the viability of local centres and the needs of some rural residents could be met locally. However, it is likely that a high number of rural residents would still lack access to certain essential services. New infrastructure and substantial and coordinated open space provision is less likely to result due to the more dispersed distribution of growth. The distribution of development across a higher number of rural locations may support the assimilation of growth more readily without substantial impacts on existing community networks. This is also likely to be the case at the South Hampshire Urban Areas. The lower level of development above existing commitments (around 70 homes) at the existing strategic allocations at West of Waterlooville and North Whiteley would mean that additional space for development in the south of the District is less likely to be needed, reducing implications in terms of assimilating new large scale growth.

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

**4.113** Overall a mixed significant positive for the rural areas and Winchester Town and minor negative effect in relation to provision of a full range of services

and open space in the rural areas, plus community cohesion at other urban areas is expected for option 4.

### Mitigation in relation to IIA objective 5

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

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

### Conclusion in relation to IIA objective 5

**4.115** Option 1 would distribute development which reflects the adopted Local Plan development strategy and is proportional to the current role and hierarchy of settlements in the plan area. Option 1A takes a similar approach to the distribution of development but accounts for updated commitments in the plan area, opportunities for new development and uncertainties relating to potential updates to planning policy. Through both options, the settlements that would accommodate much of the development over the plan period are well established and it is expected that the community networks at these locations would be more resilient to change. Where development would be delivered at the West of Waterlooville strategic allocation, residents would benefit from nearby access to the settlement of Waterlooville. While not as large as Winchester Town, this area is an established community which has a school and temporary community building. At the existing strategic allocation by North Whiteley, the lower level of existing service provision means that community

networks are less likely to be resilient to change. At both allocations, however, additional services are already planned. Through option 1, however, there is some level of uncertainty given that, due to existing constraints at these two strategic allocations, the relatively high level of development to be provided within the South Hampshire Urban Areas may have to be distributed to other unknown locations. Option 1A would remove a degree of uncertainty given the reduced level of development to be delivered at the South Hampshire Urban Areas Option 4 would help to achieve the maintenance of rural services in the plan area and allow for a high number of residents in the rural area to access some services locally. It would, however, be unlikely to support the required level of new services over the plan period. Furthermore, many residents are likely to have to travel regularly to access some essential services through this option. Through option 1A the level of development at the rural areas would be higher than option 1, but not of the same level as option 4.

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

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

**4.117** At this stage, no specific quantum of development or allocations are proposed in order to provide for neighbouring authorities' unmet needs. There is an expectation that the PfSH strategy will identify and deal with the unmet needs of the local authorities towards the south of the District. The results of work relating to the PfSH strategy are to be considered under the 'Duty to Cooperate'.

**4.118** It has been clarified by Government that the 'Standard Methodology' for calculating local housing needs will continue for the time being. However, it is not clear whether the 2020 Planning White Paper's proposals to change the calculation will be taken forward and this still remains a possibility. The Standard Methodology requirement for the District at the time of the initial options appraisal work (spring 2021) was 692 dwellings per annum. All four initial options are set out to meet this figure (rounded to 700 dwellings per annum).

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

**4.120** Prices are higher in Winchester town centre in particular and in areas that are in close proximity to the centre of the Market Towns. This reflects their desirability as places to live. Parts of the District fall within the 10% most deprived in England for the barriers to housing and services domain in the IMD 2019. This includes an area of Winchester Town as well as parishes which take in land to the north and west of the town as well as land within the National Park (although it is noted that land within the National Park cannot be allocated through the new Local Plan) and land within the District around the villages of Wickham and Purbrook. The ability of new development to meet the needs of

more specialist groups, including older people and people with disabilities is unlikely to be affected by its location and distribution, rather this will be influenced more by policy requirements relating to design of new developments, which are assessed in Chapter 6 of this IIA report.

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

#### Winchester Town

**4.121** Option 1 would result in housing growth largely following the existing hierarchy of settlements. Housing development would therefore mostly be delivered at Winchester Town and at the South Hampshire Urban Area. By allowing for relatively large-scale growth at Winchester Town in particular, the delivery of affordable homes may be more readily achieved. Larger sites would breach the threshold required for affordable housing delivery. Therefore, developers of larger sites can more readily take advantage of economies of scale thereby reducing construction costs. Delivering a relatively high level of housing growth (approximately 1,230 homes) at Winchester Town is also likely to respond positively to one of the higher demand areas of the District.

#### South Hampshire Urban Areas

**4.122** Within the South Hampshire Urban Area the relatively high level of development (around 1,270 homes) would mean that there is uncertainty as to whether all development could be accommodated at the existing strategic allocations at West of Waterlooville and North Whiteley due to existing constraints. In this case, some development may have to be distributed to a higher number of locations within a wider part of the south of the District. This element of option 1 may therefore be less supportive of affordable housing delivery. The potential need to distribute development to a higher number of locations in the South Hampshire Urban Areas could support the achievement of faster build out rates where smaller sites are taken forward. Additional

development which would be achieved at these existing allocations could help to address issues of access to housing. The West of Waterlooville area is noted to be within the 10% most deprived and 20-30% most deprived areas in England in terms of access to housing and services, while North Whiteley is within the 10-20% most deprived areas.

### Market Towns and Rural Area

**4.123** Option 1 would limit the amount of development to be provided at most of the smaller and more rural settlements to around 200 additional homes. Considering the number of locations across which these homes would be distributed, this option is therefore likely to address rural housing needs in a limited manner. It is, however, noted that existing commitments at these locations will help to address this issue.

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

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

**4.125** Of the options considered, option 1A would result in the highest overall level (2,000 homes more) of housing growth. This option would result in a higher level of development at Winchester Town than option 1 and a lower level of growth within the South Hampshire Urban Areas. The changes in levels of development across the District account for updated committed developments over the plan period. The increased overall level of development may help to meet any unmet housing needs of other authorities in the Partnership for South Hampshire (PfSH) area, if needed. The large scale of development to be delivered at Winchester Town is considered likely to support affordable housing delivery in the District and address identified issues of affordability at this

location. The reduced level of development within the South Hampshire Urban Areas is likely to reduce the potential for development to be more widely distributed in this part of the District. A level of development in this part of Winchester has been reduced so that it might be delivered towards the existing strategic allocations at West of Waterlooville and North Whiteley, instead of potentially needing to distribute it more widely in this part of the District. At these locations there is increased potential for new homes to help address identified deprivation relating to access to housing. Option 1A would increase the level of housing at the Market Towns and Rural Areas thereby supporting the delivery of a relatively high number of small scale sites dispersed across a number of different locations to meet housing needs. As well as helping to meet the rural housing needs of the District, given the small scale of development sites involved, this element of growth is also likely to help achieve faster completion rates in the District. This option also allows additional development at the smaller settlements of Hursley, Otterbourne, South Wonston and Sutton Scotney which alongside the higher level of growth at Winchester Town, is included to better meet the housing needs in the northern part of the District. Overall a significant positive effect is expected for option 1A. The overall higher level of growth included through this option is considered most likely to fully meet the needs of the District and the surrounding local authority areas and therefore uncertainty is not recorded for the positive effect expected.

### Option 2 (Focus on Winchester Town)

**4.126** Option 2 would take forward a similar distribution to option 1 but would require a higher proportion of housing growth at Winchester Town. This option would result in a more positive response to the high housing demand and issue of unaffordability of housing at this settlement. By adopting an option of requiring large scale housing development at Winchester Town and at South Hampshire Urban Areas this option could also support significant affordable housing provision. As with option 1, option 2 could support a suitable mix of site sizes to achieve appropriate rates of housing completions. This option would similarly limit the level of additional housing to be delivered at the smaller and more rural settlements. As with option 1, the existing commitments set out for the District are likely to go some way to meeting rural housing needs. A

significant positive effect is expected for option 2. Compared to option 1, option 2 would provide a lower level of development within the South Hampshire Urban Areas meaning that fewer locations away from the existing allocations at West of Waterlooville and North Whiteley would be required. Distributing development to a higher number of unknown locations within the south of the District is considered less likely to support affordable housing delivery but could promote faster completion rates at some locations. Therefore, unlike option 1, uncertainty is not recorded for the positive effect expected for option 2.

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

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

## Option 4 (Dispersed)

**4.128** Option 4 would deliver a more dispersed distribution of development which would include a higher level of development at the more rural settlements. Benefits relating to addressing rural housing needs and the affordability of properties at these locations are therefore likely to result. This option would also include a relatively high number of homes (approximately 1,230) at Winchester Town. This level of provision is likely to support affordable housing delivery at the town as well as directly addressing affordability at one of the areas of highest demand in the District. Through this option, the reduced level of housing (around additional 70 homes) development within the South Hampshire Urban Area might be accommodated at the existing strategic allocations at West of Waterlooville and North Whiteley, limiting the need to distribute development to a higher number of locations in the south of District at which affordable housing is less likely to be supported. In general, however, this option is considered most likely to depend on small scale sites across a number of different locations to meet housing needs. While this option is likely to help achieve fast build out rates in Winchester District, beyond Winchester Town, it is less likely to support affordable housing delivery. A mixed significant positive effect for the rural areas and Winchester Town and minor negative effect in relation to overall affordable housing delivery is expected for option 4.

## Mitigation in relation to IIA objective 6

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

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

- Mechanisms such as S106 agreements can also be used to ensure the delivery of affordable homes.

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

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

### Conclusion in relation to IIA objective 6

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

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

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

**4.133** The highest concentration of services and facilities in the District is in Winchester Town. This is followed by Whiteley and the District centres of Bishops Waltham, New Alresford and Wickham. In addition to the employment provision in Winchester Town, the District has a strong commuting relationship with Eastleigh, Southampton and Portsmouth to the south as well as with London which provide access to employment opportunities for many residents. It is noted that there is little requirement to allocate new employment land in the Local Plan, therefore the options for the distribution of growth in District being appraised relate primarily to the distribution of new residential development. The appraisal of this IIA objective considers the proximity of the new development to existing employment opportunities (as well as services and facilities).

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

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

#### Winchester Town

**4.135** Option 1 would result in much of the new development (approximately 1,230 homes) occurring at Winchester Town, with the South Hampshire Urban Areas also accommodating relatively high levels of housing development. The

large-scale development at Winchester Town in particular could support new service provision in the plan area. Locating a relatively high level of new housing development at Winchester Town would provide large numbers of residents with access to the widest range of services and facilities as well as employment opportunities.

### South Hampshire Urban Areas

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

### Market Towns and Rural Area

**4.137** The amount of development to be provided at most of the smaller and more rural settlements would be limited through option 1. Beyond the Market Towns (most notably Bishops Waltham and New Alresford) these locations

provide access to a more limited range of services and facilities and employment opportunities. This option would be less supportive of preventing the stagnation of rural services, however, existing commitments at the more rural locations could help to prevent any widespread loss of rural services.

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

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

**4.139** In comparison to option 1, option 1A would result in a slight increase in development at Winchester Town (accommodating approximately 1,630 homes). The amount of housing growth at the South Hampshire Urban Areas would be substantially lowered compared to option 1, to approximately 440 homes. At Winchester Town the high level of development would support the incorporation of new services and facilities that would benefit a high number of existing and new residents. Furthermore, new residents would also be located in areas which already provide access to a wide range of services and facilities and jobs. Delivering a relatively high level of development at the town could, however, place increased pressures upon services and facilities at Winchester. This is likely to be mitigated through the appropriate phasing of new development. The lower level of growth provided within the South Hampshire Urban Areas through option 1A responds positively to the more limited amount of available land at West of Waterlooville and North Whiteley given the status of these locations as newly planned strategic allocations. This more nuanced approach to development is expected to result in a higher proportion of new residents being located in areas that are well related to the newly planned communities where services and facilities and employment land is to be incorporated. It is also expected to help prevent the loss of employment land to

other types of uses and this approach will be of importance to help prevent a substantial increase in out commuting from this part of the District.

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

### Option 2 (Focus on Winchester Town)

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

**4.142** Like option 1, option 2 would recognise the role of the larger rural settlements (most notably Bishops Waltham and New Alresford) as sustainable locations for growth with some development to be provided here given their relatively good range of facilities and services and access to jobs. However, in

all, the Market Towns and Rural Areas would accommodate only around 150 homes. Therefore, housing growth at the smaller and more rural settlements is unlikely to support substantial new service provision and there is also increased potential for loss of rural services. Existing development commitments are likely to help limit the potential for this impact. An uncertain mixed significant positive effect for Winchester Town and minor negative effect for the rest of the District is expected for option 2.

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

**4.143** Option 3 would result in a high proportion of housing development occurring at one or more new strategic allocations or new settlements in the central/northern part of the District. The level of housing development concentrated to one location is likely to support new services and facilities as well as employment opportunities, however this might only be achieved in the longer term. The accessibility of services and facilities at the new settlement over the plan period will be dependent upon the phasing of infrastructure alongside the new housing growth.

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

would be comparable to option 1 and option 2. Overall an uncertain mixed minor positive effect for the new settlement and significant negative effect elsewhere in the District is expected for option 3.

### Option 4 (Dispersed)

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

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

## Mitigation in relation to IIA objective 7

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

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

## Conclusion in relation to IIA objective 7

**4.148** Through option 1 and most notably options 1A and 2, a higher proportion of overall development would be concentrated to a single location. This approach may be successful in supporting new service provision in the plan area, particularly when compared to a more dispersed distribution of development. The locations set out for development would also benefit from access to existing services at Winchester Town. Within the South Hampshire Urban Areas there may be access to existing or planned services at the existing strategic allocations at North Whiteley and West of Waterlooville. However, the status of these locations as newly planned strategic allocations means there is limited land to support further growth. Therefore, the potential to deliver further development to be well related to existing and planned services towards these locations is partly uncertain given that a portion of development may need to be distributed more widely across the south of the District. Of these three options, option 1A performs most favourably by limiting the level of growth within the South Hampshire Urban Areas to respond to the constraints in these areas. This option is also expected to help limit the loss of viable employment land in these areas to other types of use, which might otherwise result in some residents needing to travel further afield for employment opportunities. In relation to the high level of development to be provided at Winchester Town through options 1A and 2, in particular, it is noted that while service provision is strongest here, there is potential for overburdening of certain existing provisions to occur. This effect will be particularly dependent on the phasing of new growth and services.

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

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

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

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

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

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

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

#### Winchester Town

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

#### South Hampshire Urban Areas

**4.155** Through option 1, development might be delivered to be well related to the West of Waterlooville and North Whiteley existing strategic allocations at which employment uses are to be provided. Development here could also help to support the viability of the planned for extensions to these settlements.

However, given the existing constraints at these locations it may be that development would have to be more widely distributed across the south of District which would be less likely to support the growth of these existing allocations. Residents may also not benefit from access to nearby employment opportunities. In the southern part of the District residents may continue the existing commuting patterns by car out of the District towards settlements such as Eastleigh, Southampton, Fareham and Portsmouth.

### Market Towns and Rural Area

**4.156** Diversification of the rural economy in the plan area is less likely to be influenced by the provision of new housing over the plan period. This might be most achieved through support for non-agricultural uses in rural locations which could be fostered alongside agricultural uses. In any case, the evidence shows that there is limited requirement for new employment land over the plan period. Development through this option at the Market Towns and Rural Areas (including at the more important District Centres of Bishops Waltham and New Alresford) would be mostly restricted to existing commitments. At these District Centres employment land would be retained and if necessary additional sites identified. The existing commitments and potential to provide a limited amount of new employment land at these locations would help to limit the potential for the stagnation of these centres.

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

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

**4.158** Through option 1A, a larger amount of development than under option 1 would be focussed at Winchester Town (approximately 1,630 homes). The

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

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

### Option 2 (Focus on Winchester Town)

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

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

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

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

## Option 4 (Dispersed)

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

## Mitigation in relation to IIA objective 8

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

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

high quality employment land to support the establishment of a more self-contained settlement.

## Conclusion in relation to IIA objective 8

**4.165** The requirement for new employment land to fulfil the District's economic need is quite limited. Therefore, the potential effects of different distributions of growth in the plan area in relation to economic growth differ mostly in terms of their potential to support the viability of town centres and existing employment sites in the plan area. There is also potential for unplanned economic growth beyond that which is currently expected in light of the evidence available. Options 1 and 2 would help to further strengthen the economic role and importance of Winchester Town and the South Hampshire Urban Areas. It is noted that for option 1, the impact in relation to the high amount of development within the South Hampshire Urban Areas is uncertain. This reflects the potential need to distribute the relatively high level of development required to a higher number of locations in the south of the District which are less well related to the existing strategic allocations. Option 1A would provide a relatively high level of development at Winchester Town to support its viability. Through this option the level of development within the South Hampshire Urban Areas would be more limited, thereby potentially limiting the need for out commuting from this part of the District and reducing the potential for loss of viable employment sites to other types of use. Options 1A and 2 could present issues in relation to congestion at Winchester Town. Although these issues could have adverse effects in terms of the town's longer term economic growth and the viability of the town centre, they might be mitigated through the design and timing of development and infrastructure provisions.

**4.166** Through option 3, high quality new employment land and required supporting infrastructure could be incorporated at one or more new strategic allocations or settlements to help encourage inward investment. Economic growth is only likely to be achieved in the longer term through this option, considering the time required to plan the large amount of development to be provided and secure the delivery of the required infrastructure. For option 3, the

unknown location of the new development means that additional uncertainty is attached in terms of supporting longer term economic growth in the plan area. Options 1A and 4 are considered most likely to help support rural economic diversification by allowing for a relatively high level of growth at the more rural settlements. These options for development at the Market Towns and Rural Areas are most likely to help support the viability of the largest market towns of Bishops Waltham and New Alresford as well as the local centres. They may, however, require increased commuting, given the more limited access to employment opportunities in many of these areas.

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

**4.167** Biodiversity in Winchester District will experience pressures as new development occurs. Habitat loss, fragmentation and disturbance are likely to result as construction takes place and developments are occupied. Human activities associated with development could have additional adverse impacts because of air and water pollution and recreational impacts. It is noted that the Environment Act 2021 introduces the requirement for developments to deliver at least 10% biodiversity net gain. The District includes important internationally designated biodiversity sites such as the River Itchen SAC. It also contains parts of the Solent Maritime SAC and Solent & Southampton Water SPA/Ramsar site, at which nutrient sensitivities presently exist and development has potential to adversely affect the biodiversity value of these sites.

**4.168** The District lies within the Solent catchment, within which new development that would increase the population served by a wastewater system could have impacts on the Solent internationally designated sites. This includes new homes, student accommodation, tourism attractions and tourist accommodation, but not commercial development that does not involve overnight accommodation. Therefore, development at any location in the plan area has potential to adversely impact these sites (and this is captured by the significant negative effect recorded for each option below). These effects will be

explored in more detail through the Habitats Regulations Assessment that will be carried out as specific sites for development are considered at the next stage of the Local Plan preparation. Natural England has set out guidance on achieving nutrient neutrality to help limit adverse impacts on biodiversity in the Solent region, which will also be taken into account and used to inform IIA and HRA findings for the Local Plan.

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

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

#### Winchester Town

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

#### South Hampshire Urban Areas

**4.171** Through option 1 a relatively large proportion of additional development (around 1,270 homes) would be provided at the South Hampshire Urban Areas.

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

### Market Town and Rural Area

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

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

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

**4.174** Option 1A would result in a higher level of development within Winchester Town than Option 1 (approximately 1,630 homes) but would substantially decrease the level of development within the South Hampshire Urban Area (approximately 440 homes). The increased level of development at Winchester Town could potentially provide additional opportunities to incorporate large scale, more coordinated green infrastructure. Where large scale, more coordinated green infrastructure is achieved this is likely to support biodiversity at the settlement. However, a higher level of development delivered towards Winchester Town is likely to increase the potential for impacts on the River Itchen SAC and the Solent designated sites. This option reduces the level of development at the South Hampshire Urban Area. The lower level of development accounts for the status of the existing strategic allocations in this part of the District as newly planned developments where there is presently small amounts of land that can accommodate new development. Through this approach it is expected that lower levels of development would have to be accommodated away from the planned communities at West of Waterlooville and North Whiteley. While development towards North Whiteley could have impacts relating to Botley Wood and Ever'tt's and Mushes Copses SSSI, the lower level of growth is likely to reduce the potential need for dispersing development more widely in this part of the District which might otherwise result in loss of presently undisturbed greenfield land. The lower level of growth within this part of the District is also likely to reduce the potential for impacts on the other national and international biodiversity sites found there. Through the relatively high level of development within the Market Towns and Rural Areas included in option 1A, there is potential for increased dispersal of development, loss of presently undisturbed greenfield land and more widespread fragmentation of ecological networks. Furthermore, development towards Otterbourne and Sutton Scotney could result in adverse effects relating to the River Itchen SAC and the River Test SSSI given their relative proximity. Overall a mixed minor positive effect in relation to provision of connected green infrastructure within large scale development and significant negative effect in relation to effects on the River Itchen SAC and Solent designated sites as well

as the potential for more widespread ecological disturbance and fragmentation in the rural areas is expected for option 1A.

## Option 2 (Focus on Winchester Town)

**4.175** Option 2 would result in a similar distribution of development to option 1 but would provide a higher level of growth at Winchester Town. The level of development to be provided at the existing allocations in the South Hampshire Urban Area would be more limited through this option. There could be similar implications for Botley Wood and Ever'tt's and Mushes Copses SSSI to those identified for option 1 by the existing North Whiteley strategic allocation. However, the lower level of development at the South Hampshire Urban Areas may mean that a lower number of locations away from these strategic allocations might be needed for new growth in the south of the District. This option would also provide slightly less development at the smaller settlements, which could help to reduce the need for greenfield land take in the plan area. It is likely that accommodating a high level of development through this option at large scale sites at Winchester Town, could allow for provision of substantial connected green infrastructure. By increasing the level of development at Winchester Town, however, this option could increase the potential for impacts on the River Itchen SAC and the Solent designated sites. Overall a mixed minor positive effect in relation to avoiding impacts on biodiversity in rural areas and provision of connected green infrastructure within large scale development and significant negative effect in relation to effects on the River Itchen SAC and Solent designated sites is expected for option 2.

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

**4.176** Option 3 would result in much of the new development above existing commitments being delivered at one or more new strategic allocations or new settlements in the central/northern part of the District. The focussing of this large amount of development to one location is likely to result in a high level of

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

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

### Option 4 (Dispersed)

**4.178** Option 4 would allow for greater dispersal of housing growth than the other options considered with more rural areas accommodating higher levels of development. Through option 4, the higher level of development at the more

rural settlements could see some development at Otterbourne, Sparsholt and Sutton Scotney which are in close proximity to the River Itchen SAC, Crab Wood SSSI and the River Test SSSI.

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

### Mitigation in relation to IIA objective 9

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

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

## Conclusion in relation to IIA objective 9

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

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

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

**4.183** Approximately 40% of the District falls within the South Downs National Park, which contains some of the most valued lowland landscapes in England, including the most tranquil areas and darkest night skies of the National Park. The South Downs Local Plan has now been adopted to cover planning decisions within the entire National Park but the development covered by the new Winchester Local Plan could impact on the setting of the National Park, depending on where it is allocated. While Winchester District contains a number

of Registered Parks and Gardens which have importance in terms being 'designed' landscapes as well as holding special historical interest, no other parts of the District are designated for their landscape quality alone. However, development in the plan area is likely to result in some change to local character regardless of the location it occurs in. The precise effect of new development on landscape character in the plan area will be influenced to a large degree by the design of new proposals, independent of the distribution of new development. Therefore, the effect of each option in relation to this IIA objective is uncertain.

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

#### Winchester Town

**4.184** Option 1 would result in much of the housing growth above existing commitments occurring at Winchester Town and at the South Hampshire Urban Areas. Focusing much of the new development at Winchester Town which is already built up is likely to limit the potential for additional impacts to landscape character particularly when compared to the more rural and less built up areas of the District. While there is potential for new development at Winchester Town to impact upon the existing townscape as well as the setting of the town, delivering development through a coordinated approach at large scale sites may also help to improve the relationship between the settlements edge and the surrounding areas as green infrastructure can be designed in from the outset. 185ommissitively high level of development at Winchester Town could, however, have impacts on the setting of the National Park given that the boundary surrounds the eastern half of the town.

#### South Hampshire Urban Areas

**4.185** Providing a relatively high level of development within the South Hampshire Urban Areas could allow for some level of development at the

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

### Market Town and Rural Area

**4.186** The relatively low level of development (around 200 additional homes) supported through this option at the more rural locations is likely to reduce the potential for impacts on landscape character in the least built up parts of the District. It should be noted that some level of development could be provided through this option at the larger rural settlements of Bishops Waltham, New Alresford and Kings Worthy all of which are close to the border or have part the Parish within the National Park.

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

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

**4.188** Option 1A would provide a slightly higher level of development than option 1 at Winchester Town (approximately 1,630 homes) with a reduced level of growth within the South Hampshire Urban Areas (440 homes). At Winchester Town there is more limited potential for adverse effects relating to landscape compared to the rural parts of the District given its presently developed nature. Development towards Winchester Town may support a coordinated approach to green infrastructure provision that could benefit the relationship between the settlement edge and its surroundings. There is potential for slightly increased impacts through this element of growth compared to option 1 on the townscape of this settlement as well as the setting of the National Park, given its relationship with the eastern edge of the town. The reduced level of growth within the South Hampshire Urban Areas is included in this option to respond to the constraints within this area and will help reduce the need for a more dispersed distribution of development here. As such, it is likely to help limit the potential for impacts relating to local character of presently less developed areas in the south of the District. Option 1A also includes an increased level of development within the Market Towns and Rural Areas (approximately 990 homes). This element of growth is likely to have implications for the landscape character in many of the less developed areas of the District. Effects relating to disruption of existing rural character may be more evident through this option given the higher number of sites likely required for development in these parts of the District. Furthermore, the new development delivered towards the settlements of Bishops Waltham, New Alresford, Kings Worthy Denmead and Colden Common all have potential to impact upon the setting of the National Park. Overall a mixed uncertain minor positive effect for Winchester Town and significant negative effect for the rural areas and South Downs National Park is expected for option 1A.

## Option 2 (Focus on Winchester Town)

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

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

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

**4.191** Option 3 would place a high proportion of the new development at one or more new strategic allocations or new settlements in the central/northern part of the District. This focus of a high amount of development to a single location is

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

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

### Option 4 (Dispersed)

**4.193** Option 4 would result in a more dispersed distribution of housing growth than the other options. This would result in additional housing development at a

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

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

### Mitigation in relation to IIA objective 10

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

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

## Conclusion in relation to IIA objective 10

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

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

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

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

**4.199** The District contains numerous designated heritage assets. The greatest concentrations of these are located in and around the larger settlements, most notably at Winchester Town which contains a number of Grade I Listed Buildings and Scheduled Monuments towards its centre. The South Down National Park provides the setting for numerous Listed Buildings and Scheduled Monuments as well as a Registered Battlefield (Battle of Cheriton 1644). The more undeveloped nature of this landscape means that the setting it provides for heritage assets may be more sensitive to change as development occurs. Development in the plan area is likely to have some impact on the setting of heritage assets as a result of intervisibility between sites and new uses being provided in the surrounding area. The precise effect of new development on heritage assets and their respective settings will be influenced to a large degree by the design of new proposals, independent of the distribution of new development. Therefore, the effect of each option in relation to this IIA objective is uncertain.

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

#### Winchester Town

**4.200** Option 1 would allow for the highest proportion of additional housing growth to occur at Winchester Town (around 1,230 homes) and at the South Hampshire Urban Areas (around 1,270 homes). At Winchester Town development could occur near the existing built up area, which is likely to limit the potential for additional impacts to the settings of heritage assets. This is particularly the case when compared to the less developed, rural areas of the District. However, development at Winchester Town has the potential to result

in adverse impacts on the high number of heritage assets in the town, although there are some locations which are less constrained.

### South Hampshire Urban Areas

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

### Market Towns and Rural Area

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

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

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

**4.204** Through option 1A, the slightly increased level of development at Winchester Town (approximately 1,630 homes) compared to option 1 would have similar but potentially slightly increased adverse effects relating to the settings of heritage assets in that settlement. Limiting the level of development within the South Hampshire Urban Areas, through option 1A, to respond to the constraints of the area is likely to mean the majority of the new growth can be accommodated towards the newly planned communities at West of Waterlooville and North Whiteley. This option is therefore less likely to result in adverse effects relating to the historic environment in this part of the District given the lower sensitivity in this regard of the existing strategic allocations at these settlements. Delivering a higher level of growth at the Market Towns and Rural Areas through option 1A (approximately 990 homes), would include some development at Bishops Waltham, Wickham, Denmead, Otterbourne and South Wonston where concentrations of heritage assets are present. The smaller size of some of these settlements (such as Otterbourne and South Wonston) may mean that heritage assets at these locations would be more vulnerable as new development is accommodated at these locations. An uncertain significant negative effect is expected for option 1A considering the level of development at Winchester Town as well as within the more rural parts of the District.

## Option 2 (Focus on Winchester Town)

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

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

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

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

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

## Option 4 (Dispersed)

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

## Mitigation in relation to IIA objective 11

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

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

## Conclusion in relation to IIA objective 11

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

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

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

**4.211** Providing development in the District to meet the housing and employment needs over the plan period is likely to result in greenfield land take. This will include some higher value agricultural soils (within Winchester District this includes soils of Grade 3 or Grade 2 value which range from 'moderate' to 'very good' quality). Much of the District comprises Grade 3 ('moderate' or 'good' quality) agricultural land. There are also pockets of Grade 2 ('very good') and Grade 1 ('excellent') agricultural land in the south of the District between

the settlements of Wickham and Bishops Waltham. The 'Best and Most Versatile' agricultural land referred to in the NPPF is defined as Grades 1-3a but GIS data was not available for the District to sub-divide Grade 3 land into 3a vs. 3b.

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

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

#### Winchester Town

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

#### South Hampshire Urban Areas

**4.214** At the existing allocations within the South Hampshire Urban Areas of West of Waterlooville and North Whiteley there are also likely to be

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

### Market Towns and Rural Area

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

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

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

**4.217** The higher number of homes included through option 1A is likely to require increased greenfield land take to accommodate all development required. However, compared to option 1, option 1A is likely to provide increased potential for the reuse of brownfield land at Winchester Town given the higher number of homes (approximately 1,630) to be accommodated at this location. Development at the settlement edge could, however, result in loss of Grade 3 and Grade 2 Agricultural Land. Option 1A responds to the constraints at the existing allocations of West of Waterlooville and North Whiteley to limit growth within the South Hampshire Urban Areas. This approach is expected to help limit the need for the distribution of a high level of development to more undeveloped locations in the south of the District, where higher value agricultural land and mineral resources might otherwise be adversely affected. The higher level of development at the Market Towns and Rural Areas (approximately 990 homes), compared to option 1, means option 1A is less likely to perform as favourably in the more rural parts of the District in terms of potential loss of greenfield land, higher value agricultural soils and mineral resources. This element of growth could include development towards Bishop's Waltham, Swanmore, Waltham Chase, Otterbourne, South Wonston and Sutton Scotney all of which are either close to areas of higher value agricultural land or MSAs. Overall a mixed minor positive effect is expected for option 1A in relation to efficient land use at Winchester Town and significant negative effect in relation to the rural areas.

## Option 2 (Focus on Winchester Town)

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

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

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

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

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

**4.221** Option 3 would provide substantially less development at Winchester Town (approximately 730 additional homes) as well as at the South Hampshire Urban Areas. In the South Hampshire Urban Areas this could limit the need for a wider distribution of development to the south of the District due to the constraints of the existing allocations at West of Waterlooville and North Whiteley. Overall, this option is less likely to support substantial promotion of brownfield sites at Winchester Town. The remaining level of development (approximately 100 additional homes) would be distributed across the Market Towns and Rural Areas through this option. At the larger market towns some re-use of brownfield land might occur, however, the high number of rural locations which might come forward is less likely to support this. A significant negative effect is expected for option 3. Uncertainty is attached to the effect recorded considering that the precise location of the strategic allocation or new settlement is unknown through this option.

### Option 4 (Dispersed development strategy)

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

## Mitigation in relation to IIA objective 12

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

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

## Conclusion in relation to IIA objective 12

**4.224** All options are expected to result in some level of greenfield land take as development occurs. Through options 1, 1A, 2 and 4 there may be increased potential to achieve the re-use of brownfield sites at Winchester Town, given the higher proportion of development directed to this settlement by these options. Where development occurs at the existing strategic allocations in the South Hampshire Urban Areas, there is potential to build on the existing level of development already delivered or planned for to achieve a more efficient pattern of development and reduce the amount of greenfield land used. This might include the promotion of a higher density of development. Options 1 and 2 would promote the highest levels of development in these areas, however, the constraints at these existing allocations could mean that the very high level of development supported through option 1 might result in development being distributed more widely to other areas in the south of District. This element of development could result in loss of greenfield land and higher value soils as well as sterilisation of mineral resources depending on its precise location.

**4.225** Option 3 is likely to result in a high level of greenfield land take at one location through the delivery of a new strategic allocation or settlement. Dependent on its precise location it could result in the sterilisation of mineral

resources in the plan area. This option would also result in a low level of additional housing provision at Winchester Town where the re-use of brownfield land might otherwise be promoted. Option 1A and particularly Option 4 would potentially involve more greenfield land take and loss of Grade 3 agricultural land in the rural areas with more development distributed to these locations.

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

**4.226** At present the District is under serious water stress and climate change is likely to intensify this issue. Growth in the plan area is also likely to increase pressure on water supply. Improving water efficiency in the plan area will be most influenced by design measures at new developments and the behaviour of residents rather than the distribution of development, which is the focus of the growth options. Effects of development on water quality will partly depend on adoption of good practice construction techniques as well as appropriate and the inclusion of SuDS within the design of development sites.

**4.227** Wastewater treatment works (WwTW) within or in close proximity to the District have been identified as likely to require capacity upgrades to meet growth over the plan period. This includes WwTW at Bishops Waltham, Budds Farm Havant, Peels Common, Southwick, Wickham and Chickenhall Eastleigh. The study [[See reference 22](#)] which found these potential deficiencies in capacity only covers the area of the District within the PfSH and additional pressures and potential capacities may be identified for the District as the water cycle studies are undertaken for the entirety of the plan area. All of the options for the distribution of development in the District would therefore have a potential significant negative effect on water quality due to the increased pressure on WwTWs, irrespective of where development is focussed. This is of particular concern for the Solent SACs, SPAs and Ramsar sites which are already being adversely affected by excess nitrates entering from upstream waterways as a result of WwTW discharges and diffuse agricultural pollution. As such, there will need to be additional wastewater infrastructure and/or capacity improvements delivered at the same time as new development, and additional

measures considered for each development location in relation to achieving nutrient neutrality. This will be explored in more detail through the Habitats Regulations Assessment in relation to all potential housing site options at the next stage of the Local Plan preparation.

**4.228** The options for the distribution of development in the District may have different effects on drinking water quality as different areas of the District fall within Source Protection Zones (SPZs) within which there may be a risk of contamination from activities that might cause pollution in the area. Much of the land within the National Park is covered by SPZs as are parts of the south west, south east and north east of the District. Compared to other parts of the District, land within the existing settlement edge at Winchester Town is relatively unconstrained by SPZs.

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

#### Winchester Town

**4.229** Option 1 would result in the highest proportion of additional housing growth occurring at Winchester Town and at the South Hampshire Urban Areas. Development at the edges of Winchester Town is unlikely to affect drinking water quality as there are very few SPZs close to the settlement boundary.

#### South Hampshire Urban Areas

**4.230** The high level of development to be delivered within the South Hampshire Urban Areas may mean that some portion of growth has to be distributed more widely to the south of District. A number of constraints are present at the existing strategic allocations at West of Waterlooville and North Whiteley, which may limit the level of additional development which can be provided at either location. The SPZ which covers land to the west of Waterlooville extends further to the west to cover much of the south of the

District. Therefore, providing development in the south could have implications for the quality of water supply.

### Market Towns and Rural Areas

**4.231** This option would result in a moderate level of development (around 200 additional homes) at the smaller and more rural settlements. Of these settlements, development around Kings Worthy, Denmead, Bishop's Waltham and New Alresford is constrained by SPZs.

**4.232** Overall, due to the potential to increase nitrates entering the Solent and impact on drinking water quality in the south of the District and at the more rural settlements, a significant negative effect is expected for option 1. The overall effect is uncertain given the relatively high level of development which could occur at unknown locations in the south of the District.

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

**4.233** Option 1A would result in a slightly higher level of development than option 1 (approximately 1,630 homes) occurring at Winchester Town. This element of growth is considered unlikely to result in changes to impacts relating to water quality in the District. The reduced level of development in the South Hampshire Urban Areas (approximately 440 homes) compared to option 1, responds positively to the constraints of this area meaning the level of growth to be dispersed in the south of the District would be less. As such, this option is less likely to result in adverse effects relating to the SPZ that extends to the west of Waterlooville. Given that option 1A sets out a relatively high level of development for the Market Towns and Rural Areas it would provide some development at Bishop's Waltham, New Alresford, Kings Worthy, Denmead, Otterbourne and South Wonston all of which are close to SPZs.

**4.234** Overall, due to the potential to increase nitrates entering the Solent and potential for impact on drinking water quality at the development at some of the rural settlements, a significant negative effect is expected for option 1A.

## Option 2 (Focus on Winchester Town)

**4.235** Through option 2 a similar distribution of development to option 1 would result but with a higher proportion delivered at Winchester Town, which is unlikely to affect any SPZs. The level of development at the South Hampshire Urban Areas would be lower (around 820 additional homes) than option 1. This would mean that the proportion which would need to be accommodated in the south of the District is likely to be lower. Therefore, the potential for impacts on drinking water supply in the south of the District within the SPZ that extends to the west of Waterlooville, is less than compared to option 1.

**4.236** This option would result in a comparable level of development (approximately 150 additional homes) at the Market Towns and Rural Area compared to option 1. This could mean there could be some level of development at Kings Worthy, Denmead, Bishop's Waltham and New Alresford where SPZs are present.

**4.237** Overall, due to the potential to increase nitrates entering the Solent and some potential for impact on drinking water quality at West of Waterlooville and Kings Worthy (where SPZs are present), a significant negative effect is expected for option 2.

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

**4.238** Option 3 would provide a high proportion of new development at a new strategic allocation or new settlement in the central/northern part of the District. In the northern and central parts of Winchester some areas to the north of

Winchester Town, around Micheldever and to the north and west of New Alresford lie within SPZs. As the location of the new site for development is not specified there is potential for a high level of housing development within SPZs which could adversely affect water quality in the plan area. Option 3 would provide substantially less development at Winchester Town (approximately 730 additional homes) as well as at the existing allocations at the South Hampshire Urban Areas. This could limit the level of development which is required to be distributed to the south of the District, although there is still some potential for SPZs near West of Waterlooville to be affected by development. This option would accommodate the remainder of housing development (approximately 100 homes) across other smaller settlements in the plan area. This could include some development at Kings Worthy, Denmead, Bishop's Waltham and New Alresford where SPZs are present.

**4.239** Overall, due to the potential to increase in nitrates entering the Solent and potential for impact on drinking water quality at the new settlement, plus development at West of Waterlooville and the rural settlements, a significant negative effect is expected for option 3. As the location of the new settlement and potential effects of this development on water quality are unknown uncertainty is attached to the effect recorded.

### Option 4 (Dispersed development strategy)

**4.240** Option 4 would result in a more dispersed distribution of housing growth than the other the options. Through this option a higher amount of housing growth would occur at smaller rural settlements, in the Market Towns and Rural Areas. This could include new homes at the smaller settlements of Otterbourne, South Wonston and Sparsholt all of which have SPZs in close proximity. This option would accommodate a low level of development in the South Hampshire Urban Areas (approximately 70 additional homes) and therefore, the impacts in relation to the SPZ to the west of Waterlooville are likely to be more limited. Winchester Town is less constrained by SPZs and the relatively high number of homes provided above existing commitments at this location (approximately

1,230 homes) through option 4 would be less likely to have adverse impacts on water quality.

**4.241** Overall, due to the potential to increase nitrates entering the Solent and potential for impact on drinking water quality at the development at some of the rural settlements, a significant negative effect is expected for option 4.

## Mitigation in relation to IIA objective 13

**4.242** In order to mitigate negative effects identified in relation to water quality and quantity, the new Local Plan could include:

- Requiring all new development of one or more net additional new dwellings to meet the optional requirement under G2 of the Building Regulations 2010 of a maximum water use of 110 litres per person per day.
- Requiring new development to be delivered after necessary WwTW upgrades and/or new WwTW infrastructure.
- Requiring new development to achieve nutrient neutrality.
- Locating new development away from SPZs, or where this is not possible, requiring construction techniques to avoid adversely affecting drinking water supply in SPZs.

## Conclusion in relation to IIA objective 13

**4.243** All options are expected to have adverse impacts in terms of water quality in the plan area due to increased pressure on WwTWs. There are already existing pressures on water use and the projected level of growth is likely to intensify this. Furthermore, the distribution of SPZs across the plan area means that the options considered are all like to pose some threats to drinking water quality. Greater uncertainty is attached to the potential effects for options 1 and

3 given that the locations of the portion of development required in the south of the District and the new strategic site or settlement have not been confirmed.

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

**4.244** New development is likely to include measures that will help to mitigate flood risk as it is delivered, for example planning policy may require developments to incorporate SuDS. However, some areas of the District fall within Flood Zones 2 and 3, where flood risk from fluvial sources is known to be greater. These areas are mostly along the main watercourses of the Rivers Itchen, Meon, Hamble, Wallington and Dever and their tributaries (see Figure D.4 in Appendix D). The River Itchen passes through Winchester Town and in close proximity to New Alresford (with the River Arle also passing through that settlement) and some land at these settlements falls within Flood Zones 2 and 3. Furthermore, some of the land in close proximity to Whiteley and Waterlooville is within Flood Zones 2 and 3 associated with the Rivers Hamble and Wallington. Some of these watercourses (including most notably the Meon) flow through the National Park. A strategy that directs higher amounts of development to areas of the District subject to higher levels of flood risk could make flood risk reduction by application of the NPPF's sequential test harder to achieve. Furthermore, development that increases greenfield land take in the plan area will result in an increase in impermeable surfaces. This could increase the potential for surface water flooding in the District.

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

#### Winchester Town

**4.245** Option 1 would result in the highest proportion of housing growth above existing commitments being delivered at Winchester Town and at the South

Hampshire Urban Areas. At Winchester Town, the high level of existing development could mean there is increased potential for re-use of brownfield land, which may help to limit flood risk as development occurs (due to not increasing impermeable surfaces). However, there are areas of Flood Zone 2 and 3 associated with the River Itchen running north-south through Winchester Town, as well as at the settlement's north eastern and south eastern edges.

### South Hampshire Urban Areas

**4.246** Through option 1, the high level of development (approximately 1,270 additional homes) within the South Hampshire Urban Areas is likely to mean some portion of development will have to be distributed more widely to the south of the District considering the constraints at the existing allocations of West of Waterlooville and North Whiteley. This may result in development on a higher number of greenfield sites to the detriment of local flood risk. The presence of the tributaries of the Hamble, Meon and Wallington means that there are areas of Flood Zones 2 and 3, which could be affected by additional development in the south of the District.

### Market Towns and Rural Areas

**4.247** Through option 1 a limited proportion of the overall development would be provided at the Market Towns and Rural Areas. Considering the less developed nature of many of the settlements within these areas, there is likely to be limited opportunities to make use of brownfield land and reduce impermeable surfaces at these locations. The course of the Dever, Itchen, Meon, Wallington and Hamble and their respective tributaries flow through many of the Market Towns and smaller settlements meaning some of the land around some of these settlements falls with Flood Zones 2 and 3. This includes land at Sutton Scotney, Micheldever, Kings Worthy, New Alresford, Otterbourne, Colden Common, Bishop's Waltham, Denmead and Wickham.

**4.248** Overall, a significant negative effect is expected for option 1. In part, this reflects the high number of homes which are likely to be distributed more widely across the south of the District which contains many less developed locations and also those which are affected by fluvial flood risk. This effect is uncertain as it will depend on the precise location of the new development to be delivered at each settlement.

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

**4.249** Option 1A would result in a slight increase to the level of development at Winchester Town (approximately 1,630 homes) compared to option 1. This may result in some increased potential to make use of brownfield land within the settlement, however, it may also result in a small increase in the number of residents being adversely affected by flood risk given the distribution of areas of higher flood risk. This option reduces the number of homes (approximately 440 homes) within the South Hampshire Urban Areas to reflect the constraints at the newly planned communities at West of Waterlooville and North Whiteley. This approach will help reduce the need for a wider distribution of development in the south of the District and potential loss of more widespread areas of greenfield land and development within higher risk flood areas associated with tributaries of the Hamble, Meon and Wallington.

**4.250** Option 1A would also result in an increased level of development (approximately 990 homes) occurring within the Market Town and Rural Areas. This is likely to result in increased need for development of greenfield land given the presently less developed nature of these locations, which could have implications for surface water flooding. Furthermore, there is potential for new development to be adversely affected by flood risk at new settlements to accommodate additional development in this part of the District, including at Sutton Scotney, Kings Worthy, New Alresford, Otterbourne, Colden Common, Bishop's Waltham, Denmead and Wickham.

**4.251** Overall, a minor negative effect is expected for option 1A. This reflects new development to be provided at Winchester Town as well as within the more rural areas where there is potential for surface water flooding issues as well as the more limited amount of growth within the Southern Hampshire Urban Areas which would limit the potential for a distribution of development in this area which could result in an increased number of residents being affected by higher levels of flood risk.

## Option 2 (Focus on Winchester Town)

**4.252** Through option 2 a similar distribution of development to option 1 would result but with a higher proportion (approximately additional 1,730 homes) delivered at Winchester Town. This option is likely to help encourage the re-use of brownfield land and limit new impermeable surfaces at Winchester Town, however areas of Flood Zone 2 and 3 are associated with the River Itchen running north-south through the town. The South Hampshire Urban Areas would accommodate lower levels of development through this option (approximately 820 additional homes) meaning less development would have to be distributed to the wider southern part of the District. Regardless, there are areas of high flood risk nearby to the existing strategic allocations of West of Waterlooville and North Whiteley and a proportion of new development at these locations or the south of the District is likely to be on greenfield land which would increase impermeable surfaces.

**4.253** This option would provide a similar level of development (approximately 150 additional homes) at the Market Towns and Rural Areas to option 1. This means that there could be an additional amount of greenfield land take including development at some of the smaller settlements which have or are close to areas of Flood Zones 2 and 3.

**4.254** Overall, a minor negative effect is expected for option 2. This effect is uncertain as it will depend on the precise location of the new development to be delivered at each settlement.

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

**4.255** Option 3 would provide a high proportion of new development at a new strategic allocation or settlement in the central/northern part of the District, which would require a high amount of greenfield land take at a single location, which could significantly increase impermeable surfaces within the District. There are areas of higher flood risk associated with the Itchen and Dever in the north and central parts of the District. Depending on the precise location of the new strategic allocation or settlement there is potential for the land take required to exacerbate flood risk in the River Itchen catchment through increased surface water flooding.

**4.256** Option 3 would provide substantially less development at Winchester Town (approximately 730 additional homes) as well as at the South Hampshire Urban Areas. At the South Hampshire Urban Areas, the low level of development is likely to mean a lower proportion of development would be distributed more widely within the south of the District. This could reduce the need for a higher number of greenfield sites in presently less developed locations. It could also reduce the potential for housing development within Flood Zones 2 and 3 in the south of District through which the Meon, Wallington and Hamble and their respective tributaries flow. Less than 100 additional homes would be provided within the Market Towns and Rural Areas where there is similar potential for greenfield land take and development within Flood Zones 2 and 3 associated with the waterbodies which pass through the District. This option is unlikely to result in a large increase in the number of residents adversely affected by fluvial flood risk.

**4.257** Overall, a minor negative effect is expected for option 3 due to the potential for substantial increase in impermeable surfaces and impact on surface water flooding in the River Itchen catchment. Uncertainty is attached to the effect recorded given that the precise location of the new settlement may influence the potential magnitude of any impact on surface water flooding in the River Itchen catchment.

## Option 4 (Dispersed development strategy)

**4.258** Option 4 would deliver the additional housing growth in a more dispersed distribution than the other options considered. Through this option the delivery of a higher amount of housing growth at smaller rural settlements, beyond the Market Towns, would result. Option 4 could result in an increased number of homes being delivered at settlements which are partially constrained by fluvial flood risk. This includes Sutton Scotney, Micheldever, Kings Worthy, New Alresford, Otterbourne, Colden Common, Bishop's Waltham, Denmead and Wickham. Given the higher level of development at more rural locations through this option, it is likely that most new development will be on greenfield land. This could increase the potential for local surface water flooding. Through this option Winchester Town would still accommodate a relatively high number of homes above existing commitments (approximately 1,230 homes). This element of option 4 has the potential to promote brownfield land use over greenfield land use but could also result in some development occurring within the higher flood risk areas at the River Itchen.

**4.259** Overall, a significant negative effect is expected for option 4 due to the potential impacts on fluvial flooding at Winchester Town and the rural settlements as well as surface water flooding locally at numerous rural locations. This effect is uncertain as it will depend on the precise location of the new development to be delivered at each settlement.

## Mitigation in relation to IIA objective 14

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

- A presumption against new development being delivered in Flood Zones 2 and 3.
- The sequential test should also be applied at the next stage of the Local Plan preparation when considering potential sites for allocation.

- Policies requiring all new development to incorporate SuDS and green infrastructure into their design, which could be achieved through various mechanisms, such as S106 agreements.

## Conclusion in relation to IIA objective 14

**4.261** All options would include some areas that are potentially at risk of fluvial flooding. The majority of the District is outside of Flood Zones 2 and 3, but the distribution of watercourses in the plan area means that all options could direct new development to land which is potentially affected by flooding from fluvial sources. Furthermore, the scale of development to be delivered would result in greenfield land take and an increase in impermeable surfaces, resulting in an increased risk of surface water flooding from all growth options.

**4.262** Options 1 and 4 are likely to perform least favourably in this regard. These options would include the highest amount of land in presently less developed areas in the south of the District and the Market Towns and Rural Areas. Both options could therefore result in a higher level of development in locations where greenfield land take is more likely to occur. These locations also contain areas affected by fluvial flood risk, although these impacts will be dependent mostly on the precise location of new development. The more dispersed distribution of development through option 4 is expected to increase the potential for surface water flooding at a higher number of locations in the plan area. While option 1A would result in a relatively high level of development in the Market Towns and Rural Areas, it is lower than that set out through option 4. Furthermore, this option provides for a distribution of development within the South Hampshire Urban Areas which might help to limit the widespread loss of additional greenfield land to development as well as limiting the potential for development within areas adversely affected by flood risk in this part of the District. Effects of options 2 and 4 are mostly uncertain as the precise location of new development at each settlement is not yet known. The high number of locations unaffected by fluvial flood risk may mean that much of the development in the plan area can be delivered to limit increased flood risk from this source.

## Approach to appraisal of site options

**4.263** The process for the identification of the reasonable alternative site options has been explained in Chapter 2 alongside explanation of the reasons selecting the other alternatives for the plan dealt with through the IIA. Each site option was appraised using the detailed assessment criteria and associated assumptions set out in Appendix E. The site assessment work to date has been undertaken at a level of detail that is proportionate to the level of detail of the Local Plan stage. The site assessment criteria used for this work have been consulted upon with the statutory consultees to confirm their appropriateness. If additional relevant evidence becomes available at later stages of plan-making, the IIA will draw on this as appropriate.

**4.264** Appendix E shows where variations in the assumptions have been made to appraise site options proposed for employment rather than residential use. Where site options have been proposed for mixed use or sui generis use the residential assumptions were used. This approach has been taken given that at these types of sites it is expected that housing development would comprise the majority of uses delivered. The summary of effects relating to residential site options incorporates findings for sites proposed for mixed use and sui generis use. It is assumed that mixed use sites will be used predominantly for housing and sui generis sites for accommodation for Gypsies and Travellers. A detailed site assessment proforma for each site option is presented in Appendix F. Appendix F first presents the residential-led site options, followed by the employment site options. The assessment proformas are ordered by location/settlement in the District (locations are in alphabetical order) and numerically within each location. IIA objectives 3: adaptation to climate change, 5: community cohesion and 6: housing have been scoped out of the appraisal work, given that their achievement will be most influenced by factors other than the location of site options. More information about the consideration of these IIA objectives is presented in the assumptions in Appendix E. The site assessment proformas in Appendix F therefore do not include these IIA objectives for each site option.

**4.265** As set out in Appendix E, there is not a one to one relationship between the site assessment criteria and the IIA objectives. In many cases, a number of different criteria have been used to inform the significance of the likely effect of site options in relation to an IIA objective. The rules used to consolidate scores from multiple criteria into a single significance score for each IIA objective are set out in Appendix E.

**4.266** The size/development capacity of individual site options was not taken into account in assigning the likely significance of the effects. This is because it was not known at the site option appraisal stage whether development needs will be met by the allocation of a smaller number of relatively high capacity sites or a larger number of relatively low capacity sites. The significance of the total effects of all preferred site allocations and policies has been considered as part of the cumulative effects assessment.

**4.267** All of the individual site options were appraised on a 'policy'off' basis. This is to say, the appraisal has been undertaken based on the principle of development for the specified use within a defined site boundary and without taking into account opportunities to mitigate potential negative effects by, for example, providing new social infrastructure, by development design that seeks to minimise effects, or by site layouts that avoid sensitive environmental receptors within the site boundary. This serves to highlight potential effects on the environment and potential gaps in existing services, facilities and sustainable transport links. It also provides a more consistent basis for assessment than reliance on indicative site masterplans or offers of infrastructure provision that some site promoters may have made, given that this information was not available for all site options. Consideration by the IIA of any proposed site layouts would also be inappropriately detailed. The level of detail of the appraisal work undertaken reflects the relatively high level of a Local Plan. The site assessment scores have been revisited for sites included as proposed allocations in the draft Local Plan, to reflect the plan's site-specific policy requirements. This work is presented in Chapter 5. The assessment of the plan as a whole is also included in this report (see Chapter 6), to take account of the mitigation offered by development management policies and regulatory mechanisms external to the plan.

**4.268** It was not considered proportionate for appraisal at the scale of a Local Plan to make recommendations in relation to the mitigation of the effects of individual site options. Instead, as part of the site options appraisal work, recommendations were made in general terms when discussing the results for all site options.

**4.269** Appraisal scores relying on intersection with areas of environmental sensitivity such as areas of ecological value were generally independent of the proportion of the site intersecting with the sensitive area. The assessment approach was designed to highlight potential adverse effects and flag these for closer examination of the potential for avoidance or mitigation of negative effects by the Council before allocation. For example, the potential for a significant negative effect may be identified for IIA objective 12: biodiversity and geodiversity as a result of a small part of a site option falling within a designated wildlife site or containing valued habitat. This is potentially significant in the context of national policy protection for designated sites and requirements for biodiversity net gain and also serves to highlight that the Council should consider whether habitat loss could be avoided by a minor amendment to the site allocation boundary or by a site-specific policy requirement to avoid development in/ enhance the area of valued habitat. Exceptions to this general approach are identified in Appendix E.

**4.270** However, the spatial analysis described in the preceding paragraph only recorded the relevant adverse score where at least 1m<sup>2</sup> of the site fell within such an area to reduce the chance of 'false positives' where a site boundary runs parallel to the boundary of an environmentally sensitive area and the boundaries overlap slightly due to inaccurate digitisation. Where a criteria score is dependent upon a site being 'adjacent' to a particular feature, this was defined as a distance of up to 10m from the site boundary, again to avoid misleading results attributable to inaccurate digitisation of boundaries.

## Appraisal findings for site options

**4.271** The sites that are considered by the Council to be reasonable alternatives are listed in Table 4.3 and Table 4.4 by unique site identification number. It should be noted that these site identification numbers correspond to the SHELAA site references and not the proposed site allocation policies which are included in Chapter 5. The tables included later in this chapter, also include a summary of the likely effects of the site options in relation to each of the IIA objectives that was scoped-in for the site appraisals. IIA objectives that have been scoped out for the site appraisals (i.e. IIA objectives 3: adaptation to climate change, 5: community cohesion and 6: housing) have not been included in this table. Further detail on why these IIA objectives have been scoped out of this work is provided in the summary text below and in the assumptions for the site assessment work presented in Appendix E.

**4.272** These tables are followed by a description for each IIA objective of the approach to site appraisal, the broad pattern of findings, and the potential for mitigation. Where differing approaches have been taken for the appraisal of residential and employment sites options, this has been explained. Maps setting out the location of each site option are presented Figures 4.1 to Figure 4.2g below Table 4.3 and Table 4.4.

Table 4.3: Likely sustainability effects of residential led site options

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BI01	Bighton	Gaywood Bighton Lane Gundleton Alresford, Hampshire	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
BI02	Bighton	Rural Hill, Bighton Lane, Gundleton, Alresford	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
BO01	Boarhunt	Land adjacent Springfield	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BO02	Boarhunt	Land to the rear of Springfield	Residential use	-	-	+	-	0?	--	0?	0?	--	0	-
BO04	Boarhunt	Land lying to the north of Southwick Road, North Boarhunt, Hampshire, PO17 6JF	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BO05	Boarhunt	Land at Southwick Road	Sui-Generis	-	-	+	-	0?	--	0?	0?	--	0	0
BO06	Boarhunt	East of Firgrove Lane, Boarhunt	Sui-Generis	-	-	+	-	0?	--	0?	0?	0	0	0
BO07	Boarhunt	South of Southwick Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BO08a/BO08b	Boarhunt	Ron's Place, Trampers Lane, Boarhunt	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BO09	Boarhunt	West of Firgrove Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
BO10	Boarhunt	South of Oakley House Trampers Lane, Boarhunt	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BS01	Bishops Sutton	Land South of Bishops Sutton Road New Alresford	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
BW01	Bishops Waltham	The Mitre Building, Botley Road	Residential use	-	-	+	-	0?	--	0?	0?	-	0	0
BW02	Bishops Waltham	The Bungalow, Woodlea Nurseries, Wintershill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW03	Bishops Waltham	Jefferies Yard, Winters Hill	Residential use	-	-	+	-	--?	--	0?	0?	0	0	0
BW3c	Bishops Waltham	The Vineyard/Tangier Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW4c	Bishops Waltham	Albany Farm	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW09	Bishops Waltham	Land adjoining Tangier Lane, Bishops Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BW10	Bishops Waltham	Land to the rear of Romany Way, Wintershill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	-
BW11	Bishops Waltham	Land adjacent Mill House	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
BW12	Bishops Waltham	Land adjacent Crown Hill House, Botley Road	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
BW13	Bishops Waltham	Land adjacent Tangier Farm, Tangier Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW15	Bishops Waltham	Land at Brooklands Farm, Botley Road	Residential use	-	-	+	-	0?	--	0?	--?	--	0	0
BW17	Bishops Waltham	Land north of Rareridge Lane	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
BW18	Bishops Waltham	Land at Tangier View Farm, Tangier Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW19	Bishops Waltham	Land Adjacent to Romany Way, Wintershill	Residential use	-	-	-	-	0?	--	0?	0?	--	0	--
BW20	Bishops Waltham	Land at Garfields Road and Old Gas Works site	Residential use	+	+	+	+	0?	--	0?	0?	--	--	0
BW22	Bishops Waltham	Land off Winchester Road, Bi'hop's Waltham	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BW24	Bishops Waltham	Tollgate Sawmill, Winters Hill, Bishops Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW26	Bishops Waltham	Land off Freehills, 1 Paradise Lane, Bi'hop's Waltham	Residential use	-	-	+	-	0?	--	0?	0?	-	0	0
BW27	Bishops Waltham	Trullingham Farm, Wintershill	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
BW28	Bishops Waltham	land to the rear of Mill House, Winchester Road, Bishops Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW29	Bishops Waltham	Land at Mill House, Winchester Road, Bishops Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW30	Bishops Waltham	Tangier Farm, Tangier Lane, Bishops Waltham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
BW31	Bishops Waltham	Locks Farm, Botley Road, Bishops Waltham	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
BW36	Bishops Waltham	Land at Botley Road (site split into 2 uses)	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
CC01	Colden Common	Land Opposite Scotts Close, Main Road	Residential use	-	-	+	-	0?	--	0?	0?	--	-	--

Chapter 4 Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CC02	Colden Common	Colden Common Farm, 99 Main Road	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
CC2c	Colden Common	Clayfield Park	Residential use	-	-	+	-	--?	--	0?	0?	--	--	0
CC03	Colden Common	Land east of Highbridge Road	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
CC03b	Colden Common	Land at Upper Moors Road, Colden Common, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
CC04	Colden Common	Land at Main Road, Colden Common	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
CC05	Colden Common	Land at Lower Moors Road	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
CC07	Colden Common	Tanglewood Equestrian Centre	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
CC08	Colden Common	Land off Bishopstoke Lane, at Highbridge Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
CC10	Colden Common	Waterwells Farm, 57 Church Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
CC11	Colden Common	Land to the east of Main Road, Colden Common	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CC14	Colden Common	Queens Head, Portsmouth Road, Fishers Pond	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
CC15	Colden Common	Land Adjoining 85 Church Lane, Colden Common	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
CC15b	Colden Common	Land at Church Lane, Colden Common, SO21 1UN	Mixed use	-	-	+	-	0?	--	-?	0?	--	-	0
CC16	Colden Common	Land to the West of Highbridge Road, Highbridge, Colden Common	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
CC17	Colden Common	Land to the South of 'Nob's Crook, 'Nob's Crook	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
CC18	Colden Common	Land to the North of 'Nob's Crook, 'Nob's Crook	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
CR01	Crawley	Land fronting Hacks Lane, Crawley	Residential use	-	-	+	-	0?	-	-?	0?	--	-	0
CR02	Crawley	Barton Ashes, Crawley	Residential use	--	--	-	--	0?	--	0?	0?	--	-	0
CR03	Crawley	Black Barns, Old Spitfire Hanger, Crawley Road	Residential use	--	--	-	--	0?	--	0?	0?	--	-	0

Chapter 4 Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CR04	Crawley	Land at Newlands, Crawley	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
CR05	Crawley	Arqiva, Crawley Court, Winchester	Mixed use	-	-	+	-	--?	--	0?	0?	-	-	0
CS04	Compton and Shawford	South of George Beckett Nurseries, Otterbourne	Residential use	-	-	0	-	0?	--	-?	--?	--	--	0
CS06	Compton and Shawford	Land adjacent to Windrush Cottage, Shepards Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	--	0
CS07	Compton and Shawford	Compton Manor Farm Buildings, Otterbourne Road, Compton	Residential use	-	-	0	-	0?	--	0?	-?	-	0	0
CS10	Compton and Shawford	Land adjacent Bushfield Camp, Badger Farm Road	Mixed use	0	0	+	0	0?	--	-?	0?	--	0	0
CS11	Compton and Shawford	Land at Shepherds Lane, Compton, Winchester	Residential use	-	-	0	-	0?	--	0?	0?	--	--	0
CS12	Compton and Shawford	Land west of Meadowbarn - Shepherds lane Compton	Residential use	-	-	0	-	0?	--	-?	0?	--	-	0
CS13	Compton and Shawford	Land south of Meadowbarn, Shepherds Lane Compton	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
CS14	Compton and Shawford	North of Poles Lane, Otterbourne	Residential and	-	-	0	-	0?	--	-?	-?	--	--	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
			Carehome use											
CU01	Curdrige	Land at Fairthorne Grange, Curbridge	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU06	Curdrige	Land at Sherecroft Farm, Botley	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
CU08	Curdrige	Land at Botley Road	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
CU09	Curdrige	Land east of Pinkmead Farm	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
CU10	Curdrige	Land West of Pinkmead Farm	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU11	Curdrige	Land at Kitnocks Hill, Curdrige	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
CU12	Curdrige	Curdrige Grange, Curdrige Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU13	Curdrige	Kitnocks Farm, Outlands Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU14	Curdrige	Land off Whiteley Lane C	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CU15	Curdrige	Land East of Station Hill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU16	Curdrige	Land at Fairthorne Grange Farm	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU18	Curdrige	Land at Ridge Farm Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU22	Curdrige	High House, Netherhill Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU23	Curdrige	Land to the East of Fairthorne Grange Farm, Botley Road, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU24	Curdrige	Buckswood Cottage, Ridge Lane, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	-
CU25	Curdrige	Adjacent Calcot Mount Business Park, Calcot Lane, Curdrige	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU26	Curdrige	Land at Green Close, Wangfield Lane, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU27	Curdrige	Land at Botley Road, Curdrige	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CU28	Curdrige	Land at Lower Lockhams, Kitnocks Hill, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU29	Curdrige	Land off Hole Lane, Lockhams Road, Curdrige	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
CU31	Curdrige	Home Farm, Reading Room Lane, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU32	Curdrige	Land west of Fairthorne Grange Farm and Land at Bridle Farm, Botley Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
CU33	Curdrige	The Hollies, Curdrige Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU34	Curdrige	Land off Whitley Lane D	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
CU35	Curdrige	Land adjacent Wangfield House, Wangfield Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU36	Curdrige	Land at Summerlands Farm, Lockhams Road	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU37	Curdrige	Land at Kitnocks Farm, Outlands Lane, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CU39	Curdrige	YMCA Fairthorne Manor, Botley Road, Curdrige	Residential use	-	-	+	-	--?	--	0?	--?	--	0	0
CU40	Curdrige	Land at Wangfield Lane, Curdrige	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
CU41	Curdrige	Viewlands Lockhams Road, Curdrige, Southampton SO32 2BD	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU42	Curdrige	Land adjacent to Harmsworth Farm, Botley Road, Southampton SO30 2HB	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
CU43	Curdrige	Land at Poplars Farm, Curdrige	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
CU44	Curdrige	Summerlands Farm, Lockhams Road, Curdrige	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
CU45	Curdrige	Land off Whiteley Lane D	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
SH3c	Curdrige	North Whiteley	Mixed use	-	-	0	-	0?	--	0?	0?	--	0	0
DE02	Denmead	Land between Springside & Woodlands Bunkers Hill	Residential use	-	-	+	-	0?	--	0?	0?	0	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE03	Denmead	Land at Anmore Road, Denmead	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
DE04	Denmead	Land to the south of Manor House, Hambledon Road	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE05	Denmead	Land South of Forest Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DE06	Denmead	Land at Lower Crabbick Lane/Forest Road	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
DE07	Denmead	Land rear of Bendals Yard, Imhams Lane	Residential use	+	+	+	+	0?	--	0?	0?	--	-	--
DE08	Denmead	Land at Edgecombe Cottage, Forest Road	Residential use	+	+	+	+	0?	--	-?	0?	--	--	0
DE09	Denmead	Land at Hambledon Road	Residential use	+	+	+	+	0?	--	-?	0?	--	--	0
DE10	Denmead	East of Inhams Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	-	--
DE11	Denmead	Land North of Anmore Road, Denmead	Residential use	+	+	+	+	0?	--	-?	-?	--	--	0
DE12	Denmead	Land at Claredon Farm, Anmore Road	Residential use	-	-	+	-	0?	--	0?	-?	--	--	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE13	Denmead	Land at Thompsons Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE14	Denmead	Land at Forest Road and Furzeley Road	Residential use	+	+	+	+	0?	--	0?	0?	--	--	0
DE15	Denmead	Land south of Maple Drive	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
DE19	Denmead	Land east of Inhams Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE20	Denmead	Land at Soake Road, Denmead	Residential use	-	-	+	-	0?	--	-?	--?	--	--	0
DE22	Denmead	Land South of Forest Road, Denmead	Residential use	-	-	+	-	0?	--	0?	--?	--	--	0
DE23	Denmead	Furzeley Gold Course, Furzeley Road, Denmead	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
DE24	Denmead	Land at Barton Croft, Hambledon Road, Denmead	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
DE25	Denmead	Anmore Dell Farm, Anmore Road, Denmead	Residential use	-	-	+	-	0?	--	0?	-?	0	--	0
DE26	Denmead	61 Anmore Road, Denmead	Residential use	+	+	+	+	0?	-	0?	0?	-	--	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE27	Denmead	Land North side of Forest Road, Lower Crabbick	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
DE28	Denmead	Hill Crest, Old Mill Lane, Denmead	Residential use	--	--	-	--	--?	--	0?	0?	--	--	0
DE29	Denmead	Mill View Farm, Mill Lane, Denmead	Residential use	--	--	-	--	--?	--	0?	0?	--	--	0
DE30	Denmead	Lincoln Green Nursery, Willow House, Hambledon Road	Residential use	-	-	+	-	0?	--	0?	0?	-	-	0
DE31	Denmead	Orchard Field, Soake Road, Denmead	Residential use	-	-	-	-	0?	--	0?	--?	--	--	0
DE32	Denmead	Soake Farm, Soake Road	Residential use	-	-	-	-	--?	--	0?	0?	--	--	-
DE33	Denmead	Land west of Soake Road	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
DE34	Denmead	The Cornerstone PH, Mead End Road	Residential use	+	+	+	+	0?	-	0?	0?	0	--	0
DE35	Denmead	Land rear of 65 Anmore Road	Residential use	+	+	+	+	0?	-	0?	0?	--	--	0
DE36	Denmead	Denmead Health Centre, Hambledon Road	Residential use	-	-	0	-	0?	-	0?	0?	0	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE38	Denmead	Land off Dirty Lane Lot D	Residential use	--	--	-	--	0?	--	-?	0?	--	-	0
DE39	Denmead	Land off Dirty Lane, Lot E	Residential use	--	--	-	--	0?	--	-?	0?	--	-	0
DE40	Denmead	Land lying to the east of Thompsons Lane, Anthill Common, Denmead	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
DE41	Denmead	Land A'j. 'Br'oks', Furzeley Corner, Sheepwash Lane, Denmead, PO7 6TS	Residential use	-	-	-	-	0?	--	0?	0?	--	--	0
DE42	Denmead	Land at Little Denmead Farm, Denmead	Residential use	-	-	-	-	0?	--	-?	0?	--	--	0
DE43	Denmead	Land West of Soake Farm	Residential use	-	-	+	-	0?	--	-?	-?	--	--	0
DE44	Denmead	School Lane	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
DE45	Denmead	School Lane	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
DE46	Denmead	Land at Inhams Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	-	--

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DE47	Denmead	Land east of Soake Farm, PO7 6QX	Residential use	-	-	+	-	0?	--	0?	-?	--	--	0
DU01	Durley	Rozel Forge, Stapleford Lane, Durley, SO32 2BU	Residential use	-	-	-	-	0?	--	0?	0?	-	0	-
DU02	Durley	East Horton Golf Course, Mortimers Lane	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
DU03	Durley	Land at Parsonage Lane and Durley Street	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
DU04	Durley	Land adjacent Sunnyside, Durley Street	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU05	Durley	Land at Durley Street	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU06	Durley	Land North of Durley, Manor Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU07	Durley	Snakemoor Farm, Snakemoor Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU08	Durley	Land at Heathen Street Durley	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU09	Durley	Land at Church Farm - Area A	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DU11	Durley	Land at Church Farm - Area C	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU12	Durley	Land adjacent Durley Mews	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
DU13	Durley	Land at Quob Stables, Durley Brook Road	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
DU14	Durley	Hill Farm, Netherhill, Botley	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU15	Durley	Land adjacent Hunters Moon	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU16	Durley	Land at Findens Farm, Kytes Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU17	Durley	Land adjacent Red House, Durley Brook Road	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
DU18	Durley	Land adjacent Elmdene, Durley Brook Road	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
DU19	Durley	Land Adjacent to Lyons Cottage, Durley Brook Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
DU20	Durley	Land beside Farmers Home, Heathen Street, Durley	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
DU21	Durley	Land at Durley Street, Durley	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU22	Durley	Land at Snakemore Farm, Botley	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
DU23	Durley	Land west of Parsonage Lane	Mixed use	-	-	0	-	0?	--	-?	0?	--	0	0
DU24	Durley	Land North of The Nook	Mixed use	-	-	+	-	0?	--	0?	0?	--	0	0
DU25	Durley	Land at Cracklewood, Gregory Lane, Durley	Residential use	--	--	+	--	0?	--	0?	0?	--	0	0
HU01	Hursley	South Winchester Golf Club, Romsey Road	Residential use	+	+	+	+	0?	--	0?	-?	--	0	0
HU03	Hursley	Land at Vale Farm, Romsey Road	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
HU05	Hursley	Land at Sarum Road, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
HU06	Hursley	Former Allotment Gardens, Cemetery Lane, Hursley	Residential use	-	-	0	-	0?	--	-?	0?	--	-	0
HU07	Hursley	Longfield House Field	Residential use	-	-	+	-	0?	-	-?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
HU08	Hursley	Land Between Port Lane and Collins Lane, Down Farm, Hursley Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
HU09	Hursley	Land Adjacent to Pelican Court, Down Farm, Hursley	Residential use	-	-	0	-	0?	--	0?	0?	--	-	0
HU10	Hursley	Land Adjacent to Port Land, to the rear of Sussex Close, Down Farm, Hursley	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
HU11	Hursley	Land at Vale Farm, Romsey Road, Pitt, Winchester	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
HU12	Hursley	Land south of Ol'ver's Battery, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
HU13	Hursley	Land Adjacent to 3090, Windmill Field, Down Farm, Hursley	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
HW01	Headbourne Worthy	Land North of Wellhouse Lane, Winchester	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
HW02	Headbourne Worthy	Land to the west of Springvale Road	Residential use	-	-	0	-	0?	--	-?	0?	--	--	0
HW03	Headbourne Worthy	Pudding Farm, Worthy Road	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
HW05	Headbourne Worthy	Land at Wellhouse Lane	Residential use	-	-	-	-	0?	--	-?	0?	--	--	0
HW07	Headbourne Worthy	Land East of Down Farm Lane, Headbourne Worthy	Residential use	-	-	0	-	0?	--	0?	0?	--	--	0
HW08	Headbourne Worthy	Land adjacent to Vokes Cottages, Down Farm Lane, Headbourne Worthy	Residential use	-	-	0	-	0?	--	0?	0?	--	--	0
HW09	Headbourne Worthy	Land off Courtenay Road, Winchester	Residential use	-	-	-	-	0?	-	-?	0?	--	0	0
IS02	Itchen Stoke and Ovington	Land at Manor Farm, Itchen Stoke	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
IS03	Itchen Stoke and Ovington	Lower Lodge Barn	Residential use	--	--	-	--	0?	--	-?	0?	--	0	0
IS04	Itchen Stoke and Ovington	The Bushes	Residential use	--	--	-	--	0?	--	-?	0?	--	0	0
IV01	Itchen Valley	Land at Itchen Down Farm	Residential use	--	--	-	--	0?	--	-?	0?	--	0	0
IV02	Itchen Valley	Land off Northington Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
IV03	Itchen Valley	219-222 Spreadoak Cottages	Residential use	--	--	-	--	0?	-	-?	0?	-	0	0
IV04	Itchen Valley	Land east of Northington Road, Itchen Abbas	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
IV05	Itchen Valley	Land and buildings opposite the Chalk Pitt	Residential use	-	-	-	-	0?	-	-?	0?	-	0	0
KW01	Kings Worthy	Land to the east of Lovedon Lane. Lovedown Farm Lovedon Lane Kings	Residential use	-	-	+	-	0?	--	-?	-?	--	--	0
KW02	Kings Worthy	Land adj Cart and Horses PH	Residential use	-	-	0	-	0?	--	-?	0?	--	--	0
KW04	Kings Worthy	Kings Worthy House & Kingsworthy Court, Court Road	Residential use	-	-	+	-	--?	--	0?	0?	-	--	0
KW05	Kings Worthy	Land at Sprinvale Road	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
KW07	Kings Worthy	Land north of North Winchester Farm	Residential use	-	-	+	-	0?	-	0?	0?	-	-	0
KW09	Kings Worthy	Plot 1 Land Nr Woodhams Farm, Springvale Road	Residential use	-	-	0	-	0?	--	-?	0?	--	-	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
KW10	Kings Worthy	Plot 2 Land Nr Woodhams Farm, Springvale Road	Residential use	-	-	0	-	0?	--	-?	0?	--	--	0
KW11	Kings Worthy	Plot 3 Land Nr Woodhams Farm, Springvale Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
KW12	Kings Worthy	Cornerways and Merrydale, Church Lane, Kings Worthy	Residential use	-	-	+	-	0?	--	0?	0?	-	-	0
LH01	Littleton and Harestock	Land adjacent Applemead, South Drive, Littleton	Residential use	-	-	+	-	0?	-	0?	0?	--	0	0
LH02	Littleton and Harestock	Land adjacent to South Lodge, South Drive	Residential use	-	-	+	-	0?	-	0?	0?	--	0	0
LH03	Littleton and Harestock	Land at 10 Harestock Road	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
LH04	Littleton and Harestock	Land to the rear of Paddock View, Littleton	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0
LH05	Littleton and Harestock	Sir John Moore Barracks, Winchester	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
LH07	Littleton and Harestock	Land North of Church Lane	Residential use	-	-	+	-	0?	-	0?	0?	--	0	0
LH08	Littleton and Harestock	Land West of The Down House, 90 Harestock Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
LH09	Littleton and Harestock	Land North of The Down House, 90 Harestock Road	Residential use	+	+	+	+	0?	-	0?	0?	--	0	0
LH10	Littleton and Harestock	Land adjacent The Down House, 90 Harestock Road	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
LH11	Littleton and Harestock	Littleton Nursery	Residential use	-	-	+	-	0?	-	0?	0?	-	0	0
LH13	Littleton and Harestock	Lower Farm, Stud Lane	Residential use	-	-	-	-	0?	-	-?	0?	-	0	0
LH14	Littleton and Harestock	Land off Kennel Road, Littleton	Residential use	+	+	+	+	0?	-	0?	0?	-	0	0
LH15	Littleton and Harestock	Land Adjacent Highland House, Main Road, Littleton	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
LH16	Littleton and Harestock	Littleton Stud Lane Winchester, SO21 2LS	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
MI01	Micheldever	Land North East of Vicerage	Residential use	-	-	+	-	0?	-	0?	0?	--	-	0
MI03	Micheldever	Innersdown Farm, Basingstoke Road	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
MI04	Micheldever	Land at Micheldever Station	Residential use	-	-	0	-	0?	--	-?	0?	--	-	0

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
MI05	Micheldever	Land adjacent to Baring Close, East Stratton	Residential use	-	-	0	-	0?	-	-?	0?	--	-	0
MI06	Micheldever	Land adjacent to the Village green, East Stratton, Winchester	Residential use	-	-	0	-	0?	--	0?	0?	--	-	0
MI07	Micheldever	Land adjacent to East Stratton Village Hall, New Farm Road, East Stratton	Residential use	-	-	0	-	0?	-	0?	0?	--	-	0
MI08	Micheldever	Land opposite East Stratton Farm, Stratton Lane, East Stratton	Residential use	-	-	0	-	0?	-	-?	-?	--	-	0
MI09	Micheldever	Residential Garden Space opposite Cornfield House, Stratton Lane, East Stratton	Residential use	-	-	0	-	0?	--	0?	-?	--	-	0
MI10	Micheldever	Land rear of Devonia, Weston Lane Micheldever	Residential use	-	-	+	-	0?	-	0?	0?	--	-	0
MI11	Micheldever	Land to the rear of 7 - 10 Ellis Drive, Andover Road, Micheldever Station	Residential use	-	-	+	-	0?	-	0?	0?	--	-	0
MI12	Micheldever	Land at Micheldever Station Sidings	Residential use	-	-	0	-	0?	--	0?	0?	--	-	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
MI13	Micheldever	Land at Northbrook House, Northbrook	Residential use	-	-	-	-	0?	--	-?	0?	--	-	0
TR3c	Micheldever	Carousel Park	Sui generis	-	-	-	-	0?	--	0?	0?	0	-	0
NA01	New Alresford	Thody's, New Farm Road, New Alresford	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
NA02	New Alresford	Land at Perins School, Pound Hill	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
NA2c	New Alresford	The Dean	Residential use	+	+	+	+	--?	--	0?	0?	0	0	0
NA3c	New Alresford	Sun Lane	Mixed use	+	+	+	+	0?	--	0?	0?	--	--	0
NA04	New Alresford	Land adjacent Princess Cottage, New Farm Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
NA05	New Alresford	Netherbourne, New Farm Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
NA06	New Alresford	Land adjacent Arlebury Park	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
NA07	New Alresford	Land off Drove Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	--

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
NA08	New Alresford	Land on the east side of Bridge Road	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
NA09	New Alresford	The Spinney Caravan Site, Arlebury Park, New Alresford	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
NA10	New Alresford	1 - 3 The Dean, Alresford	Residential use	+	+	+	+	--?	--	0?	0?	0	0	0
SH2c	Newlands	West of Waterlooville Newlands	Mixed use	-	-	+	-	0?	--	0?	0?	0	--	0
NO01	Northington	Land adjacent West Lodge, Northington Road	Residential use	-	-	-	-	0?	--	-?	--?	--	-	0
NO02	Northington	Totford Sawmill, Basingstoke Road, Totford, Northington, SO24 9TJ	Residential use	-	-	-	-	--?	-	0?	0?	--	0	0
OA01	Old Alresford	Land at and South of Wearne House, Old Alresford	Residential use	-	-	0	-	0?	--	0?	0?	--	--	0
OA02	Old Alresford	Land at Southdowns	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
OB01	Olivers Battery	Land at Texas Drive	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
OB02	Olivers Battery	Land South East Of Ol'ver's Battery	Residential use	0	0	+	0	0?	--	-?	0?	--	0	0
OT01	Otterbourne	Land at Meadowside and Dean Croft, Poles Lane	Residential use	-	-	0	-	0?	--	0?	0?	--	--	0
OT02	Otterbourne	Highbridge Farm, Highbridge Road	Residential use	-	-	0	-	0?	--	-?	0?	--	0	--
OT03	Otterbourne	Land off Main Road, Otterbourne	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
OT04	Otterbourne	Park Farm, Kiln Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	--	0
OT05	Otterbourne	Land off Waterworks Road	Residential use	-	-	0	-	0?	--	0?	0?	--	--	0
OT06	Otterbourne	Land at Roselea, Highbridge Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	--
OT08	Otterbourne	Land to the west of Cranbourne Drive, Otterbourne	Residential use	-	-	-	-	0?	--	-?	0?	--	--	0
OT09	Otterbourne	Land adjacent Dell Copse, Kiln Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
SH02	Shedfield	The land adjacent Ivy Cottage, Solomons Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH03	Shedfield	Land to the rear of Little Bull Lane	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
SH04	Shedfield	Oakley Field, Sandy Lane, Waltham Chase	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH06	Shedfield	Land adjacent Abingdon Shirrell Heath	Residential use	-	-	+	-	0?	-	0?	0?	--	0	0
SH09	Shedfield	Land at Forest Farm, Waltham Chase	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SH10	Shedfield	Land Adjacent Culverland Industrial Estate	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
SH11	Shedfield	Land at Lower Chase Road, Waltham Chase	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH12	Shedfield	Land south east of High Street, Shirrell Heath	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH13	Shedfield	Land at Church Farm, Winchester Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SH14	Shedfield	Raglington Farm, Botley Road, Shedfield	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH15	Shedfield	Land at Shedfield Equestrian Centre, Botley Rd	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH17	Shedfield	Land at Sandy Lane, Shedfield	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
SH18	Shedfield	Redwings, Winchester Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH20	Shedfield	Land adjacent Whingarh	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH26	Shedfield	Land at Twynhams Hill, Shirrell Heath	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH28	Shedfield	Land at Pine Cottage, Turkey Island, Shedfield	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH33	Shedfield	Poplar Cottage, Solomons Lane Waltham Chase	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH35	Shedfield	Land at the corner of Sandy Lane and Botley Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH37	Shedfield	Earlsfield, High Street, Shirrell Heath	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH38	Shedfield	Red House Field, Botley Road, Shedfield	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
SH39	Shedfield	Land on the north west side of Gravel Hill, Shirrell Heath	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH40	Shedfield	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SH41	Shedfield	Oaklands Farm, Lower Chase Road, Waltham Chase	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
SH42	Shedfield	Shirral House, Church Road, Shedfield	Residential use	-	-	+	-	0?	--	-?	0?	0	0	0
SH43	Shedfield	Crossways, High Street, Shirrell Heath, Southampton, SO32 2JH	Residential use	-	-	+	-	--?	--	0?	0?	--	0	0
SH44	Shedfield	Land at Sandy Lane, Shedfield, SO32 2HD	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SH45	Shedfield	Site of Pine Cottage, Turkey Island, Shedfield	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH46	Shedfield	Crossways, High Street, Shirrell Heath, Southampton, SO32 2JN	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH47	Shedfield	Land Adjacent to the Old Ale House, Shirrel Heath	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH48	Shedfield	Poplar Cottage, Solomons Lane, Waltham Chase, SO32 2LY	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SH49	Shedfield	Land on north side of Solomons Lane, Shirrell Heath, Southampton	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH50	Shedfield	Land at Sandy Lane Settlement	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SH51	Shedfield	Land to the south-east of Upper Church Road, Waltham Chase	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH52	Shedfield	Gamblins Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SH53	Shedfield	Land at Oaklands Farm, Lower Chase Road, Waltham Chase	Residential use	-	-	+	-	0?	--	0?	0?	0	0	0
TR4c	Shedfield	The Nurseries	Sui generis	-	-	+	-	0?	--	0?	0?	--	0	0
SO01	Soberton	Land adjacent Forest View, Forester Road	Residential use	-	-	-	-	0?	--	0?	0?	--	0	0
SO06	Soberton	Land off Chapel Road, Soberton Heath	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
SP01	Sparsholt	Land to the west of Salters Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SW01	South Wonston	Hampshire Polo School, South Wonston Farm	Residential use	-	-	+	-	0?	-	-?	0?	--	-	0
SW02	South Wonston	Villa Hugel, West Hill Road North, South Wonston	Residential use	-	-	+	-	0?	-	0?	0?	--	0	0
SW03	South Wonston	Land off Chaucer Close, South Wonston	Residential use	-	-	+	-	0?	0	0?	0?	--	-	0
SW05	South Wonston	Former Stockbridge Oil Field, Andover Road	Residential use	--	--	-	--	0?	--	0?	0?	-	-	0
SW07	South Wonston	Land at West Hill Road North	Residential use	-	-	+	-	0?	0	-?	0?	--	-	0
SW1c	Swanmore	The Lakes	Residential use	-	-	-	-	0?	--	0?	0?	0	0	0
SWA01	Swanmore	Hill Pound/Old Mushroom Farm, Mislingford Road	Residential use	-	-	+	-	0?	--	0?	0?	0	0	0
SWA03	Swanmore	Land to the r/o Fullegar Cottages, Vicarage Lane	Residential use	-	-	+	-	0?	0	0?	0?	--	0	0
SWA04	Swanmore	Land south of Forest Road	Residential use	-	-	-	-	0?	--	-?	-?	--	0	0
SWA05	Swanmore	Land between Forest Road and Ludwells Lane	Residential use	-	-	+	-	0?	--	-?	-?	--	0	--

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SWA07	Swanmore	Land off Bishops Wood Road, Mislingford	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SWA08	Swanmore	Land adjoining Alexandra Cottage, Lower Chase Rd	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SWA09a	Swanmore	South of The Lakes, Swanmore	Residential use	-	-	0	-	--?	--	-?	-?	--	0	0
SWA09b	Swanmore	Land south of The Lakes, Swanmore, SO32 2PR	Mixed use	-	-	0	-	0?	--	-?	-?	--	0	0
SWA10	Swanmore	Land at Swanmore Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SWA11	Swanmore	Greenfields Lodge, Church Road	Residential use	-	-	+	-	0?	--	0?	0?	0	0	0
SWA12	Swanmore	Swanmore Garden Nursery, Gravel Hill	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SWA13	Swanmore	Hopelands, New Road, Swanmore	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
SWA14	Swanmore	Land at Hamble Brook Farm, Swanmore	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
SWA15	Swanmore	Land South of Forest Road	Residential use	-	-	-	-	0?	--	-?	0?	--	0	0

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Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
SWA16	Swanmore	Filditch Farm, Forest Road Filditch Farm, Forest Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
SWA17	Swanmore	Land at White Cottage, Lower Chase Road, Swanmore	Mixed use	-	-	+	-	0?	--	-?	-?	--	0	0
SWA18	Swanmore	Oak Meadow Bishops Wood Road Mislingford	Residential use	--	--	+	--	0?	--	0?	0?	--	0	0
SWA19	Swanmore	Oakfields Stables Forest Road Swanmore, SO32 2PL	Mixed use	-	-	-	-	0?	--	-?	0?	--	0	0
SWA20	Swanmore	Land at Moorlands Road	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
SWI01	Southwick and Widley	Land West of London Road, Purbrook	Residential use	-	-	+	-	0?	--	0?	0?	--	--	0
UP01	Upham	Land to the rear of Alma Inn, Mortimer Lane	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
UP02	Upham	Land at Alma Road, Upham	Residential use	-	-	+	-	0?	--	-?	0?	--	--	0
UP03	Upham	Sciviers Farm, Sciviers Lane, Upham	Residential use	--	--	+	--	0?	-	0?	0?	0	--	0

Chapter 4 Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
UP04	Upham	Land off Winchester Road, Lower Upham	Residential use	-	-	-	-	0?	--	0?	0?	--	-	0
UP05	Upham	Stroudwood Villa, Winchester Road, Upham, Southampton, Hampshire, SO32 1HH	Residential use	-	-	+	-	0?	--	0?	0?	0	-	0
WC1c	Waltham Chase	Morgans Yard	Mixed use	-	-	0	-	--?	--	0?	0?	0	0	0
SHUA1c	Whiteley	Whiteley Green	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
TR1c	Whiteley	Tynefield Caravan Site	Sui generis	-	-	-	-	0?	--	0?	0?	--	0	0
WH05	Whiteley	Titchfield County Farms Estate Park Farmhouse and Park Paddock, Whiteley Lane, Titfield	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
WH06	Whiteley	Land south of Lee Ground, East of Whiteley Lane, Whiteley	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
WH07	Whiteley	Land adjoining Lodge Green, Whiteley Lane, Whiteley	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
WI01	Wickham	Pine Cars, 1 Southwick Road, Wickham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0

Chapter 4 Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI02	Wickham	Land at junction of Mill Lane, Wickham	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
WI03	Wickham	Land at Southwick Road/School Road	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI05	Wickham	Land at Dean Villas, Knowle	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI06	Wickham	Land at junction of Mill and Blind Lane, Wickham	Residential use	+	+	+	+	0?	--	-?	0?	--	0	0
WI07	Wickham	Land North of Blind Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI08	Wickham	Land at Cold Harbour Farm	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI09	Wickham	Land at Wickham Park Golf Club, Titchfield Lane	Residential use	0	0	+	0	0?	--	0?	0?	--	0	0
WI10	Wickham	Land at junction of Southwick & Hundred Acres Rd	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI11	Wickham	Land North of Amberwood	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
WI13	Wickham	Land adjacent St Nicholas Church, Southwick Road	Residential use	+	+	+	+	0	--	0?	0?	--	0	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI14	Wickham	Land North of Castle Farm Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI15	Wickham	Pogles Wood, Mayles Lane	Residential use	-	-	+	-	0?	--	0?	0?	-	0	0
WI16	Wickham	Land at Hilldale Farm, Titchfield Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI17	Wickham	Land at Tapnage, Titchfield Lane	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI18	Wickham	Land north of Ravenswood House Hospital	Residential use	-	-	0	-	0?	--	0?	0?	--	0	0
WI19	Wickham	Little Park Farm, Titchfield Lane, Wickham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI20	Wickham	Land between Forest Gate and Park View, Forest Lane, Wickham Common	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI21	Wickham	Land North of Castle Farm Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WI22	Wickham	Land adjacent to Moorshill, Fontley Rd	Residential use	-	-	-	-	0?	--	0?	0?	--	0	--

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI23	Wickham	Land at the Old Rectory, Southwick Road, Wickham	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI24	Wickham	Mayles Farm, Mayles Lane, Wickham	Residential use	-	-	0	-	0?	--	-?	0?	--	0	0
WI25	Wickham	Land to the South East side of Game Lodge, Forest Lane, Wickham, Hampshire, PO17 5DN	Residential use	-	-	+	-	0?	--	0?	0?	--	0	0
WI26	Wickham	The Glen, Hoads Hill, Wickham, PO17 5BX	Residential use	-	-	+	-	0?	--	0?	0?	--	0	--
WI27	Wickham	Land at Titchfield Lane and Land at Mill Lane, Wickham	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WK2c	Wickham	Winchester Road	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
WK3c	Wickham	The Glebe	Residential use	+	+	+	+	0?	--	0?	0?	--	0	0
Bar Endc	Winchester Town	Bar End	Mixed use	+	+	-	+	0?	--	0?	0?	0	0	0
WIN5c	Winchester Town	Station Approach	Mixed use	+	+	+	+	0?	--	0?	-?	0	0	0

Chapter 4 Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
CWR/WIN7c	Winchester Town	Central Winchester Regeneration	Mixed use	+	+	-	+	0?	--	0?	--?	0	0	--
WIN09	Winchester Town	Old Manor Nursery and Old Orchard, Kilham Lane	Residential use	-	-	+	-	0?	--	0?	-?	-	0	0
WIN10	Winchester Town	Land south of 91-95 St Cross Road	Residential use	-	-	+	-	0?	--	0?	-?	--	0	0
WIN11	Winchester Town	The Masters Lodge St Cross Road	Residential use	-	-	+	-	0?	--	-?	-?	--	0	0
WIN12	Winchester Town	Land at Chilcomb Lane	Residential use	+	+	-	+	0?	--	0?	0?	--	0	0
WIN16	Winchester Town	University Area	Mixed use	+	+	+	+	0?	--	0?	0?	0	0	0
WIN17	Winchester Town	Land to the west of Royal Winchester Mews	Residential use	+	+	0	+	0?	--	0?	0?	--	0	0
WIN18	Winchester Town	Land West of Lanham Lane, Winchester	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WIN19	Winchester Town	Land adjacent Melbury Lodge, Winchester	Residential use	+	+	0	+	0?	--	-?	--?	--	0	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WIN20	Winchester Town	Sunley House, 46 Jewry Street & 2-8 St Georges Street, Winchester	Residential use	+	+	+	+	0?	-	0?	-?	0	0	0
WIN21	Winchester Town	Citygate House, City Road, Winchester	Residential use	++	++	+	++	0?	-	0?	-?	0	0	0
WIN22	Winchester Town	St Peters Car Park, Gordon Road	Residential use	++	++	+	++	0?	--	0?	-?	0	0	-
WIN23	Winchester Town	River Park Leisure Centre	Mixed use	+	+	0	+	0?	--	0?	0?	-	0	--
WIN25	Winchester Town	Land South of Lanham Lane, Lanham Lane, Winchester, SO22 5NP	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WIN26	Winchester Town	Land North of Sarum Road, Sarum Rd, Winchester, SO22 5QE	Residential use	-	-	+	-	0?	--	-?	0?	--	0	0
WIN27	Winchester Town	Eastern Car Park	Residential use	+	+	-	+	0?	--	0?	0?	0	0	0
WIN28	Winchester Town	Brassery Road	Residential use	+	+	-	+	0?	--	0?	0?	0	0	0
WT2c	Winchester Town	Barton Farm	Mixed use	+	+	+	+	0?	--	0?	0?	--	0	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WO01	Wonston	Land east of Old Stoke Road	Residential use	-	-	+	-	0?	--	0?	-?	--	-	0
WO05	Wonston	Wonston House, Wonston Lane	Residential use	-	-	+	-	0?	--	-?	0?	--	-	0
WO06	Wonston	The Beeches Oxford Road, Sutton Scotney	Residential use	-	-	+	-	0?	--	0?	-?	--	-	0
WO10	Wonston	Land at Brightlands (North of A30), Sutton Scotney	Residential use	-	-	+	-	0?	--	0?	0?	--	-	0
WO11	Wonston	Land South of Wonston Rd	Residential use	-	-	+	-	0?	--	-?	-?	--	-	0

**Table 4.4: Likely sustainability effects for employment site options**

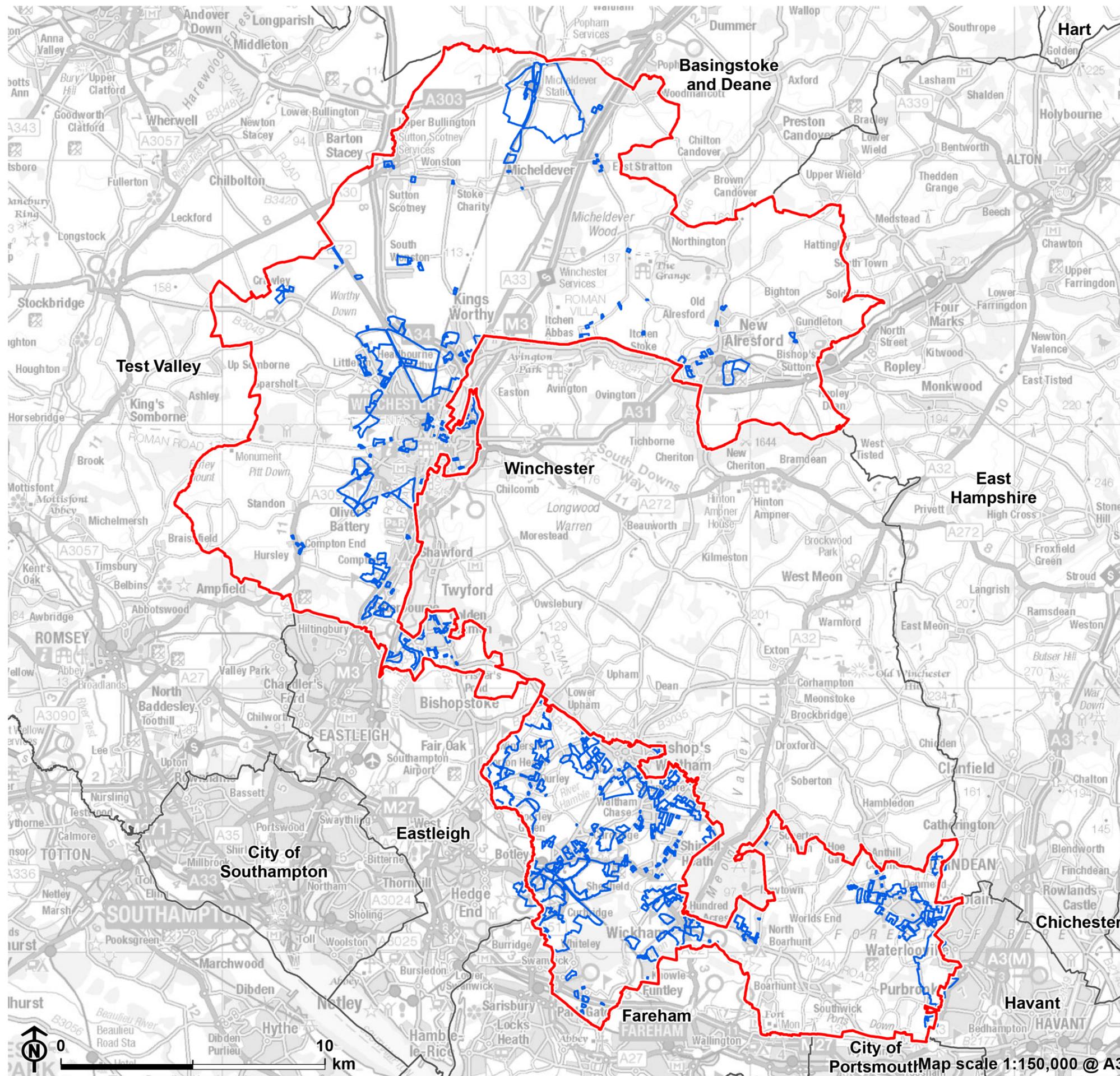
Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
BW5c	Bishops Waltham	Tollgate Sawmill	Employment use	0	0	+	0	+	--	0?	0?	--	0	-
BW25	Bishops Waltham	Land to the rear of Three Oaks Dog Kennels, Botley Road	Employment use	0	0	-	0	0	--	0?	0?	-	0	-
CS09	Compton and Shawford	Land at Woodlands Park, Poles Lane, Otterbourne	Employment use	-	-	0	-	0	--	0?	0?	--	--	0
HW06	Headbourne Worthy	Meyrick Estates, Upper Farm, Headbourne Worthy	Employment use	-	-	0	-	0	--	0?	0?	--	0	0
IS01	Itchen Stoke and Ovington	Folly Hill Farm, Itchen Stoke	Employment use	-	-	-	-	0	-	-?	0?	-	0	0

**Chapter 4** Sustainability context

Site Ref	Parish	Address	Proposed Use	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
KW06	Kings Worthy	Land north of North Winchester Farm	Employment use	-	-	+	-	0	--	0?	0?	-	-	0
SH54	Shedfield	Land to the north of Chase Road, Waltham Chase	Employment use	0	0	+	0	+	--	0?	0?	0	0	0
SHUA2c	Whiteley	Solent 1 business park	Employment use	-	-	+	-	+	--	0?	0?	--	0	0
SHUA4c	Whiteley	Little Park Farm	Employment use	-	-	0	-	+	--	0?	0?	--	0	0
WIN11c	Winchester Town	Winnall	Employment use	0	0	0	0	++	--	0?	0?	--	0	0
WT3c	Winchester Town	Bushfield Camp	Employment use	-	-	+	-	++	--	0?	0?	-	0	0



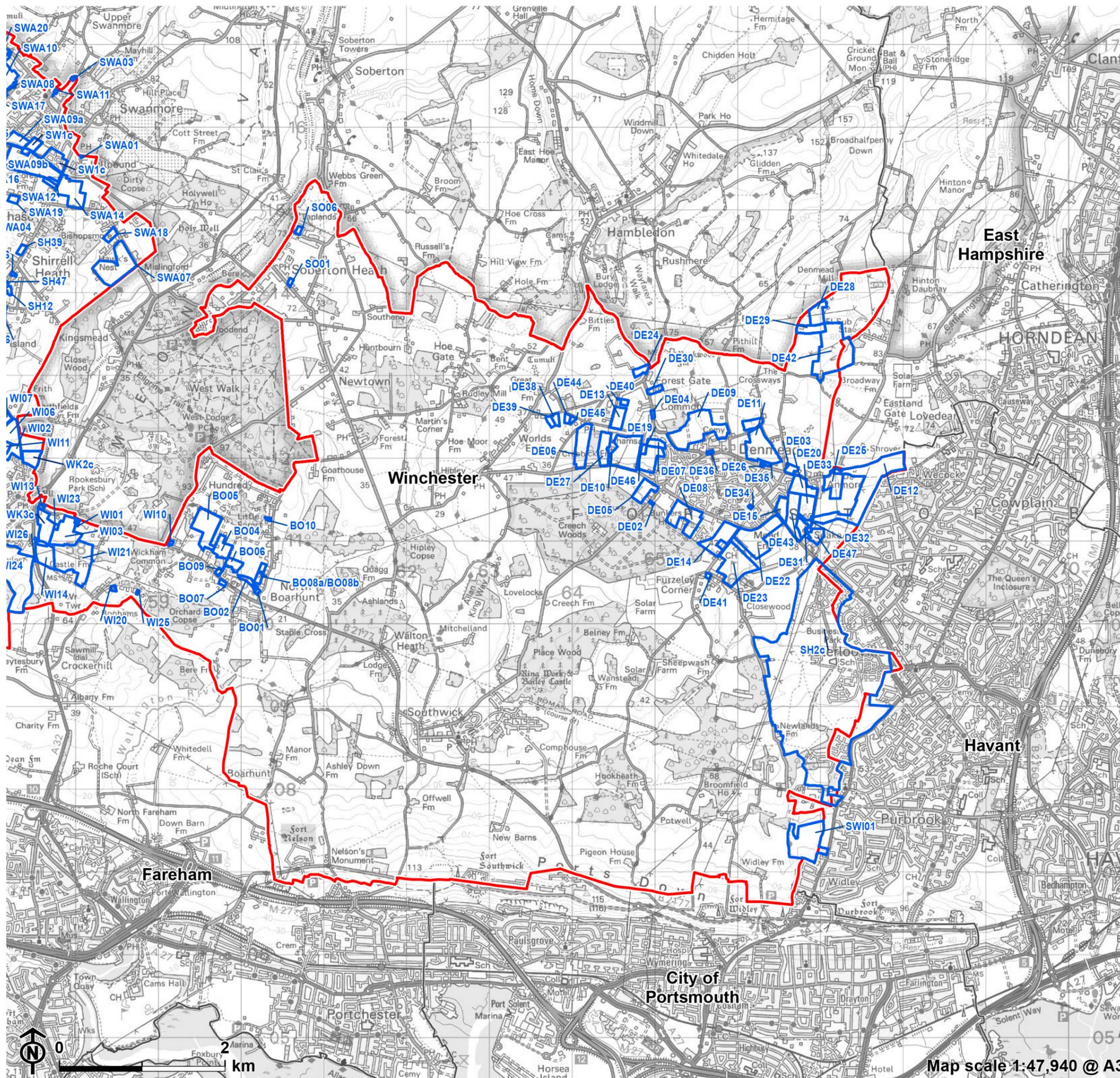
Figure 4.1: Assessed site



- Local Plan area
- Local Authority boundary
- Assessed site



Figure 4.2a: Assessed sites (South East)



- Local Plan area
- Local Authority boundary
- Assessed site

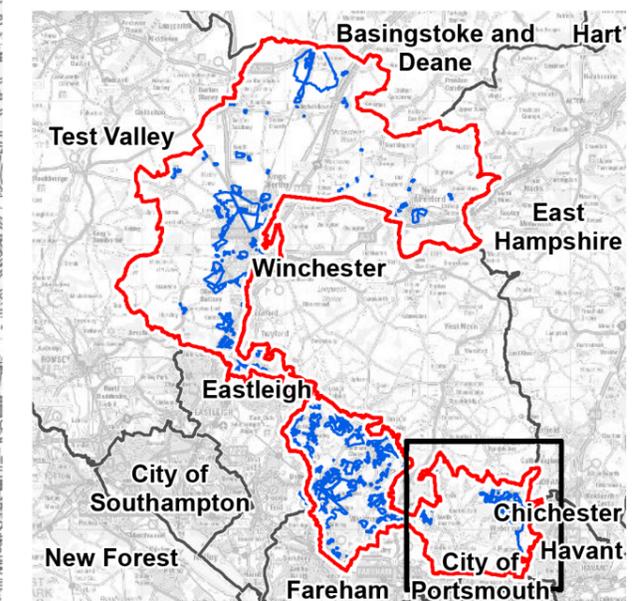
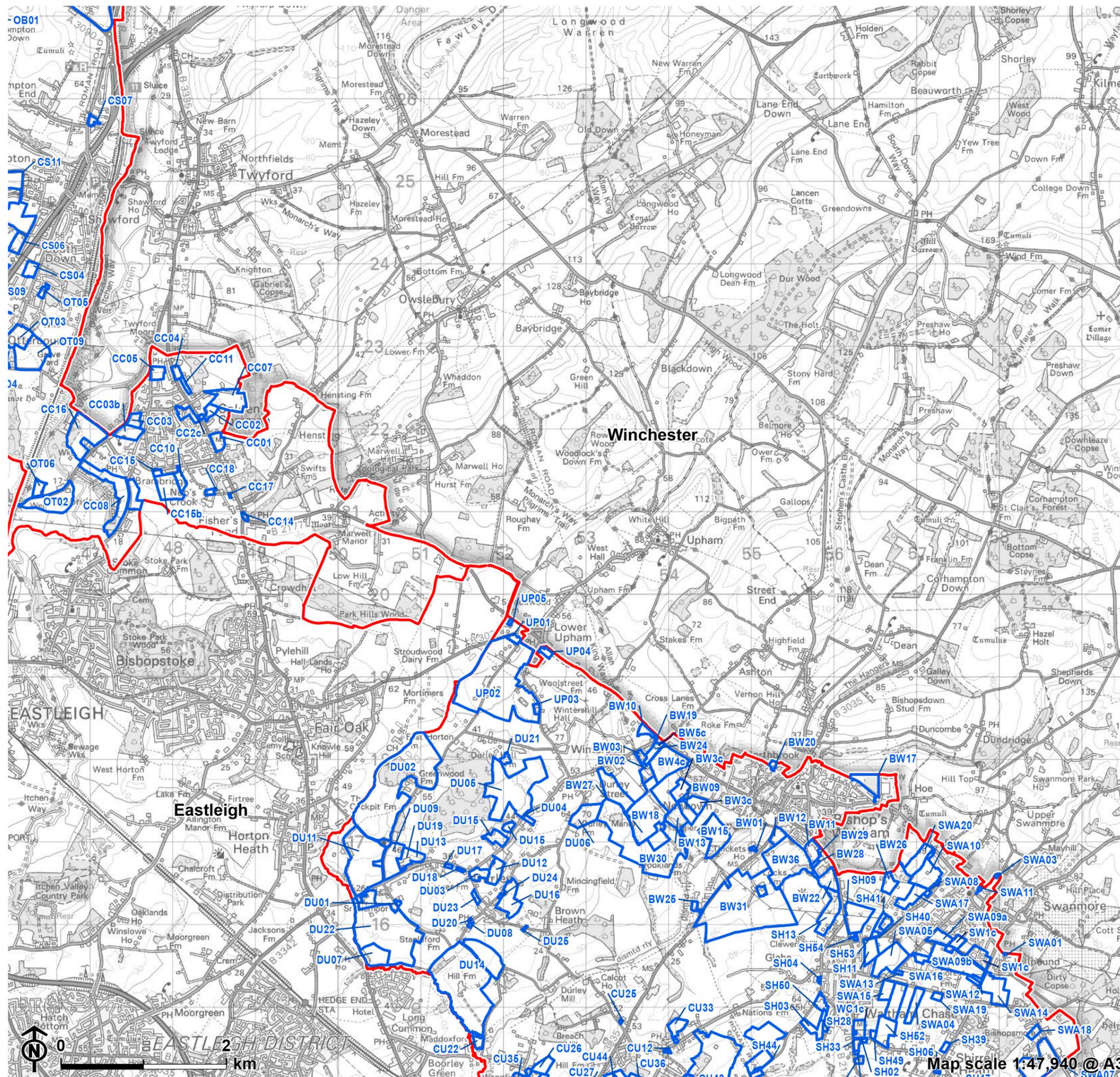




Figure 4.2b: Assessed sites (South)



- Local Plan area
- Local Authority boundary
- Assessed site

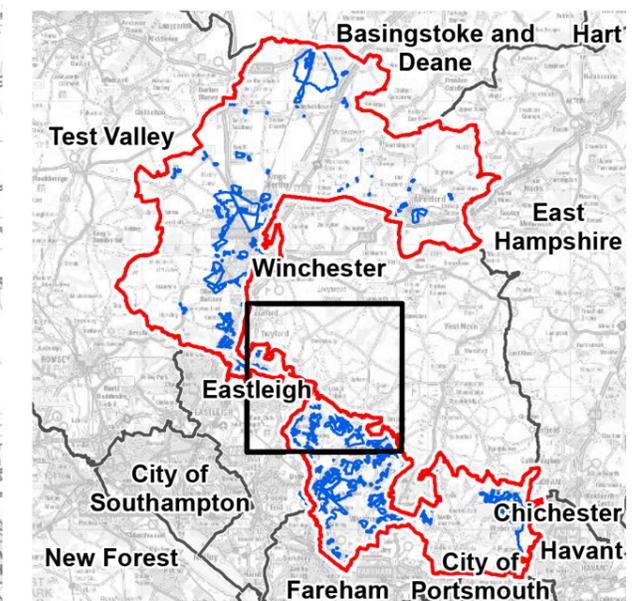
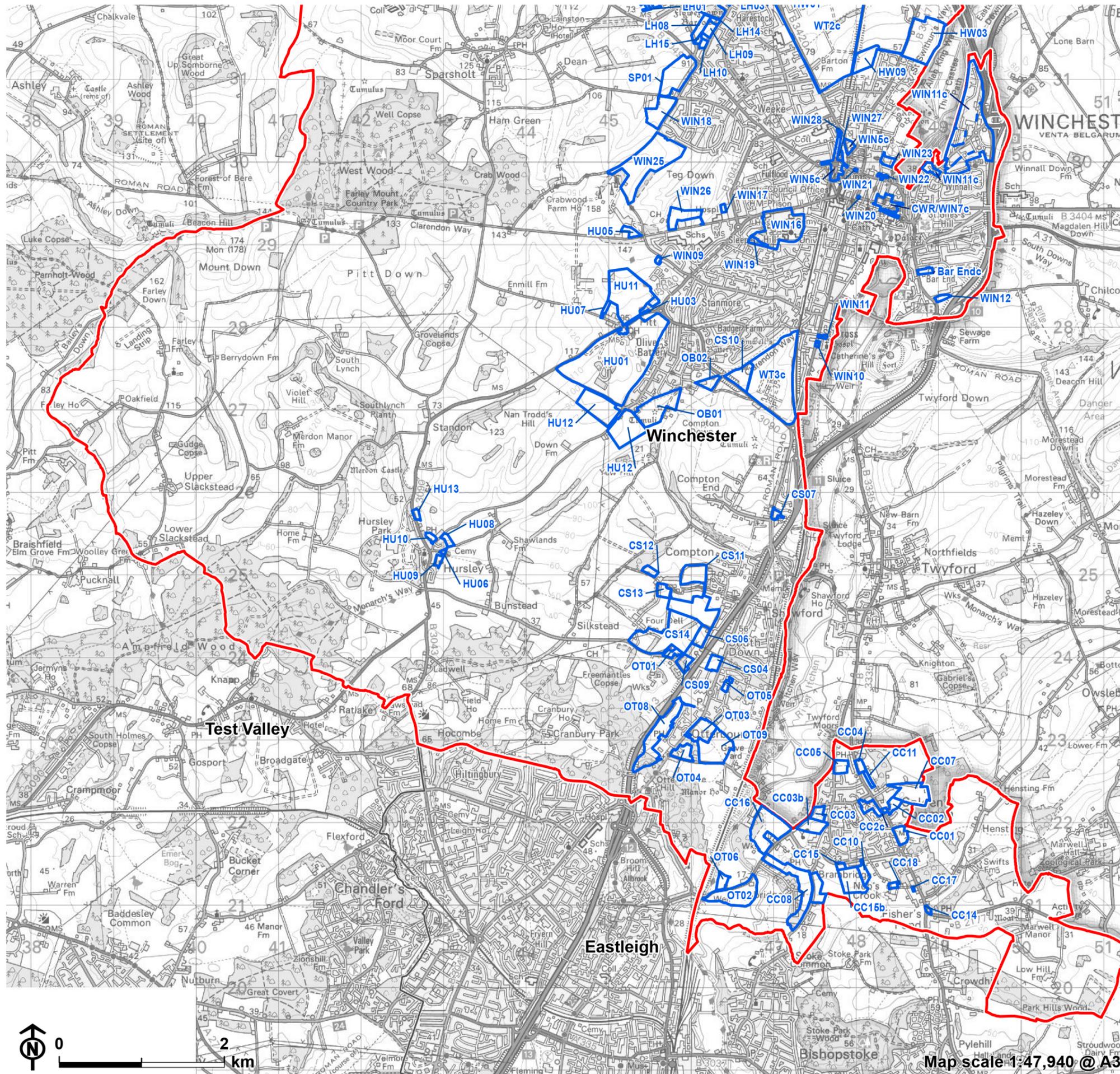
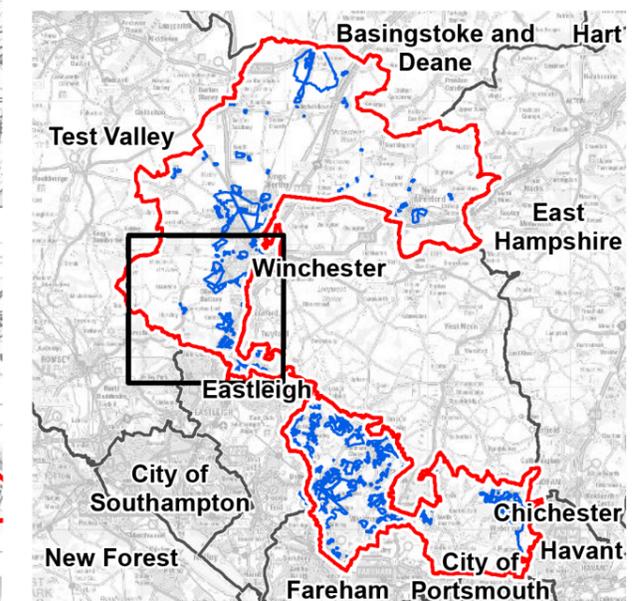




Figure 4.2d: Assessed sites (West)



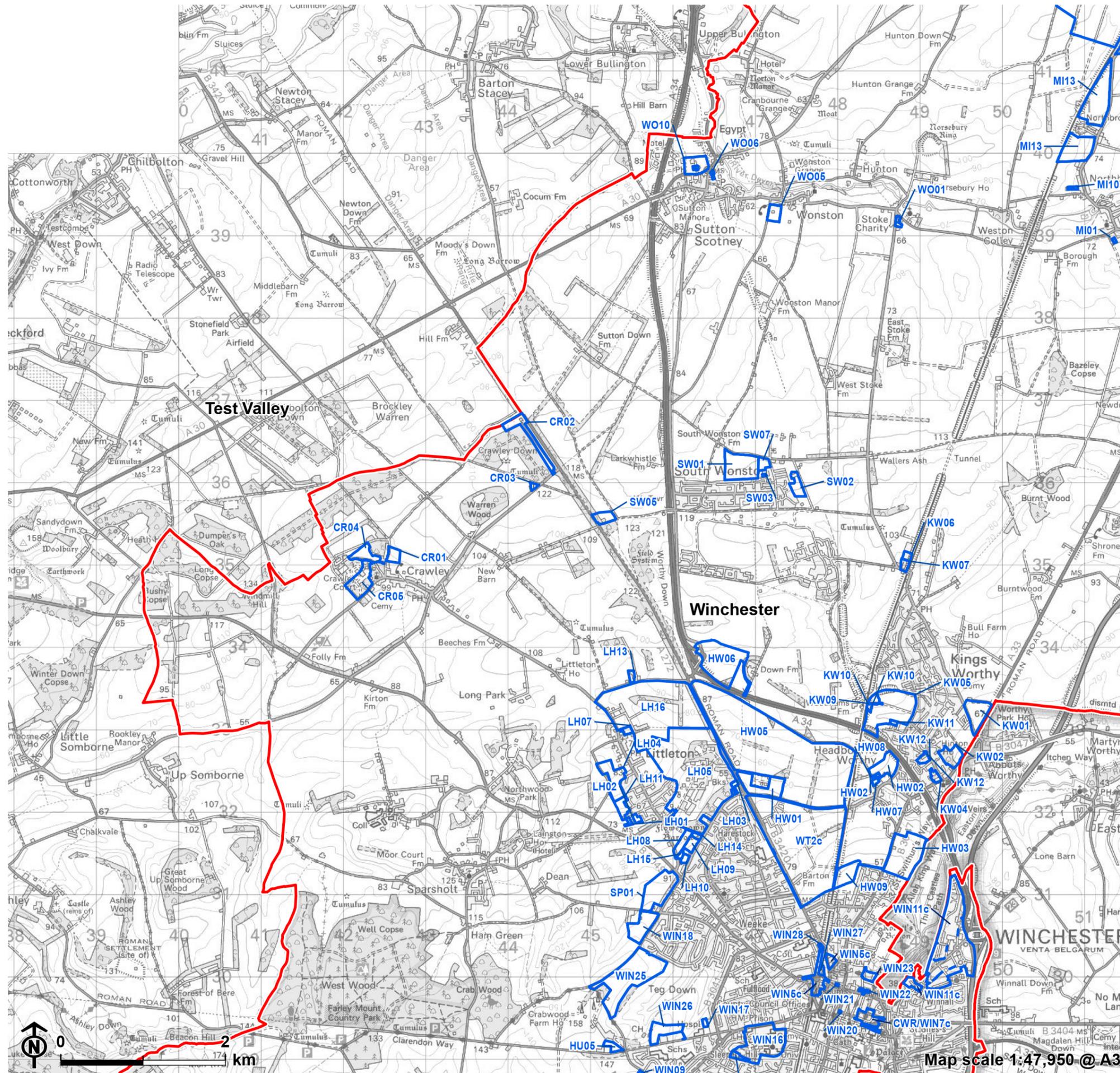
- Local Plan area
- Local Authority boundary
- Assessed site



Map scale 1:47,940 @ A3



Figure 4.2e: Assessed sites (North West)



- Local Plan area
- Local Authority boundary
- Assessed site

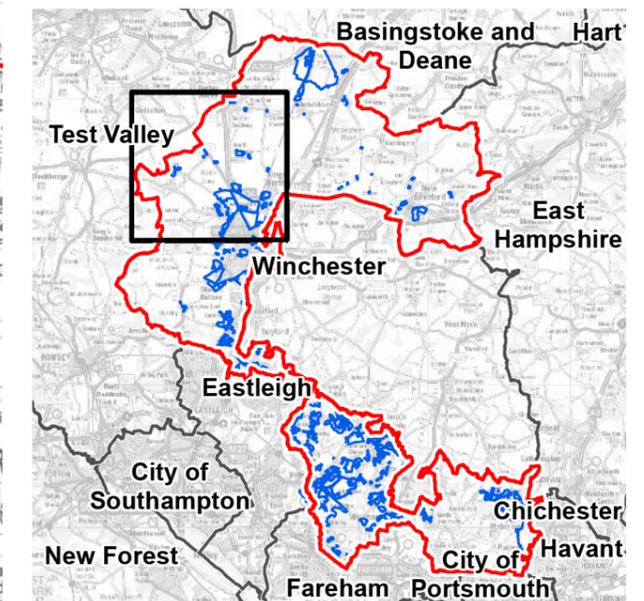
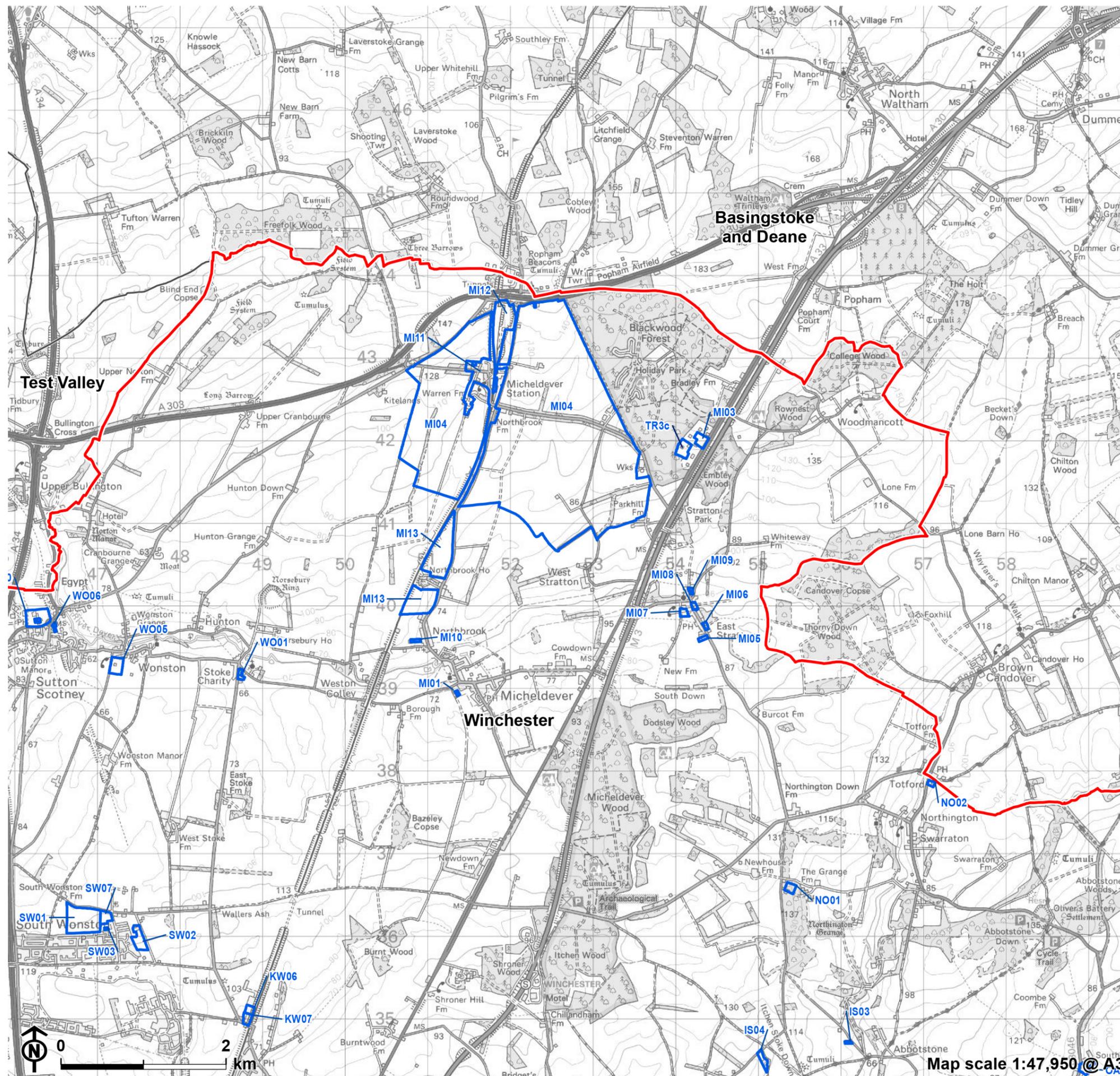


Figure 4.2f: Assessed sites (North)



- Local Plan area
- Local Authority boundary
- Assessed site

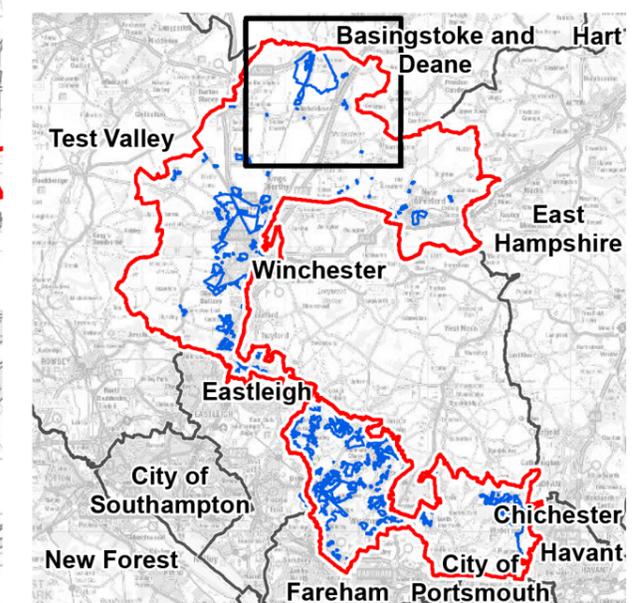
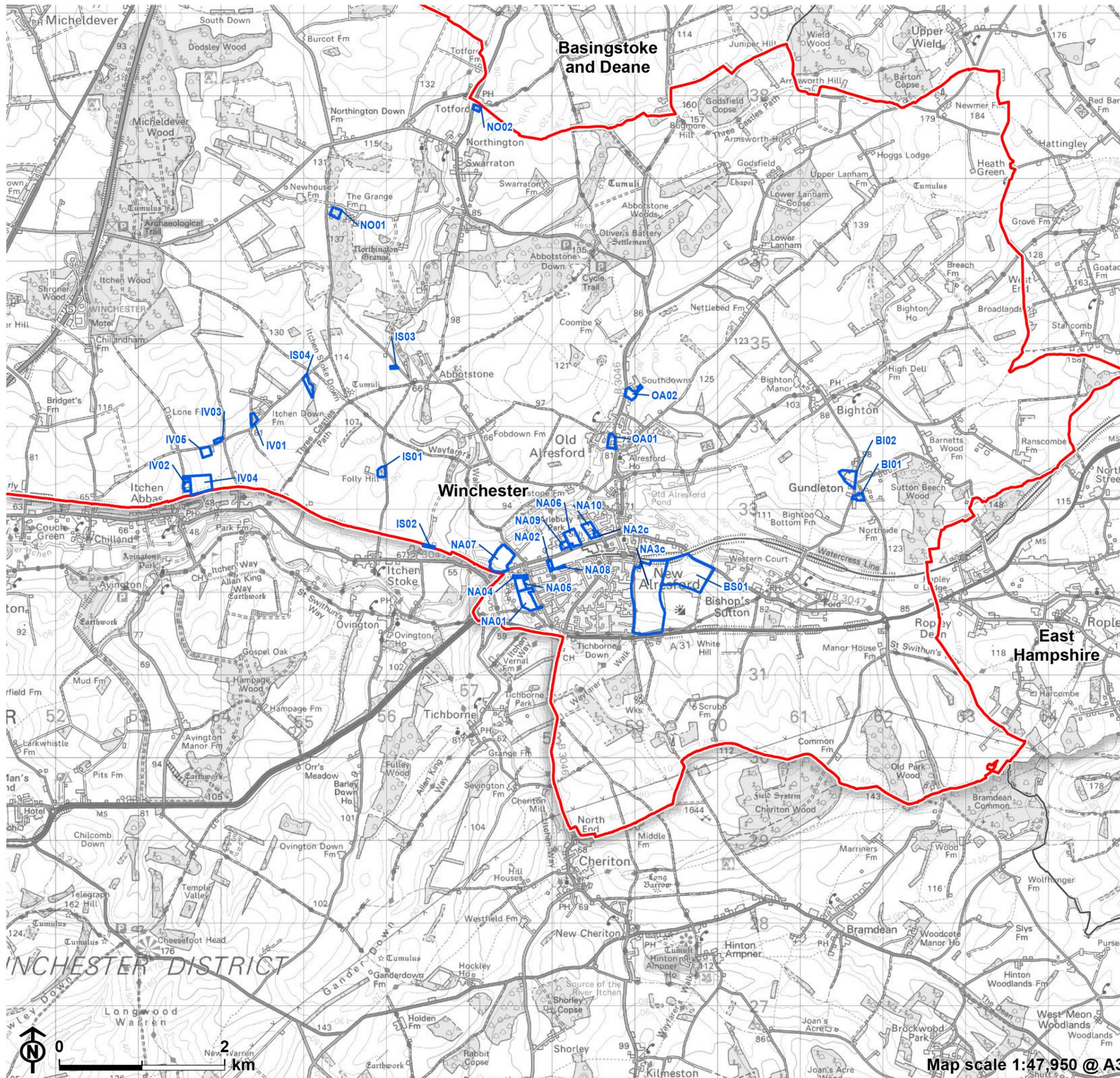
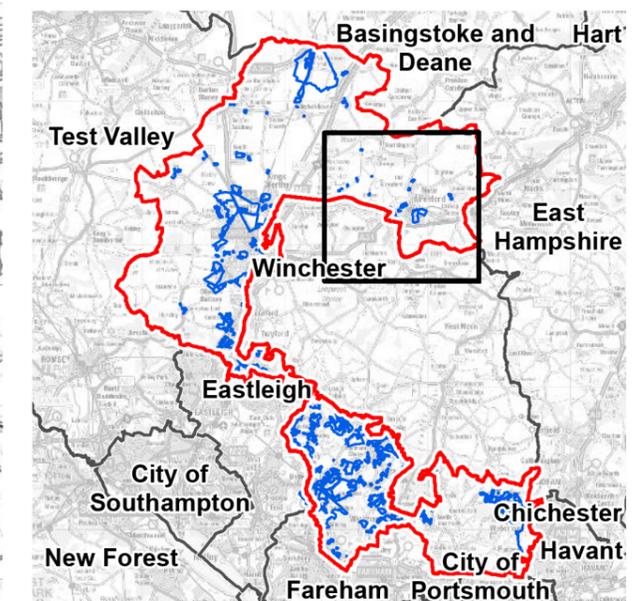


Figure 4.2g: Assessed sites (North East)



- Local Plan area
- Local Authority boundary
- Assessed site



## IIA objective 1: To minimise the District's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2031

**4.274** Site options were appraised against IIA objective 1 in relation to travel-related carbon emissions. For residential site options this was undertaken by reference to a basket of appraisal criteria relating to access to services and facilities, employment, open space, and public transport. The appraisal also took into account, the potential for loss of existing service and facilities where these types of features lie within site boundaries. This includes the potential for the loss of areas of open spaces or their partial loss where sites contain a portion of existing open space. Employment site options were appraised in relation to Census data about the propensity for existing employees within the area in question [See reference 23] to make use of active and public modes of transport.

**4.275** The general trend towards more fuel efficient and electric vehicles will also influence the rate of emissions in the District over the plan period. This will be influenced by the incorporation of charging infrastructure for electric vehicles but most importantly, by the personal choices of individual residents and visitors to the District. The potential to move towards less polluting vehicles is not likely to be influenced by the location of individual sites for development and therefore has not been considered as part of the appraisal of site options against this IIA objective.

**4.276** Other factors contributing to climate change mitigation at development sites include the promotion of energy efficient design, water efficient design, and renewable energy development. These factors were scoped out of the appraisal of site options as they do not depend on the location of the residential site allocations and will be taken into account by the IIA of development

management policies and site-specific requirements set out in allocation policies. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.277** The majority of residential site options were appraised as having minor negative effects in relation to this IIA objective, reflecting a balance of negative rather than positive effects in relation to the wide range of criteria used. This broadly means that most site options are not within easy walking distance of key services, open space, and public transport or are in the more remote areas of the District in terms of average commuting distances. A relatively small number of more inaccessible sites were identified as having significant negative effects. The parish of Denmead contains the largest number of sites for which a significant negative effect is expected (DE28, DE29, DE38 and DE39). The rest are dispersed towards the smaller settlements in the District including two each at Crawley, Itchen Valley, and Itchen Stoke and Ovington. Two sites (WIN21 and WIN22) scored a significant positive effect, both of these being in Winchester Town. Winchester Town also contains fourteen sites for which a minor positive effect is expected in relation to this IIA objective. The parishes of Bishop Waltham (four sites), Curdridge (three sites), Denmead (eight sites), Hursley (three sites), Littleton and Harestock (three sites), New Alresford (seven sites), Wickham (four sites) and Bishops Sutton (one site) all contain at least one site for which a minor positive effect has been recorded.

**4.278** The majority of employment site options were also appraised as having minor negative effects in relation to IIA objective 1. These are sites within areas where census data shows that between 10% and 20% of commuters to that area make use of sustainable or active modes of transport. None of the employment site options were recorded as having a minor positive effect in relation to this objective.

**4.279** The 'difficulties' section of this report notes that some spatial data was not available for proximity-based assessments for all or part of neighbouring districts. This is of relevance when considering the potential for new residents to access services and facilities within neighbouring authority areas. This issue is highlighted as being of particular importance, towards the south, south west and

south east of the District. At these locations, the settlements of Botley, Chandler's Ford (tier 3 and 2 settlements in Eastleigh, respectively) and Waterlooville (one of the main town centres in Havant where the portion of the West of Waterlooville Major Development Area which is outside of Winchester District, is located) are adjacent to the District boundaries. Spatial data relating to GP surgeries, railway stations, bus stops, average commuting distances (for residential site options) and potential to make use of sustainable or active modes of transport (for employment site options) was available to inform the appraisal of all site options, including those located towards the District boundary. However, spatial data relating to schools and certain types of open space was not available within neighbouring authority areas. As such, there are noted limitations to the appraisal work for the residential site options appraised at Otterbourne, Curdridge, Southwick and Widley (one site SWI01 at the edge of Purbrook towards Waterlooville) and Denmead where they are in close proximity [See reference 24] to the District boundary.

### Mitigation

**4.280** Avoiding the allocation of site options remote from the District's service centres or in areas which are less well served by public transport would help to avoid the adverse effects identified in relation to this IIA objective. Where there is a need to allocate such sites, there is potential to mitigate negative effects through the delivery of public transport and active travel connections, in advance of or early in the delivery of development. It may be that in some instances existing connections might be enhanced to help promote good levels of uptake of bus use as well as cycling and walking. Incorporating new service provision and employment alongside the delivery of new homes will also help to reduce the need for residents to travel longer distances on a regular basis as well as associated emissions of carbon dioxide and air pollutants. It is noted that the incorporation of these types of provisions are more likely where a larger scale of growth is achieved.

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

**4.281** The effects of sites in relation to IIA objective 2 are broadly expected to reflect those identified in relation to IIA objective 1. The summary of these effects is not repeated at this point of the report.

**4.282** The potential to limit travel by private vehicle will partly depend on ensuring residential sites have good access to essential services and facilities, employment, open space, and public transport. Locating employment sites in areas where commuters have greater potential to make use of active and public modes of transport is likely to achieve similar benefits.

**4.283** It should be noted that there is potential for the spatial distribution of sites to contribute to the intensification of air quality issues within areas of most concern, as denoted by the presence of AQMAs. This has been considered separately through the appraisal of the spatial strategy included in the plan, given the difficulty in coming to judgements on the specific paths of travel to and from site options and the effects of individual site allocations on overall air quality.

### Mitigation

**4.284** The potential negative effects identified by the IIA of residential site options could be avoided by adopting a similar mitigation strategy as that outlined in relation to IIA objective 1. That is to say, sites that are poorly served by sustainable transport or key services should be considered as being less appropriate for allocation. Where such sites are allocated, negative effects could be mitigated by ensuring that public transport and active travel connections were created or enhanced as appropriate, in advance of or early in the delivery of housing development. There is further potential to reduce the

need for residents to have to regularly travel longer distances by car where new service and facilities and employment are provided alongside housing.

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

**4.285** IIA objective 3 was scoped out of the appraisal of site options. This IIA objective deals with design of developments to mitigate the effects of climate change and creation and enhancement of green and blue infrastructure. These factors do not depend on the location of the site and were taken into account by the IIA through appraisal of development management policies and site-specific requirements set out in allocation policies.

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

**4.286** The effects of site options in relation to IIA objective 4 were partly tested by spatial analysis of their proximity to areas likely to have negative effects on health and well-being. This element of the spatial analysis looked at the proximity of sites to AQMAs, where residents and site users are more likely to be affected by poor air quality. It also considered other sources of pollution which could impact upon amenity at a site level. This includes sites which fall within areas at there is increased potential to be affected by noise pollution from roads, railways and airports and odour from waste facilities.

**4.287** Facilities that are likely to promote positive effects for residents and site users were also considered as part of this spatial analysis. These were GPs, open space and public right of ways (PRoWs)/ cycle paths. Residents in close proximity to these types of assets are considered more likely to incorporate their use into their daily routines with resultant benefits for health and wellbeing.

Other types of site users (including employees and those involved in site maintenance at employment sites) could make use of these types of assets before and after working hours and during breaks. Where the site being considered contains an existing use that could support health and wellbeing (e.g. an area of open space or healthcare facility), there is potential for adverse effects on public health through the loss or partial loss of those facilities. Further details on the approach to appraisal of site options against this IIA objective are provided in in Appendix E.

**4.288** Minor positive effects were identified for the majority of residential site options (over 260) and five employment sites (BW5c at Bishops Waltham, KW06 at Kings Worthy, SH54 at Waltham Chase at Shedfield, SHUA2c at Whiteley and WT3c at Winchester Town), indicating an absence of negative factors such as being in an AQMA or an area that is likely to be affected by higher noise levels or odours. Most of these sites are also well related to GP surgeries, open space and/or public rights of way. These sites are spread across a number of different parish locations including Boarhunt, Bishops Waltham, Colden Common, Crawley, Curdridge, Denmead, Durley, Hursely, King Worthy, Littleton and Harestock, New Alresford, Shedfield, Swanmore, Wickham and Winchester Town. The settlements at which the highest number of sites with a minor positive effect was recorded were Bishops Waltham, Colden Common, Curdridge, Denmead, Durley, Shedfield, Swanmore and Wickham. It is notable that while many sites within Winchester Town will have good access to GP surgeries and other types of infrastructure that support health and wellbeing (such as open spaces and cycle routes), the presence of more substantial elements of the road network (including the M3 and A34 to the east and A3090 to the south west) and railway lines close to the developed area means that some sites have the potential to be adversely affected by noise pollution. The town also contains the only AQMA in the District meaning that sites towards the town centre perform less favourably in terms of the potential for human health to be adversely affected by poor air quality.

**4.289** Minor negative effects were identified for over 60 residential sites and two employment sites (BW25 at Bishops Waltham and IS01 at Itchen Stoke and Ovington). Just over 50 residential sites and four employment sites (CS09 at Compton and Shawford towards Otterbourne, HW06 at Headbourne Worthy,

SHUA4c at Whiteley and WIN23 at Winchester Town) were identified as having a negligible effect in relation to IIA objective 4.

## Mitigation

**4.290** The potential negative effects identified by the IIA of residential site options could be avoided by selecting sites outside of air and noise pollution hotspots, such as close to the district's main roads and rail lines as well as Southampton Airport. It is notable, however, that only three sites (OT02, CC08 and CC16) were assessed as falling mostly within a noise contour associated with the airport. Noise pollution generally reduces very quickly with increasing distance from the source, therefore on large site allocations it may be possible to avoid effects by appropriate site layouts. The design of sites to incorporate trees and shrubs may allow for natural barriers to air pollution. Developing sites with additional green space and active travel routes alongside development where this is currently lacking would help to improve positive effects of site allocations on health and wellbeing more widely. Providing green space may also provide space for the community food growing, thereby helping to support both active lifestyles and better access to healthy foods in the district.

**4.291** As noted in relation to the potential for mitigation for the adverse effects recorded for IIA objectives 1 and 2, incorporating new services and facilities alongside residential development is likely to result in a higher proportion of trips being made by active and public modes of transport. As such this approach is likely to benefit public health by building physical activity into the daily lives of the District's residents.

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

**4.292** IIA objective 5 was scoped out of the appraisal of site options. The performance of the Local Plan in relation to this IIA objective relates to factors

which are unlikely to be greatly influenced by the location of individual site options in the District. This includes the plan's ability to deliver development that integrates well with existing neighbourhoods, that meets the needs of specific groups and that will benefit both new residents and existing ones. The performance of the plan in this regard will also be influenced by design issues related to issues such as the successful incorporation of spaces for informal interaction and measures to reduce crime and the fear of crime. These factors will be taken into account by the IIA through appraisal of development management policies and site-specific allocation policies.

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

**4.293** IIA objective 6 was scoped out of the appraisal of site options. The performance of the Local Plan in relation to this IIA objective relates to factors such as its ability to deliver the right types and tenures of housing at prices that people can afford, as well as addressing the needs of specialist groups. These factors do not depend on the location of the site. The performance of the plan in this regard is taken into account by the IIA through appraisal of related policies such as the total quantum of housing to be provided, the mix of housing types and tenures and requirements relating to affordable housing delivery and housing design.

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

**4.294** The effects of sites in relation to IIA objective 7 are broadly expected to reflect those identified in relation to IIA objectives 1 and 2. The summary of these effects is not repeated at this point of the report.

**4.295** The allocation of residential development in or close to main town centres of the district (Winchester Town and Whiteley) as well as towards the district (Bishops Waltham, New Alresford and Wickham) and local centres (Denmead and Kings Worthy, and within Winchester Town Oliver's Battery, Stockbridge Road/Andover Road and Weeke) could have positive effects by providing more demand for nearby town centre uses or negative effects by preventing or resulting in the loss of existing town centre uses. The level of detail required was not available to appraise individual site allocations on this basis. Instead, the IIA tested the potential for the Local Plan to support these aims through the appraisal of its policies. The appraisal work investigated the policies' potential to encourage an appropriate mix of residential, office, retail, leisure, and community uses, as well as other factors set out in the IIA framework that are unrelated to site allocations.

## Mitigation

**4.296** The potential negative effects identified by the IIA of residential site options could be avoided by adopting a similar mitigation strategy as that outlined in relation to IIA objectives 1 and 2. That is to say, sites that are poorly served by sustainable transport and less well related to existing services and facilities should be considered as being less appropriate for allocation. The planning and early delivery of new and enhancement of existing public transport and active travel routes would provide benefits in terms of residents' access to services and facilities and jobs. Similar benefits are likely where new services and facilities and employment can be delivered alongside housing growth in the plan area.

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

**4.297** Potential negative effects were identified where the allocation of a residential site would lead to loss of an existing employment use at the site but

IJA objective 8 was otherwise scoped out of the appraisal of residential site options. Effects for all residential sites (including negative effects identified for sites presently supporting an employment use) are uncertain (shown with '?'), given that they are based on information provided by site promoters on the call for sites forms, which have not always been completed by site promoters to the same level of detail. Site options for employment use were considered in relation to their potential to protect and enhance the district's most important designated employment locations. This is based on evidence [See reference 25] available on the areas of the district which should accommodate new industrial and office uses. The evidence suggests that allocations should be split between Winchester Town and the south of the district (with weighting towards Winchester Town). Land for employment in the rural areas and north is only likely to be required where a case has been made to address local demand or land can be brought forward alongside new large residual allocations. Further details on the approach to appraisal of site options against this IJA objective are provided in in Appendix A.

**4.298** Negligible effects were identified for the majority of residential site options in relation to this IJA objective, indicating that the site is not known to currently be in employment use. Significant negative effects were identified for the remainder of the sites (18 sites) as these were identified as being in existing employment uses which could be lost if the sites were allocated for another type of use, with potential negative effects on the access to employment in the area. A relatively high proportion of the affected sites lie at Denmead and Shedfield (three sites each), although there is a number of these types of sites distributed across the rest of the District.

**4.299** Negligible effects were identified for just under half of the employment sites in relation to IJA objective 8, indicating that the site would provide employment at a location beyond Winchester Town or the larger settlements in the PfSH area (Whiteley, West of Waterlooville, Colden Common, Bishops Waltham, Swanmore, Waltham Chase, Wickham or Denmead). It should be noted that while one employment site option is located towards Winchester (WIN23), it is located more than 10m from the settlement boundary and therefore is not considered to be directly adjacent to that settlement. This is reflected in the negligible effect recorded for the site in relation to IJA objective

8. Only two sites WIN11c and WT3c are directly adjacent to the existing edge of Winchester Town and a significant positive effect was recorded for these site options. A minor positive effect was identified for five employment sites (BW5c at Bishops Waltham, SH54 at Shedfield, SHUA2c and SHUA4c at Whiteley and SW1c at Swanmore). These sites are located directly adjacent to or within one of the larger settlements in the PfSH area .

## Mitigation

**4.300** The potential negative effects identified by the IIA of residential site options could be avoided by ensuring that any site selected for change of use from employment to residential is surplus to local requirements for the particular type of employment space.

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

**4.301** Development sites that are close to an internationally, nationally or locally designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, or increased recreation pressure. This includes development within relevant Impact Risk Zones (IRZs) that Natural England has defined around SSSIs for different types of development [See reference 26]. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. While proximity to designated sites provides an indication of the potential for an adverse effect, appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each wildlife site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This should be determined once more specific proposals are developed and submitted as part of a planning application. Further details on

the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.302** The majority of residential site options and all but one of the employment site options (the exception being (IS01 found at Itchen Stoke for which a minor negative effect was recorded) were appraised as having significant negative effects in relation to IIA objective 9, with just one employment site option recorded as having minor negative effects. Sites were mainly identified as having significant negative effects because they intersect with a locally designated wildlife site, ancient woodland, or Priority Habitat or are close to at least one of these features and also fall within IRZs designated for the use that the site option is considered for or for 'all planning applications'. Only one site option (CU39 for residential use within Curdridge, towards Botley) lies partly within a SSSI (Upper Hamble Estuary and Woods). Three employment site options (CS09, BW25 and SH54, located at Compton and Shawford, Bishops Waltham and Shedfield, respectively) contain areas of Priority Habitat or ancient woodland.

**4.303** Those sites identified as having minor negative effects (including 30 residential site options and the previously identified employment site option) were scored as such due to the site being within 500m of a designated site boundary, being within 200m of habitat or protected species, or being within 100m of a water course. No site options fall within a county/local geological site given the absence of these sites within Winchester District. Negligible effects were recorded for this IIA objective for only three residential site options. These were at South Wontson (SW03 and SW07) and Swanmore (SWA03). The effect recorded for these sites indicates that they are located some distance from potentially sensitive biodiversity designations.

## Mitigation

**4.304** If any of the site options that overlap a nationally or locally designated wildlife site are taken forward for allocation, the Council should carefully consider whether (in some cases minor) changes to development site

boundaries are required to ensure compliance with statutory and NPPF requirements for biodiversity conservation. In terms of the other negative effects identified by the appraisal of site options, the Council should consider more detailed investigation of these potential effects and if the sites are taken forward as allocations, ensure that appropriate site-specific mitigation is specified within policies to avoid negative effects on sites/areas of high biodiversity value and safeguard ecological networks. Additionally, Local Plan policy should be put in place to ensure biodiversity net gain is achieved on each development site or losses are offset elsewhere within the Borough where this is not feasible.

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

**4.305** As part of its SHELAA, the Council carried out a landscape sensitivity assessment based on good practice guidance. The IIA of site options made reference to the findings of that assessment. Sites assessed as having a low sensitivity were identified as “green” in the SHELAA. Sites assessed as having medium sensitivity or above were identified as “amber” in the SHELAA. The rationale for rating sites with medium and those higher than medium landscape sensitivity under the same rating (‘amber’) was to reflect the potential for impacts to be mitigated through screening or limiting development to part of the site. Given the largely unknown nature of any design that might be implemented at the site options being assessed, all effects recorded for this IIA objective are uncertain.

**4.306** Just under two thirds of sites were rated ‘green’, indicating that they have a low landscape sensitivity. Uncertain negligible effects are therefore expected for these sites in relation to IIA objective 10. The remaining sites were rated as ‘amber’, indicating that they have a medium or higher landscape sensitivity. Uncertain minor negative effects are therefore expected in relation to this IIA objective. This includes only one employment site option (IS01 at Itchen Stoke and Ovington, towards the village of Itchen Stoke).

## Mitigation

**4.307** Avoidance of development within areas of highest landscape sensitivity to development would provide the best mitigation in relation to this IIA objective, if any sites come forward in these locations. In the medium or higher landscape sensitivity areas, Local Plan policy requirements for development site layouts and development design that seek to reduce adverse effects on the landscape could be implemented to mitigate potential negative effects.

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

**4.308** As part of its SHELAA, the Council carried out an assessment of whether designated heritage assets might be impacted by the development of a site. The appraisal of site options has drawn from the findings of that assessment. All sites were rated either 'red', 'amber' or 'green'. At sites rated as 'red', development is considered likely to lead to substantial harm to a designated heritage asset and/or its setting and it is unlikely that the potential for harm could be mitigated. At sites rated as 'amber', development is considered likely to lead to less than substantial harm to a designated heritage asset or its setting and it is likely that these impacts can be adequately mitigated. At sites with a green rating, development is considered likely to result in no harm to a designated heritage asset and/ or its setting. It is likely that that no mitigation relating to impacts on designated heritage will be required.

**4.309** Sites options taken forward as proposed allocations in the draft Local Plan were assessed further by a heritage assessment commissioned by the Council [See reference 27]. This work has been reflected in the appraisal work undertaken for the site allocation policies included in the plan in Chapter 5 of this report. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E. Given the largely unknown nature

of any design that might be implemented at the site options being assessed, which might otherwise achieve a degree of mitigation, all effects recorded for this IIA objective are uncertain.

**4.310** The majority of sites were rated green for their impact on heritage assets, meaning that development of the site is unlikely to lead to substantial harm to a designated heritage asset and/or its setting. Uncertain negligible effects are expected for these sites in relation to IIA objective 11. 40 sites were rated amber and minor negative effects are expected in relation to the IIA objective for these sites. Nine sites, all of which are proposed for residential use (BW15, CS04, CU39, DE20, DE22, DE31, NO01, WIN19 and CWR/WIN7c), were rated red and significant negative effects are expected in relation to IIA objective 11. These sites are distributed across locations at Bishops Waltham, Compton and Shawford, Curdridge (relatively close to Botley), Denmead (three sites), Northington and Winchester Town.

### Mitigation

**4.311** Avoidance of development that could result in harm to the significance of heritage assets, including their setting, would provide the best mitigation in relation to this IIA objective. By commissioning more detailed heritage assessment work, the approach undertaken by Council will go some way to identifying the sites at which there is potentially greatest risk and a strategy to avoid, and where necessary, mitigate these risks. Where avoidance is not possible and residual risks are likely, it may be possible to avoid significant negative effects via site-specific requirements in relation to site layout and development design.

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

**4.312** The NPPF supports the redevelopment of previously developed land, stating that strategic policies should make as much use as possible of previously developed or 'brownfield' land. The IIA considered whether each site option is mostly greenfield or mostly brownfield.

**4.313** National planning policy also places an emphasis on the conservation of best and most versatile agricultural land. The IIA considered whether each site contains higher value agricultural soils (i.e. Grade 3 soils or higher).

**4.314** Mineral resources are essential to the construction industry. Allocating other land uses within areas identified as of importance for minerals could either prevent future mineral extraction or delay delivery of housing until extraction is complete and land has been remediated. Mineral Consultation Areas in Winchester District are limited to those for sub-alluvial river terrace deposits and river terrace deposits for sand/gravel. Potential negative effects in relation to IIA 8: Minerals were identified based on whether site options fell within an area safeguarded for mineral resources. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.315** Significant negative effects were identified for the majority of residential site options and five employment site options (BW5c at Bishops Waltham, CS09 at Compton and Shawford, HW06 at Headbourne Worthy, and SHUA2c and SHUA4c at Whiteley) given that they are mostly greenfield land. Almost 10% of the residential site options (and no employment site options) also contain soils that comprise at least 25% of Grade 1 or Grade 2 agricultural soils. Slightly under 100 residential sites (and two employment site option BW25 and SHUA4c, at Bishops Waltham and Whiteley, respectively) contain land, at least 25% of which is within a Mineral Consultation Area. The Mineral Consultation Areas lie along some of the water courses in the district, including the River

Itchen (which passes through Winchester Town and New Alresford), the River Meon (which passes northerly through the district through Wickham) and the River Hamble and its tributaries (which run as far as Bishops Waltham, Waltham Chase and Swanmore in the district).

## Mitigation

**4.316** It is unlikely that all adverse effects can be mitigated given the likely requirement for greenfield land to support residential and employment growth over the plan period. There is some brownfield land in the district and where it is safe, viable and sustainable (taking into account other IIA objectives), the redevelopment of previously developed land should be prioritised. The development of higher value agricultural land (particularly Grades 1 and 2) should be avoided. There are pockets of these areas of land to the south east of Winchester town and the south west of the district in close proximity to the settlements of Durley, Waltham Chase, Bishops Waltham, Wickham and Swanmore. While no site options towards Winchester town fall on higher value agricultural land, sites within the south west of the district include some higher value agricultural soils. The potential negative effects identified by the IIA of site options in relation to loss of access to or sterilisation of mineral resources, could be avoided by ensuring that where allocation of sites overlaying mineral resources is required, those resources are recovered prior to construction, where economically viable.

## IIA objective 13: To protect the quality and quantity of the district's water resources

**4.317** Effects of development on water resources were not appraised on a site by site basis; support of the Local Plan for water efficient design of new development will be considered in the IIA of development management policies. Effects of development on water quality will partly depend on adoption of good practice site layout and construction techniques as well as the inclusion of

appropriate sustainable drainage systems (SuDS) within the design. These factors will be considered in the IIA of development management policies. In addition, development could affect surface water quality due to additional discharges of wastewater, for example because there is insufficient treatment capacity at the local wastewater treatment works (WwTWs) or because of nutrient enrichment issues in the receiving waters. These issues are generally managed at the catchment scale and will be considered by the IIA of the spatial strategy and policies on the amount of development to be delivered rather than for individual site options.

**4.318** Development could affect water quality in drinking water resources during construction or occupation. Source protection zones (SPZs) are areas designated to protect groundwater sources used for public drinking water supply. They relate to the risk of contamination of the water source from various activities, this increasing as the distance between the source of contamination and the groundwater abstraction point decreases. These zones take in areas to the north and south of Winchester Town, extending to the south east towards Bishop's Waltham. Extensive areas of land to the north west of Waterlooville and to the east of New Alresford also lie within SPZs.

**4.319** Drinking Water Safeguard Zones are catchment areas that influence the water quality for associated Drinking Water Protected Areas that are at risk of failing drinking water protection objectives. The north western portion of the district, excluding Winchester Town but taking in villages such as Micheldever, Sutton Scotney, Crawley and part of Sparsholt is covered by a Drinking Water Safeguard Zone for groundwater. There are Drinking Water Safeguard Zones for surface water to the north east, south east and south west of Winchester Town as well as to the north of Bishop's Waltham and to the north west of Waterlooville. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.320** Around two thirds of residential site options and all but two employment site options are expected to have negligible effects in relation to this IIA objective as they lie outside of areas where development could affect drinking water quality. A minor negative effect was recorded for just over 15% of

residential sites and for one employment site (KW06, at Kings Worthy). These sites either fall within a Source Protection Zone 2 or 3 or within a drinking water safeguard zone for groundwater or surface water. Around 15% of the residential sites and one employment site (CS09, at Compton and Shawford) are expected to have significant negative effects in relation to IIA objective as they fall within Source Protection Zone 1.

## Mitigation

**4.321** Priority should be given to allocating sites that are outside of relevant water resource protection zones to help protect water quality in the district. Regardless, some development is likely to be required within these zones and pressure from development, population growth and climate change is likely to exacerbate the deterioration of water sources as a result of pollution from nitrates, chemicals or micro-organisms. The Council should work with the Environment Agency and water companies to understand the particular water resource protection objectives for which these zones have been designated and to ensure that Local Plan policies for sites allocated within the zones place appropriate requirements on development to avoid contributing to drinking water protection objectives.

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

**4.322** Development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. The Government's Planning Practice Guidance identifies residential properties as a 'more vulnerable use' that is suitable in Flood Zones 1 and 2 but would require an exception test in Flood Zone 3a and is unsuitable in Flood Zone 3b. Adopting a precautionary approach, the IIA has recorded similarly adverse effects for all site types (i.e.

residential-led sites and employment) if 25% or more of the site is within Flood Zone 2 (minor negative) or Flood Zone 3 (significant negative).

**4.323** Surface water flooding occurs when intense rainfall overwhelms drainage systems. The IIA has considered the potential for sites to be affected by this source of flood risk, with adverse effects recorded where at least 25% of a site option lies on land within a 1 in 100 year risk (minor negative effect) of flooding or 1 in 30 year (significant negative effect) risk of flooding. Other aspects of the Local Plan affecting flood risk will be assessed via the IIA of development management policies, for example requirements to incorporate SuDS, or site-specific policies, for example requirements for flood-resilient design. Further details on the approach to appraisal of site options against this IIA objective are provided in Appendix E.

**4.324** The majority of site options were appraised as having negligible effects in relation to IIA objective 14 as they do not fall within Flood Zone 2 or 3 and less than 25% of the site has a 1 in 30 year or 1 in 100 year risk of surface water flooding. Six sites (all residential, distributed between Boarhunt, Bishops Waltham, Curdridge, Denmead, Durley and Winchester Town) are expected to have minor negative effects in relation to the IIA objective and 13 sites (all residential) are expected to have significant negative effects. At least 25% of the total area of these sites was subject to at least one major form of flood risk (i.e. within Flood Zone 3 or area with 1 in 30 year risk of surface water flooding) or multiple minor forms of flood risk (i.e. within Flood Zone 2 or area with 1 in 100 year risk of surface water flooding). These sites are distributed widely across the District. The main concentrations of residential and employment sites subject to any level of fluvial or surface water flood risk are in Denmead (four sites), Winchester Town (three sites), Bishops Waltham (four sites), Otterbourne (two sites) and Wickham (two sites).

## Mitigation

**4.325** The potential negative effects identified by the IIA of site options would be most effectively avoided by not allocating sites within the relevant areas of

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higher flood risk, where appropriate in accordance with the sequential and exception tests. Where site options only partially overlay such areas, the Council could consider whether boundaries of site options could be redrawn or sites masterplanned so as to avoid development of areas with higher flood risk. The incorporation of green spaces and SuDS into the design of new developments to reduce the risk of flooding could also help to mitigate flood risk.

## Chapter 5

# Appraisal findings for topic-based policies in draft Local Plan

**5.1** This chapter presents the appraisal findings for various components in draft Local Plan. The appraisal of the topic based policies (including the spatial strategy policy for the distribution of development in the district) is presented first, followed by the appraisal of the site allocation policies included in the draft Local Plan. The appraisal work is presented to follow the order of the policies and site allocations as they are included in the draft Local Plan.

**5.2** The appraisal of the topic based policies has been grouped by topic area. For each group of policies, a summary table of the likely sustainability effects is presented with a discussion of the effects below that table. The report includes recommendations where it has been identified that changes to change text could potentially strengthen positive effects or mitigate adverse effects identified. These recommendations will be considered by the Council as part of the preparation of the Regulation 19 Local Plan document.

**5.3** Given the large number of policies subject to appraisal, the description of effects is mostly limited to positive or negative effects identified. Where negligible effects have been identified, the reasoning for these effects have not been explained. The exception to this is where the IIA objective for which a negligible effect is identified overlaps with the theme of the policy and therefore further explanation is needed.

## Vision and Objectives

**5.4** This section presents the appraisal findings for the Local Plan Vision and Objectives presented in the Local Plan.

## Policy SP1 – Local Plan Vision and Objectives

**5.5** The likely sustainability effects of Strategic Policy SP1 – Local Plan Vision and Objectives are set out in Table 5.1 and described below the table.

**Table 5.1: Sustainability effects of Strategic Policy SP1**

Local Plan Vision and Objectives	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Vision	+	0	+	+	+	+	+	+	+	+	+	+	0	0
Tackling the climate emergency and creating a greener district	++	++	++	+	+	0	0	0	++	++	+	++	+	+
Living well	0	++	+	++	+	0	+	+	+	0	0	0	0	0
Homes for all	0	0	0	0	+	++	0	0	-	-	-	-	0	0
Vibrant local economy	+/-	-	0	0	0	0	+	++	-	-	-	-	0	0

**5.6** The Local Plan Vision and Objectives are expected to have mostly positive or negligible effects given their high level and aspirational nature. Positive effects are identified when the aim of the Vision and Objectives directly aligns with that of the IIA objective, as outlined below:

- The Local Plan Vision sets out the long-term expected situation in Winchester District outside of the National Park in 2039. It outlines the desired outcomes for three defined spatial areas of the District: the County Town, areas in the south of the District in the South Hampshire Urban Areas, and market towns and rural villages. The Vision sets out that in 2039 the District will be better placed to adapt, be resilient to and mitigate climate change. Therefore, minor positive effects are expected in relation to IIA objectives 1: climate change mitigation and 3: climate change adaptation. The provision and maintenance of a range of services and facilities in the County Town of Winchester and social infrastructure in the areas in the south of the District as well as modest growth to ensure the resilience of local services and facilities at the market towns and rural villages, is likely to help support accessibility at these locations. The provision of good access to services and facilities across much of the District is likely to help encourage the use of active modes of transport while also supporting access to healthcare provisions. This approach will also support the ability to meet the needs of specific groups in the District which is likely to benefit community cohesion in Winchester. Therefore, a minor positive effect is expected in relation to IIA objectives 4: health and wellbeing, 5: community cohesion and safety and 7: access to services, facilities and jobs for the Local Plan Vision. The Vision highlights that housing growth will occur in the areas in the south, while protecting and enhancing natural assets. Furthermore, to support opportunities for residents to remain within the smaller settlements, a modest amount of growth will occur in the market towns and rural villages to meet local needs. Therefore, a minor positive effect is expected in relation to IIA objective 6: housing. The protection and enhancement of historic and natural assets in all areas, including the rural landscape character in market towns and rural villages and heritage assets which contribute to attractiveness of the District are highlighted as outcomes in the Vision.

Furthermore, the use of previously developed land for regeneration purposes in Winchester Town, will not only help limit the need for development at greenfield sites but will also support the aim of protecting and improving the town's attractiveness. Minor positive effects are therefore expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character, 11: historic environment and 12: natural resources. The Vision also sets out the County Town of Winchester as a centre for growth in 2039, with areas in the south continuing to grow as part of the wider south Hampshire economy. The market towns and rural villages will also accommodate some change to allow for evolution of the local economy. Therefore, a minor positive effect is also expected in relation to IIA objective 8: sustainable economic growth.

- Objective "Tackling the climate emergency and creating a greener district" addresses the climate emergency in Winchester District while also seeking to promote the creation of greener District. This objective is to be achieved through measures relating to design, lifestyle and business which are expected to help reduce emissions. Measures will also include the maintenance and enhancement of Winchesters green spaces, valued environments, and wider biodiversity. Given that the objective addresses the maximising of low carbon infrastructure, as well as green and blue infrastructure, it is likely that it will help to reduce carbon emissions, as well as supporting adaptation to the effects of climate change. The delivery of green infrastructure is also likely to have benefits for public health and social cohesion by providing space for exercise and socialising. Therefore, significant positive effects are expected in relation to IIA objectives 1: climate change mitigation, 2: transport and air quality and 3: climate change adaptation. Minor positive effects are expected in relation to IIA objectives 4: health and wellbeing and 5: community cohesion. The objective sets out to help maintain and enhance urban and rural areas as well as both the built and natural environment. Furthermore, it specifically seeks to improve wildlife assets in line with the Biodiversity Action Plan. Therefore, significant positive effects are expected in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscapes and character. While the focus of the objective relates to addressing climate change and achieving the creation of a greener District, the support

included for maintaining and enhancing the built environment is likely to benefit the protection of designated and undesignated heritage assets. Therefore, a minor positive effect is recorded in relation to IIA objective 11: historic environment. The prioritisation of brownfield land for growth as well as the use of locally sourced materials and promotion of recycling and minimisation of waste will support the efficient use of the District's land and resources. A significant positive effect is therefore expected in relation to IIA objective 12: natural resources. The objective seeks to maximise the use of low carbon infrastructure and construction methods and drainage systems. It is expected that the use of more sustainable materials and the potential to manage water demands more efficiently would not only have benefits relating to mitigating the effects of climate change but also relating to preserving water quality and limiting flood risk. Minor positive effects are therefore expected in relation to IIA objectives 13: water resources and 14: flood risk.

- Objective "Living Well" addresses health and wellbeing in the District, including access to recreation and the natural environment. The objective also seeks to address the creation of more inclusive communities, improved levels of sustainable travel and improved air quality. Increased opportunities for walking and cycling and the encouragement of sustainable transport, are likely to result in the reduction of carbon emissions and air pollutants as well as increases in active travel usage which would benefit public health. Therefore, a significant positive effect is expected in relation to IIA objectives 2: transport and air quality and 4: health and wellbeing. Given that the objective seeks to promote higher levels of inclusivity where there is good access to a range of services and facilities, minor positive effects are expected in relation to IIA objectives 5: community cohesion and safety and 7: access to services, facilities and jobs. The objective also sets out that inclusive communities in the District will include the provision of employment opportunities. As such, a minor positive effect is expected in relation to IIA objective 8: sustainable economic growth. The objective is also expected to have a minor positive effect in relation to IIA objective 9: biodiversity and geodiversity given that it includes support for the incorporation of blue and green infrastructure at new communities in the District.

- Objective “Homes for All” addresses the delivery of housing in the District, in terms of quality, adaptability and range of sizes, types of accommodation and tenures. Delivering a range of housing types, while considering local needs will aid in fulfilling the District’s housing needs in a manner that is likely to help meet the needs of specialist groups. Therefore, a significant positive effect is expected in relation to IIA objective 6: housing. A minor positive effect is also expected in relation to IA objective 5: community cohesion and safety for this objective. Minor negative effects are expected for this objective in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscape and character, 11: historic environment and 12: natural resources given the potential for the substantial level of housing delivery to result in the loss of greenfield land to development. This may have implications for the wider ecological networks in the District as well as for landscape character and the setting of heritage assets.
  
- Objective “Vibrant Local Economy” addresses economic growth, including supporting green growth and a low-carbon economy, and the infrastructure required to support this. Identifying sufficient sites and premises to meet business needs and supporting the delivery of the infrastructure required will aid in the achievement of the District’s projected level of economic need. In addition, supporting agriculture and rural businesses will increase the prosperity and diversification of the District’s rural economy. Therefore, a significant positive effect is expected in relation to IIA objective 8: sustainable economic growth. This objective is also likely to have minor positive effects in relation to IIA objectives 1: climate change mitigation and 7: access to services, facilities and jobs. The minor positive effect recorded reflect the potential to grow a lower carbon economy and the increased potential for residents to benefit from access to high value employment opportunities. A mixed minor positive and minor negative effect is expected in relation to IIA objective 2: transport and air quality given that additional job opportunities are likely to increase the number of residents traveling to and from work in the District. However, new growth provision will support the self-containment in parts of the plan area, particularly in the longer term, which may help to reduce the need to travel longer distances by car. It is noted that economic growth in Winchester District will require land take which could result in pressures relating to

biodiversity assets, landscape character and the setting of heritage assets. As such minor negative effects are expected in relation to 9: biodiversity and geodiversity, 10: landscape and character and 11: historic environment.

## Recommendations

**5.7** The following recommendations are included for the text of the Vision and Objectives to help mitigate any negative effects and strengthen any positive effects identified:

- The Vision could be strengthened by setting out that at the end of plan period the housing need for the area of Winchester Town will be addressed. There is no need for the Vision to set out the detail of the areas at which this need will be met.
- The Vision could be further strengthened by setting out that housing to meet the needs of a range of residents (including the need for affordable homes) will be delivered in the District. There is no need for the Vision to set out the detail of the areas at which this need will be met.
- The Objectives include addressing the climate emergency as the first objective. The Vision could be further strengthened by giving the need to adapt, improve resilience to and mitigate climate change increased prominence by addressing it earlier in the Vision text. Given the declaration of climate emergency within the District and growing importance of this issue, it is considered prudent to strengthen the Vision in this way.

## Policy SP2 – Spatial strategy and development principles

**5.8** Policy SP2 sets out the overall spatial strategy for the plan, identifying how development in Winchester District will be distributed. The strategy has been

set out in the context of the three spatial areas of Winchester Town, South Hampshire Urban Areas and the Market Towns and Rural Area. Given that Policy SP2 informs the overall level of housing growth and spatial distribution of that growth within the District, which is then detailed under the strategic housing policies H1, H2 and H3, the appraisal of Policy SP2 is grouped together with these policies later in this report under the ‘Housing’ sub-heading.

## Policy SP3 – Development in the countryside

**5.9** This section of the report presents the appraisal of Policy SP3 – Development in the Countryside. This policy addressed development in the open countryside, including the reuse or expansion of existing buildings. The text sets out the requirements for this type of development to be considered acceptable. The likely sustainability effects of Policy SP3 are set out in Table 5.2 and described below the table.

**Table 5.2: Likely sustainability effects for Policy SP3**

IIA Objective	Policy SP3
IIA1: Climate Change Mitigation	0
IIA2: Transport and Air Quality	+/-
IIA3: Climate Adaptation	0
IIA4: Health and Wellbeing	+/-
IIA5: Community Cohesion and Safety	+/-
IIA6: Housing	++/-
IIA7: Access to Services, Facilities and Jobs	+/-
IIA8: Sustainable Economic Growth	++/-

IIA Objective	Policy SP3
IIA9: Biodiversity and Geodiversity	+/-
IIA10: Landscape and Character	+/-
IIA11: Historic Environment	+/-
IIA12: Natural Resources	+/-
IIA13: Water Resources	+
IIA14: Flood Risk	0

**5.10** Policy SP3 supports a limited amount of development outside the settlement boundaries in the District. To be considered acceptable, proposals for the reuse of existing buildings should be close to existing settlements or in sustainable locations in terms of access to public transport or active travel. This requirement for development of these types of sites is likely to help reduce the reliance of private vehicles in the District. However, this type of growth is still less likely to support the transition to a less car dependent society, when compared to development at larger settlements where there is better access to jobs and a wide range of services and facilities. A mixed minor positive and minor negative effect is therefore expected in relation to IIA objective 2: transport and air quality. A mixed minor positive and minor negative effect is also expected in relation to IIA objective 4: health and wellbeing given the requirement in the policy for sites to support access to active travel but also acknowledging the likelihood that these types of locations are more isolated from services and facilities, including healthcare.

**5.11** By supporting uses such as community facilities at more rural locations it is likely that Policy SP3 will allow for more successful functioning of the smaller communities in Winchester District. Proposals of these types are likely to help address existing issues of social isolation in Winchester District. Conversely, the policy supports residential accommodation where exceptional need is identified. Developments of this type may result in the delivery of new homes where they have more limited access to a range of services and facilities and the needs of

all types of potential residents will not be adequately met. Therefore, mixed minor positive and minor negative effects are expected in relation to 5: community cohesion and safety and 7: access to services, facilities and jobs.

**5.12** The policy is not expected to support the delivery of a particularly high number of new homes given that this type of development is only to be supported where there is exceptional need. However, it would support the delivery of homes to meet the needs of rural areas in the District including the needs of rural workers as well as the need for affordable homes and accommodation for Travellers. A significant positive effect is therefore expected in relation to IIA objective 6: housing. The policy is expected to have a minor negative effect in combination given that the potential for housing development beyond these more specialist needs would be limited. The policy is also expected to support the long term viability and diversification of the rural economy in the District. This will be achieved by allowing for agricultural growth, tourist accommodation and buildings to accommodate rural workers. Given the rural nature of many parts of the District, the positive effect recorded in relation to IIA objective 8: sustainable economic growth is expected to be significant. This is combined with a minor negative effect given that the policy would limit the potential for other types of economic growth at rural locations.

**5.13** The policy includes specific requirements for new development in the countryside to not result in harm to biodiversity, and the character and landscape of the area. Despite these requirements, it is expected that development at rural locations has the potential to result in a gradual erosion of important ecology networks where they are presently relatively undisturbed as well as rural character. Developments within more rural parts of the District may also have impacts upon the historic environment in Winchester District given the role the open countryside will play for the setting of some heritage assets. These types of effects are most likely where replacement or expansion of existing buildings result at the presently more rural areas. Mixed minor positive and minor negative effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment.

**5.14** A minor positive effect is recorded in relation to IIA objective 13: water resources given that the policy also requires that new developments should not adversely affect the water environment. The policy is likely to support bringing disused buildings in the countryside back into acceptable use. However, where exceptional need is demonstrated for housing, the development of greenfield sites is likely to be permitted for development, in line with the requirements of the policy. A mixed minor positive and minor negative effect is also recorded in relation to IIA objective 12: natural resources.

## Recommendations

**5.15** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy SP3 could include requirement for developments not to create inappropriate pollution (air and water, in addition to noise and light already included). The policy could also include more direct support for proposals that would improve the sustainable or active transport offer at rural locations and thereby help to limit the level of carbon emissions associated with travel from these locations.

## Carbon neutrality and designing for low carbon infrastructure

**5.16** This section presents the appraisal findings for the policies included in the 'Carbon neutrality and designing for low carbon infrastructure' chapter of the Local Plan. Given the relatively high number of policies included to address this topic, the policies have been split into groups for appraisal.

## Policies CN1, CN2, CN3 and CN4

5.17 The group of policies appraised in this section is as follows:

- Strategic Policy CN1 – Mitigating and adapting to climate change;
- Policy CN2 – Energy hierarchy;
- Policy CN3 – Energy efficiency standards to reduce carbon emissions; and
- Policy CN4 – Water efficiency standards in new developments.

5.18 This group of policies are set out to respond to the climate emergency by setting out the approach to mitigate the causes of and adapt to the likely effects of a changing climate. They aim to address the issue of carbon neutrality as part of the design process and promote the delivery of development which incorporates measures for increased energy efficiency. The likely sustainability effects of Policies CN1 to CN4 are set out in Table 5.3 and described below the table.

**Table 5.3: Likely sustainability effects for Policies CN1 to CN4**

IIA Objective	Policy CN1	Policy CN2	Policy CN3	Policy CN4
IIA1: Climate Change Mitigation	++	++	++	++
IIA2: Transport and Air Quality	++	++	++	0
IIA3: Climate Adaptation	++	0	0	0
IIA4: Health and Wellbeing	+	0	0	0
IIA5: Community Cohesion and Safety	+	0	0	0
IIA6: Housing	+	+	+	+

IIA Objective	Policy CN1	Policy CN2	Policy CN3	Policy CN4
IIA7: Access to Services, Facilities and Jobs	0	0	0	0
IIA8: Sustainable Economic Growth	0	0	0	0
IIA9: Biodiversity and Geodiversity	+	0	0	0
IIA10: Landscapes and Character	0	0	0	0
IIA11: Historic Environment	0	0	0	0
IIA12: Natural Resources	+	+	0	0
IIA13: Water Resources	++	0	0	++
IIA14: Flood Risk	+	0	0	0

**5.19** Given the focus of the policies in relation measures that help to reduce energy demands in the District, all four are expected to result in significant positive effects in relation to IIA objective 1: climate change mitigation. Policy CN1 sets out the requirement for developers to submit an Energy and Carbon Statement, proportional to the nature of the application, which will demonstrate how the design process has addressed a number of required considerations set out in the policy. This includes low carbon solutions for minimised energy consumption and carbon emissions. Policy CN2 sets out the requirement to accord with an energy hierarchy with the minimisation of energy demands included as the preferred approach. Energy efficiency standards for new residential and non-residential developments are set out through Policy CN3. Furthermore, Policy CN4 includes water efficiency standards that new developments should achieve. These measures are of particular importance to the District in light of the local issue of water stress which is likely to be intensified by the climate emergency.

**5.20** Policy CN1 includes the requirement to incorporate sustainable modes of travel and connection to super-fast fibre into the design considerations for new developments and therefore is likely to reduce the need to travel by private

vehicle. The requirement for consideration of approaches that can minimise energy consumptions, through this policy is also likely to limit the potential for the use of fossil fuel heating systems at residents properties which might otherwise contribute to adverse air quality in the locality. Therefore, a significant positive effect is expected in relation to IIA objective 2: transport and air quality for this policy. Policy CN2 explicitly sets out the energy hierarchy new developments should adhere to, with energy from other sources to be considered as a last resort. Policy CN3 requires that new residential properties should not burn any fossil fuels for space heating, hot water or used for cooking. A significant positive effect is expected for both policies in relation to IIA objective 2.

**5.21** Policy CN1 is expected to support the District's adaptation to unavoidable effects of climate change, setting out the requirement to demonstrate how water use management and conservation, the risk of flooding, and green infrastructure for its cooling effects have been considered and incorporated in the design process for new development. This includes specific reference to the use of SuDS and rainwater gardens as a means of minimising surface water run off. Therefore, a significant positive effect is expected in relation to IIA objective 3: climate adaptation for Policy CN1. The remaining three Policies focus on climate mitigation measures rather than adaptation measures and therefore negligible effects are expected for IIA objective 3.

**5.22** A minor positive effect is expected for Policy CN1 with relation to IIA objective 4: health and wellbeing, as the policy supports the incorporation of green infrastructure including open space, tree planting, biodiversity net gain in new developments, with the aim of improving shade, reducing overheating and maximise the comfort and well-being of residents in a changing climate. These types of provision will also provide the additional health benefit of improving access to multi-functional spaces for recreation and activity.

**5.23** Strategic Policy CN1 also supports opportunities for local food production within new residential development, and for areas of multi-functional open space and green infrastructure which may allow for informal interaction among local residents. Policies CN2, CN3 and CN4 are likely to help reduce the

proportion of residents' income which needs to go to the running costs of energy and water bills. This is likely to be of particular benefit to those on lower incomes and potentially those within more deprived areas. Therefore, a minor positive effect is expected in relation to IIA objective 5: community cohesion and safety for all four policies appraised.

**5.24** The Strategic Policy CN1 sets out the requirement for developers to consider low carbon solutions in housing development as well as flexible and adaptable space to facilitate working from home and changing lifestyles. Therefore, the policy contributes to improved standards for new residential development. Policies CN2, CN3 and CN4 are expected to support the achievement of higher quality of housing stock in the District in terms of energy and water efficiency. Therefore, a minor positive effect is expected in relation to IIA objective 6: housing for all four policies.

**5.25** Strategic Policy CN1 requires the layout of new developments to incorporate biodiversity net gain, areas of open space and tree-planting as a key means of adapting to climate change. These considerations are likely to provide benefits for local ecosystems. As such, a minor positive effect is expected in relation to IIA objective 9: biodiversity and geodiversity for this policy.

**5.26** The promotion of opportunities for composting through Strategic Policy CN1 will help to achieve more sustainable waste management practices. Therefore, a minor positive effect is expected in relation to IIA objective 12: natural resource for this policy. Policy CN2 sets out the requirement for developers to demonstrate at the planning stage, the impact a development will have in terms of energy use and adherence to the energy hierarchy. This is linked to encouragement in the Local Plan for developers to consider the role of embodied carbon in the design process. The re-use/refurbishment of existing buildings on a site is generally more energy efficient than demolition and new development. This approach will support the re-use of existing buildings and structures in the District and potentially minimise the need for greenfield land take. A minor positive effect is therefore expected for Policy CH2 in relation to IIA objective 12: natural resources.

**5.27** Policies CN1 and CN4 ensure that the consideration of water use management and conservation is incorporated into the design process of new developments. Strategic Policy CN1 requires developments to consider mechanisms such as rainwater recycling and greywater harvesting. Policy CN4 is set out to directly address the achievement of higher levels of water efficiency at developments. The policy outlines specific water efficiency standards, including reference to achieving a maximum capacity use of 100 litres/person/day in residential development. Therefore, significant positive effects are expected in relation to IIA objective 13: water resources for Policies CN1 and CN4.

**5.28** As part of the approach to ensuring development is adapted to a changing climate, Policy CN1 requires the consideration of measures that minimise the risk and impact of flooding. The policy specifically refers to the incorporation of SuDS and rainwater gardens as key examples. As such, a minor positive effect is expected for IIA14: flood risk for this policy.

## Policies CN5, CN6 and CN7

**5.29** The group of policies appraised in this section is as follows:

- Policy CN5 – Renewable and low carbon energy schemes;
- Policy CN6 – Micro energy generation schemes; and
- Policy CN7 – Energy storage.

**5.30** This group of policies sets out the approach to mitigating climate change in Winchester District through the support for the delivery of infrastructure for renewable, low carbon energy and micro energy schemes, as well as energy storage. This includes support for community energy schemes. The likely sustainability effects of Policies CN5 to CN7 are set out in Table 5.4 and described below the table.

**Table 5.4: Likely sustainability effects for Policies CN5 to CN7**

IIA Objective	Policy CN5	Policy CN6	Policy CN7
IIA1: Climate Change Mitigation	++	++	++
IIA2: Transport and Air Quality	+	+	+
IIA3: Climate Adaptation	0	0	0
IIA4: Health and Wellbeing	+	+	+
IIA5: Community Cohesion and Safety	++	0	0
IIA6: Housing	0	0	0
IIA7: Access to Services, Facilities and Jobs	0	0	0
IIA8: Sustainable Economic Growth	++	0	0
IIA9: Biodiversity and Geodiversity	+/-	+/-	+/-
IIA10: Landscape and Character	+/-	+/-	+/-
IIA11: Historic Environment	+/-	+/-	+/-
IIA12: Natural Resources	+	0	0
IIA13: Water Resources	0	0	0
IIA14: Flood Risk	0	0	0

**5.31** All policies are likely to have a significant positive effect in relation to IIA objective 1: climate change mitigation given that they are supportive of development proposals which allow for renewable and low carbon energy generation as well as energy storage. Policies CN5 and CN6 set out direct support for community and small scale energy schemes Policy CN7 provides guidance for delivering developments that allow for energy storage which might be used to store excess power that is generated from low carbon sources and to power electric vehicles. The three policies appraised are likely to help reduce emissions and air pollutants associated with energy generation as well as home

heating and will also support a transition to using electric vehicles. As such, minor positive effects are expected for all policies in relation to IIA objective 2: transport and air quality given the potential to reduce dependency on energy from fossil fuels.

**5.32** A minor positive effect is expected for Policy CN5 in relation to IIA objective 4: health and wellbeing. This policy supports community energy schemes which are likely to help address fuel poverty in the District and support the ability of a higher number of residents to heat their homes. A minor positive effect is also expected for Policy CN6 and CN7 in relation to IIA objective 4: health and inequalities. Both policies make provision for the mitigation of noise impacts arising from development proposals, which might otherwise impact the amenity and wellbeing of residents in the District.

**5.33** Policy CN5 is expected to have a significant positive effect in relation to IIA objective 5: community cohesion and safety as it notes that development proposals should avoid harm and provide benefits to host communities. The policy also promotes the use of community energy schemes, which enable local communities to participate in the delivery of demand reduction and energy supply projects to tackle the energy crisis. This approach is expected to help address fuel poverty in the District which will be of particular benefit to those on lower incomes. This policy is also expected to help support the growth of the 'green economy' in the District which will be of particular importance as the transition away from the use of fossil fuels progresses. A significant positive effect is therefore expected for this policy in relation to IIA objective 8: sustainable economic growth.

**5.34** Renewable and low carbon energy generation and storage will require the provision of specialist infrastructure in the District. Due to its topography, large scale wind turbines are mostly to be limited to the South Downs National Park outside of the area covered by the plan. Within the area of the District covered by the plan, there is still potential for solar energy generation and micro generation from small wind turbines as well as other sources such biomass. There is a likelihood that the land take required and operation of new schemes as well as the larger scale and incongruous nature of the infrastructure to be

provided to have impacts relating to existing ecological network, landscape character and the built environment. Therefore, minor negative effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment.

**5.35** However, all three policies include requirements that will help limit adverse effects and achieve benefits for biodiversity, landscape character and heritage assets in the District. Policy CN5 requires developments to be assessed in relation to opportunities for environmental and wildlife enhancement. Policies CN6 and CN7 include requirements for micro energy generation and storage schemes to not have an unacceptable impact on the natural environment and biodiversity, respectively. Therefore, minor positive effects are expected for these policies in combination with the minor negative effects previously identified in relation to IIA objective 9: biodiversity and geodiversity.

**5.36** Minor positive effects are also expected in combination as part of overall mixed effects for all three policies in relation to IIA objectives 10: landscapes and character and 11: historic environment. Policy CN5 requires that proposals for the generation of renewable and low carbon energy must avoid an unacceptable impact on landscape and visual amenity of areas designated for their local, national or international importance, such as conservation areas and heritage assets. Policies CN6 and CN7 requires developments to be delivered to avoid an unacceptable impact on historic significance or landscape.

**5.37** A minor positive effect is expected for Policy CN5 in relation to IIA objective 12: natural resources. This policy is expected to help promote the re-use of sites for renewable and low carbon schemes once these developments have become obsolete. The policy requires that proposals are supported by a restoration plan of how the materials on the site will be recycled/re-used if the development ceases operation.

## Recommendations

**5.38** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy CN5 already includes the requirement for lighting at developments for renewable and low carbon energy to be restricted to emergency use only and that development should avoid or mitigate adverse effects on neighbouring uses. However, the policy could be strengthened by requiring that any light and noise pollution that might otherwise impact residential amenity should be appropriately mitigated.

## High quality well-designed places and living well

**5.39** This section presents the appraisal findings for the policies included in the 'High quality well-designed places and living well' chapter of the Local Plan. Given the relatively high number of policies included to address this topic, the policies have been split into groups for appraisal.

## Areas of Opportunity

**5.40** Below the High Quality Well-Designed Places and Living Well heading, the draft Local Plan includes five Areas of Opportunity. Opportunities for improvement have been identified for each area. The plan makes clear that these areas do not have specific Local Plan policies but that they should be used a starting point should any re-development proposals come forward for these locations. Each of the areas lack distinct or exact boundaries. The appraisal of these areas has been undertaken making use of the 'fuzzy' boundaries included in the plan and considers the potential constraints for each area alongside the opportunities identified in the document. The appraisal is based on constraints of the site as well as the text included in the draft Local

Plan for each Area of Opportunity. As for the appraisal of site allocation policies, mitigation required through other policies in the plan (for example, in relation to biodiversity sensitivities or potential flood risk) has not been reflected in these findings. Instead, the effects of the Plan as a whole as considered in the Cumulative Effects chapter

**5.41** This section presents the appraisal findings for each of the Areas of Opportunity:

- The Broadway;
- Westgate;
- Station Area;
- Bar End; and
- North Walls.

**5.42** The likely sustainability effects of each Area of Opportunity are set out in Table 5.5 and described below the table.

**Table 5.5: Likely sustainability effects for Areas of Opportunity**

IJA Objective	The Broadway	Westgate	Station Area	Bar End	North Walls
IJA1: Climate Change Mitigation	0	0	0	0	0
IJA2: Transport and Air Quality	+	+	++	+/-	++
IJA3: Climate Adaptation	0	0	0	0	0
IJA4: Health and Wellbeing	+	+	+	+	++
IJA5: Community Cohesion and Safety	+	+	+	0	0
IJA6: Housing	0	0	0	+	0
IJA7: Access to Services, Facilities and Jobs	+	+	+	+/-	+
IJA8: Sustainable Economic Growth	+	0	0	+/-	0
IJA9: Biodiversity and Geodiversity	+/-	+/-	-	--	--/+
IJA10: Landscape and Character	+?	+?	+?	+?	+?
IJA11: Historic Environment	--/+?	--/+?	--/+?	+/-?	--/+?
IJA12: Natural Resources	++	++	++	++	++

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IIA Objective	The Broadway	Westgate	Station Area	Bar End	North Walls
IIA13: Water Resources	+	0	0	0	0
IIA14: Flood Risk	+/-	0	0	0	-

**5.43** Each of the Areas of Opportunity lie within Winchester Town the main settlement of the District that provides access to the widest range of services and facilities as well as a large number of jobs and transport links. The Broadway, Westgate, Station Area and North Walls Areas of Opportunities are well related to the town centre. At the Station Area there is good access to the train station. At each of these areas the opportunities identified for redevelopment include improvements for walking and cycling access. Positive effects are therefore expected for these areas in relation to IIA objective 2: transport and air quality. At the Station Area, the opportunities identified include the co-location of the bus station with the rail station to create a transport interchange. A potential location for a new park and ride facility was identified at the workshop held to discuss development opportunities relating to Winchester Town. This approach is likely to provide substantial support to an increased use of public transport in Winchester Town and limiting local congestion. The positive effects recorded for these two areas in relation to IIA objective 2 are therefore significant. The Bar End Area of Opportunity is less well related to the town centre than the other locations considered. The area benefits from nearby access to Barfield Park and Ride and the Winchester Sports and Leisure Park and the opportunities identified for this location include improved walking and cycling access to this facility. The minor positive effect expected for this area in relation to IIA objective 2: transport and air quality is combined within a minor negative effect in recognition of its more isolated location.

**5.44** Within each Area of Opportunity, the improvements identified include public realm approaches that will create opportunities cycling and walking and/or the use of open spaces. This is likely to increase the uptake of exercise among the local population and provide opportunities for leisure and recreation. There is also potential for reduced use of private vehicles in more central areas which could reduce air and noise pollution to the benefit of human health. A positive effect is therefore expected for all Areas of Opportunity in relation to IIA objective 4: health and wellbeing. The positive effect recorded in relation to this IIA objective for North Walls is significant. At this location the opportunities

identified include improvements to the quality and offer of North Walls Recreational Ground.

**5.45** The Broadway, Westgate and Station Area are expected to have a minor effect in relation to IIA objective 5: community cohesion. At these locations opportunities for providing new public open spaces and improvements to public realm and street navigation have been identified. These types of improvements will be of importance in terms of providing spaces for informal interactions between residents which could benefit social tolerance and cohesion in Winchester. Improvements to public realm and wayfinding is likely to be of particular benefit for groups with more specialist needs in the District, most notably for older people and people with disabilities.

**5.46** The types of development to be delivered are not set out for most the Areas of Opportunity, However, within the Bar End Area of Opportunity mixed use development is identified as having potential for delivery on the former Bar End depot site. This is likely to include some residential development which would contribute to meeting Winchester's identified housing need. Therefore, a minor positive effect is expected for this Area of Opportunity in relation to IIA objective 6: housing.

**5.47** Regardless of the type of development to be provided at each location, the redevelopment of more centrally located sites is likely to provide site users and occupiers with good access to a range of services and facilities. Therefore, minor positive effects are expected for all Areas of Opportunity in relation to IIA objective 7: access to services, facilities and jobs. For Bar End, a minor negative effect is expected in combination given its more isolated location.

**5.48** The redevelopment of The Broadway is identified as having potential to incorporate city centre uses while the Bar End location is identified as having potential for mixed use development. These types of developments are expected to support job creation as they are occupied and therefore a minor positive effect is recorded in relation to IIA objective 8: sustainable economic growth. For Bar End this is expected in combination with a minor negative given

that existing industrial sites are to be redeveloped at this location which could affect areas which presently benefit the local economy.

**5.49** The more developed nature of Winchester Town and the Areas of Opportunity means that the potential for impacts on important biodiversity may be more limited than within more rural parts of the District. However, all sites lie within relatively close proximity of the River Itchen SSSI and SAC. Based on the 'fuzzy' presented in the draft Local Plan for the North Walls and Bar End areas could take in local biodiversity sites. As such, the redevelopment of all areas has potential for impacts on their value for biodiversity and negative effects are expected in relation to IIA objective 9: biodiversity and geodiversity. The negative effects recorded for North Walls and Bar End are significant given the present of biodiversity designations within their boundaries. For The Broadway, Westgate and North Walls minor positive effects are expected in combination given the opportunities identified for these locations to incorporate new trees and planting.

**5.50** It is likely that supporting the regeneration of urban areas in the District will benefit local character and the existing townscape. This is likely to include through bring disused buildings back into appropriate uses and the revitalisation of town centre locations. Minor positive effects are therefore recorded for all Areas of Opportunity in relation to IIA objective 10: landscape and character. The effects are uncertain given that impacts will be largely dependent on the specific design of proposals for these areas which is presently unknown.

**5.51** There is also potential for the enhancement of the setting of heritage assets in Winchester Town through this regeneration. However, the sensitivities of the town centre locations should also be noted. This is of particular relevance in relation to Station Area, Westgate, North Walls and The Broadway. At these locations, without careful planning, there is potential to affect the settings of heritage assets including the Grade I Cathedral, Hyde Abbey Gateway and Great Hall Winchester Castle among others. All areas lie within or at the edge of Winchester Conservation Area. The majority of Areas of Opportunity are expected to have a combined minor positive and significant negative effect in relation to IIA objective 11: historic environment. Bar End Area of Opportunity is

less constrained than the other Areas of Opportunity and therefore the negative effect recorded is minor. For all areas the effects are uncertain given that specific impacts on the historic environment will be partly dependent upon the design of proposals.

**5.52** Redevelopment of all Areas of Opportunity will support more efficient use of land in the District. The development of brownfield sites could provide opportunities for the re-use of existing structures and a significant positive effect is recorded for all areas in relation to IIA objective 12: natural resources.

**5.53** North Walls and The Broadway include some land within areas of higher flood risk. Regeneration at these areas could provide opportunities for addressing this issue, however, these opportunities are not identified in the plan. Without suitable mitigation, providing new development in these areas could increase the number of residents and businesses at risk of flooding in Winchester. At The Broadway Area of Opportunity, the improvements identified include the de-culverting a tributary of the River Itchen which could have benefits in relation to downstream flood risk and nutrient pollution. Therefore, while a minor negative effect is recorded for North Walls and The Broadway in relation to IIA objective 14: flood risk, it is expected in combination with a minor positive for The Broadway. Furthermore, a minor positive effect is also recorded for this area in relation to IIA objective 13: water resources.

## Recommendations

**5.54** The following recommendations for the text addressing the Areas of Opportunity are included to help mitigate any negative effects and strengthen any positive effects identified:

- Within the Areas of Opportunity redevelopment should be undertaken to respond positively to the setting of high concentration of heritage assets including that of the Winchester Conservation Area.
- Development at each Area of Opportunity should consider potential impacts on the River Itchen SSSI and SAC.

- Within the North Walls and The Broadway Areas of Opportunity there may be potential for development to reduce existing flood risk and proposals should seek to positively address this issue.

## Policies D1, D2, D3 and D4

**5.55** The group of policies appraised in this section is as follows:

- Strategic Policy D1 – High quality, well designed and inclusive places;
- Strategic Policy D2– Design principles for Winchester Town;
- Strategic Policy D3 – Design principles for South Hampshire Urban Areas; and
- Strategic Policy D4 – Design principles for Market Towns and Rural Villages.

**5.56** This group of policies set out a number criteria developments should meet to ensure the creation of high quality well-designed places. Specific design criteria for the areas of Winchester Town, the South Hampshire Urban Areas and Market Towns and Rural Villages have also been included. These criteria are included to help deliver the Visions for each of three identified areas. Given the overlap between these criteria and the related Visions for the areas in question, the appraisal of the each of the policies presented below also considers the Vision text.

**Table 5.6: Likely sustainability effects for Policies D1, D2, D3 and D4**

IIA Objective	Policy D1	Policy D2	Policy D3	Policy D4
IIA1: Climate Change Mitigation	++	0	0	0

IIA Objective	Policy D1	Policy D2	Policy D3	Policy D4
IIA2: Transport and Air Quality	+	+	0	+
IIA3: Climate Adaptation	+	+	0	+
IIA4: Health and Wellbeing	++	+	0	+
IIA5: Community Cohesion and Safety	++	+	+	++
IIA6: Housing	0	0	0	++
IIA7: Access to Services, Facilities and Jobs	+	0	0	0
IIA8: Sustainable Economic Growth	0	0	0	0
IIA9: Biodiversity and Geodiversity	++	++	+	+
IIA10: Landscape and Character	+	++	+	++
IIA11: Historic Environment	+	++	+	++
IIA12: Natural Resources	++	0	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	0	0

**5.57** The principles set out to guide the design of development in the District as well as within the specific locations of Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Villages have been drafted to respond to the ten characteristics of good design in the National Design Guide. Requiring development to adhere to the characteristics identified in the National

Design Guide is likely to have a range of benefits including enhanced aesthetic quality, potential enhancement of character and the historic environment, improved health and wellbeing of residents, increased use of sustainable modes of transport and better energy efficiency at new developments. The likely range of benefits reflect the wide range of topics addressed. The appraisal of Policies D1, D2, D3 and D4 does not include a detailed appraisal of the characteristics presented in the National Design Guide given that the required purpose of the IIA is to appraise the policies and reasonable alternatives considered for the Local Plan.

**5.58** Policy D1 is expected to result in a significant positive effect in relation to IIA objective 1: climate change mitigation. This policy requires that design solutions are incorporated to minimise carbon emissions, including through passive solar gain and considering the role of embodied carbon. Given that the role of embodied carbon should be considered as part of the design process which will involve considering whether existing buildings can be reused or refurbished, this policy is also expected to have a significant positive effect in relation to IIA objective 12: natural resources.

**5.59** Policies D1, D2 and D4 include requirements that will support modal shift the District and reduce the potential for increased carbon emissions and air pollution as development occurs. Measures include the incorporation of safe and accessible walking and cycling routes. A minor positive effect is expected for these three policies in relation to IIA objective 2: transport and air quality. These three policies also include requirements for green infrastructure to be incorporated at new developments which is likely to help mitigate the effects of climate. A minor positive effect is also expected for these policies in relation to IIA objective 3: climate change mitigation. These types of provisions are likely to encourage people to undertake leisure and recreation. A positive effect is therefore expected for Policies D1, D2 and D4 in relation to IIA objective 4: health and wellbeing. Given that Policy D1 also includes a requirement for unacceptable adverse impact upon adjoining land uses or properties to be prevented, it likely to benefit residential amenity in the District. Therefore, the positive effect recorded for this policy in relation to IIA objective 4 is significant.

**5.60** Policy D1 requires that developments are delivered to incorporate high quality public realm and are useable by all members of the public, including those who may have specialist needs such as people with disabilities and with reduced mobilities. This approach is likely to be of particular benefit in terms of ensuring development meets the needs of all residents and therefore a significant positive effect is expected in relation to IIA objective 5: community cohesion. Policies D2, D3 and D4 require that the design of developments should be informed by community engagement. This approach is likely to ensure that a wide range of community voices have informed the design of new developments and therefore a positive effect is expected for these policies in relation to IIA objective 5. The positive effect recorded for Policy D4 is significant given that this policy also requires that homes provided in the Market Towns and Rural Villages Area meet the needs of old and young people alike. Given this requirement of Policy D4 is also likely to support the delivery of a range of housing types that better meets the needs of people in the District, a significant positive effect is also recorded in relation to IIA objective 6: housing.

**5.61** Policy D1 requires that at mixed use developments, services and community facilities should be located in central or easily accessible locations. Therefore, a minor positive effect is expected for this policy in relation to IIA objective 7: access to services, facilities and jobs.

**5.62** Through Policy D1, developments should be supported by a landscape framework to enhance the natural environment. Policy D2 requires that nature features and tree planting are incorporated into the designs of developments at Winchester Town. Furthermore, Policy D3 requires the design of developments at the South Hampshire Urban Areas to respond to aspects, characteristics and specific design requirements that have been identified in the relevant site allocations policies. This is likely to include the protection of biodiversity assets in this part of the District. The requirement for developments at the Market Towns and Rural Villages to enhance green infrastructure which will be of importance for habitat provision, is included in Policy D4. All four policies are therefore likely to help protect and potentially enhance biodiversity in Winchester District and therefore positive effects are recorded in relation to IIA objective 8: biodiversity and geodiversity. For Policies D1 and D2, the positive

effects are significant given the more explicit requirements included to deliver benefits for local biodiversity.

**5.63** Supporting good design in the District, in line with relevant master plans and design codes is likely to benefit the aesthetic quality of the District. This approach is expected help protect and potentially enhance the existing landscapes and townscapes of Winchester District, with associated benefits for the setting of heritage assets. As such, all four policies are likely to have positive effects in relation to IIA objectives 10: landscape and character and 11: historic environment. For Policies D1, D2 and D4 the positive effects are expected to be significant. Policy D1 requires development to respond positively to the local context and make a positive contribution to the area. Importantly for the preservation of local landscape character, developments should also be supported by a landscape framework. Development within Winchester Town is required by Policy D2 to include a design that is sympathetic to the character of the Town's historic roofscape in terms of bulk, grain, form and materials. Policy D4 requires that the design of new developments in the Market Towns and Rural Villages should contribute to setting of the site, response to local character and identity and preserve the history and heritage of the area.

## Recommendations

**5.64** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy D3 could be strengthened to include requirements for the incorporation of green infrastructure, improvements for active and sustainable modes of transport and more explicit requirements to address the conservation and enhancement of landscape and local character and the historic environment.

## Policies D5, D6, D7, D8 and D9

**5.65** The group of policies appraised in this section is as follows:

- Strategic Policy D5 – Master plans;
- Policy D6 – Brownfield development and making best use of land;
- Policy D7 – Development standards;
- Policy D8 – Contaminated land; and
- Policy D9 – Impact of overheating

**5.66** This group of policies provide the requirements for master plans at larger sites to help achieve sustainable development and good quality place-making. They also set out the approach to promoting the development of brownfield land with higher densities to be required at highly connected sites as well as development standards relating to the control of pollution and the remediation of contaminated land. Furthermore, specific policy text is included to address the issue of overheating at new developments. The likely sustainability effects of Policies D5 to D9 are set out in Table 5.7 and described below the table.

**Table 5.7: Likely sustainability effects for Policies D5 to D9**

IIA Objective	Policy D5	Policy D6	Policy D7	Policy D8	Policy D9
IIA1: Climate Change Mitigation	+	+	0	0	++
IIA2: Transport and Air Quality	++	+	++	0	0
IIA3: Climate Adaptation	+	0	0	0	++
IIA4: Health and Wellbeing	+	+	+	+	+

<b>IIA Objective</b>	<b>Policy D5</b>	<b>Policy D6</b>	<b>Policy D7</b>	<b>Policy D8</b>	<b>Policy D9</b>
IIA5: Community Cohesion and Safety	++	+/-	+	0	0
IIA6: Housing	+	0	+	0	++
IIA7: Access to Services, Facilities and Jobs	++	+	0	0	0
IIA8: Sustainable Economic Growth	+	0	0	0	0
IIA9: Biodiversity and Geodiversity	+	0	0	0	+
IIA10: Landscapes and Character	++	+	0	0	0
IIA11: Historic Environment	+	+	0	0	0
IIA12: Natural Resources	0	++	+	++	0
IIA13: Water Resources	+	0	++	+	+
IIA14: Flood Risk	+	+	0	0	+

**5.67** The requirement to agree master plans for larger development sites, included under Policy, is likely to have a range of benefits relating to achieving successful integration with the local environment. This includes a minor positive effect in relation to IIA objective 1: climate change mitigation given that proposals of this nature should be supported by an assessment for the suitability to incorporate renewable energy schemes. Policy D6 is also expected to have a minor positive effect in relation to IIA objective 1. This policy is expected to help achieve higher densities of development in the District which will support reduced energy usage and promoted centralised sources of renewable energy. Policy D9 is likely to have the most substantial benefits relating to this topic given its focus relating to addressing a balance of heating

at new developments, through a hierarchy of measures. This is of particular relevance when considering the potential to reducing energy demands in light of the climate emergency. A significant positive effect is recorded for this policy in relation to IIA objective 1: climate change mitigation.

**5.68** Policies D5 and D6 are most likely to reduce the need to travel by private vehicle in the District. Policy D5 will achieve this at larger developments through a range of measures including through the incorporation of a range of services and facilities and employment uses that residents may need to regularly access as well as routes and infrastructure to promote travel by sustainable modes, including active travel. Through Policy D6, the benefits achieved would be limited to those related to the delivering development at higher levels of density and therefore while the positive effect expected in relation to IIA objective 2: transport and air quality is significant for Policy D5, it is expected to be minor for Policy D6. Policy D7 is also expected to result in a significant positive effect in relation to this IIA objective. This policy sets out its specific requirement for development to limit the unacceptable impacts from pollution, including those relating to ambient air quality.

**5.69** The requirement for master plans at larger schemes is to incorporate the preparation of a supporting green infrastructure strategy in line with Policy D5. These measures will go some way to address effects of climate change and therefore a minor positive effect is recorded in relation to IIA objective 3: climate adaptation. Policy D9 is set out specifically to require new developments to address the main effects of climate change; the increasing likelihood for extreme temperatures. The policy includes a hierarchy of measures to achieve beneficial outcomes, with the installation of mechanical air conditioning systems set out as the least preferred approach. A significant positive effect is expected for Policy D9 in relation to IIA objective 3.

**5.70** A minor positive effect is expected in relation to IIA objective 4: health and wellbeing for all policies appraised. For Policies D5 and D6 this reflects the potential for incorporating the required services and facilities and open spaces to achieve uplifts in public health through increased potential for exercise and access to healthcare. It also reflects benefits relating to achieving better

designed and compact developments which are likely to increase the potential for active modes of travel to be made use of. For Policies D7 and D8, the positive effect reflects the policy requirements to ensure there is no unacceptable impact on human health from pollution or contaminated land. The benefits recorded for Policy D9 reflect the potential to incorporate increased resilience to the effects of extreme temperatures which certain sections of the community (such as older people and people with disabilities) will be more vulnerable to.

**5.71** Policies D5 and D7 are expected to provide benefits in relation residential amenity and supporting the successful integration of new development in a manner which considers existing resident's opinions. Through Policy D5 this is to be achieved through the preparation of master plans that have input from local people and other stakeholders. Amongst other things, these should demonstrate how infrastructure and community assets will be maintained onsite and a housing mix will be delivered to support community cohesion. Policy D7 includes requirements that will protect amenity relating to various types of pollution, including noise. The positive effect expected for Policy D5 in relation to IIA objective 5: community cohesion and safety is significant given the wider ranging requirements included and the potential for master plans to support integration with existing development through a range of stakeholder inputs. The effect recorded for Policy D6 in relation to this IIA objective is likely to be mixed minor positive and minor negative. This policy supports the achievement of higher levels of density in urban areas, with high quality well designed places to be achieved. The promotion of higher levels of density may help improve the aesthetic value of urban locations through regeneration, however, it may also have implications for residential amenity which is not directly protected through the policy.

**5.72** Including the requirement under Policy D5 for the delivery of a housing mix to meet local needs will also support the achievement of IIA objective 6: housing and therefore a minor positive effect is recorded. Given the potential to protect residential amenity through Policy D7, a minor positive effect is also expected for this policy in relation to IIA objective 6. Policy D9 will support the achievement of higher quality of housing stock, in light of the effects of climate change. There requirements set out will also have benefits for residents in

terms of energy efficiency and related to this bills for energy. Therefore, a significant positive effect is expected in relation to IIA objective 6: housing, for this policy.

**5.73** By requiring larger sites to be master planned, it is expected that good access can be achieved to essential services and facilities and jobs. Policy D5 specifically requires larger schemes to deliver employment provision and community facilities, which is likely to support a degree of self-containment. A significant positive effect is therefore recorded for this policy in relation to IIA objective 7: access to services, facilities and jobs. The promotion of higher levels of density at urban locations where there is good access to facilities is set out through Policy D6. A minor positive effect is recorded in relation to IIA objective 7 for this policy.

**5.74** None of the policies are expressly set out to support the long term economic growth of Winchester District, for example through the allocation of sites for this type of development. However, the requirement for master plans at larger development sites under Policy D5, stipulates that these types of sites should incorporate appropriate employment provision. This policy is therefore expected to support a level of economic growth at certain larger sites and a minor positive effect is recorded in relation to IIA objective 8: sustainable economic growth.

**5.75** Policy D5 also requires that development is supported by a green infrastructure strategy which is likely to benefit biodiversity in terms of habitat provision and connectivity. Under Policy D9 there is support for the potential overheating of buildings to be addressed through the design process by using planting around the outside and through green roofs and walls. These types of provision are likely to support some level of benefit for local ecosystems. Therefore, a minor positive effect is expected in relation to IIA objective 9: biodiversity and geodiversity for Policies D5 and D9.

**5.76** The master planning of larger sites is expected to allow for the identification of options for development that would be coherent with the established townscape and landscape of the plan area. Policy D5 specifically

requires that development respects the character of the landscape and heritage through a high standard of design and that it makes use of appropriate densities in terms of scale, height and massing. The requirement to prepare a green infrastructure strategy to support development at such sites is also expected to support improvements to landscape character and a significant positive effect is therefore recorded in relation to IIA objective 10: landscapes and character. A minor positive effect is expected in relation to IIA objective 11: historic environment given the potential for benefits to the settings of heritage assets through the protection of the established character of Winchester District. Policy D6 is also expected to have minor positive effects in relation to IIA objectives 10: landscapes and character and 11: historic environment. The policy supports higher densities of development at brownfield urban sites where the design of the scheme would respond positively to the character and local distinctiveness of the area within which it lies.

**5.77** Under Policy D6 and D8 direct support is included for the reuse of brownfield land and the appropriate remediation of contaminated land to ameliorate potential future risks. A significant positive effect is therefore recorded for both policies in relation to IIA objective 12: natural resources. Policy D7 sets out a number of development standards that are expected to be met at proposals. This is to include the preparation of an assessment to detail the potential for contaminated land as well as any mitigation required. A minor positive effect is therefore expected for this policy in relation to IIA objective 12.

**5.78** It is likely an approach which incorporates green infrastructure or supports the delivery of green roofs and walls will help to prevent the run off of surface water and support general improvements to water quality and flood risk in the District. Minor positive effects are therefore recorded for Policies D5 and D9 in relation to IIA objectives 13: water resources and 14: flood risk. The development standards for proposals under Policy D7 include a focus to address various types of pollution in terms of both generation or the delivery of uses with potential for related sensitivities. Pollution from construction and water pollution are required to be addressed through this policy and therefore a significant positive effect is expected in relation to IIA objective 13: water resources. Policy D8 is also expected to help benefit the protection of water quality. This policy requires that where development would occur on potentially

contaminated land there will be no unacceptable impacts on groundwater or surface water. Therefore, a minor positive effect is expected in relation to IIA objective 13: water resources for this policy. Policy D6 supports the redevelopment of brownfield land in the District and this may limit the potential need for greenfield development and a proliferation of impermeable surfaces. This outcome is likely to help limit any impacts on natural drainage patterns and the safe infiltration of surface water and a minor positive effect is therefore expected in relation to IIA objective 14: flood risk for this policy.

## Recommendations

**5.79** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy D5 could be further strengthened by including the approach for master plans at larger development schemes to support a more strategic approach to the preservation, enhancement and connecting of existing habitats and new provisions schemes might deliver. This approach would likely help to improve habitat connectivity in the area.
- Policy D6 could be strengthened by requiring that determination of what should be considered an appropriate density should take potential impacts on the amenity of neighbouring uses into consideration. At present the policy sets out that the acceptability of a scheme should be determined primarily based on its response to general character and local distinctiveness.
- Policy D7 already requires the potential for unacceptable pollution to be addressed by applicants where they would have adverse effects on health or quality of life. The policy could be strengthened by requiring unacceptable pollution to take potential adverse impacts on biodiversity into consideration.

**5.80** Policy D9 presently supports the incorporation of green roofs and walls and other types of green infrastructure to help address the potential overheating of buildings. The plan could be particularly supportive of developments that

incorporate these types of provisions where they can be demonstrated to provide benefits for biodiversity.

## Policies D10 and D11

5.81 The group of policies appraised in this section is as follows:

- Policy D10 – Shopfronts; and
- Policy D11 – Signage.

5.82 This group of policies further expands on the approach to achieving high quality well-designed places in Winchester. The policies set out guidance for proposals involving the provision of new and the alteration or replacement of existing shopfronts or the replacement of new shopfronts as well as the approach to signage. The likely sustainability effects of Policies D10 and D11 are set out in Table 5.8 and described below the table.

**Table 5.8: Likely sustainability effects for Policies D10 and D11**

IIA Objective	Policy D10	Policy D11
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	0	0
IIA3: Climate Adaptation	0	0
IIA4: Health and Wellbeing	0	0
IIA5: Community Cohesion and Safety	0	+
IIA6: Housing	0	0
IIA7: Access to Services, Facilities and Jobs	0	0
IIA8: Sustainable Economic Growth	+/-	+/-
IIA9: Biodiversity and Geodiversity	0	0

IIA Objective	Policy D10	Policy D11
IIA10: Landscape and Character	++	++
IIA11: Historic Environment	++	++
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.83** Both policies are likely to have negligible effects in relation to the majority of the IIA objectives given their narrow focus relating to the preservation of the appearance and character of shopping area. However, Policy D11 includes a requirement that street furniture should be located so that obstructions to users do not result. This approach is likely to ensure unrestricted accessible through shopping areas, which will be of particular benefit for those with issues related to reduced mobility, potentially including older people and people with disabilities. Therefore, a minor positive effect is recorded in relation to IIA objective 5: community cohesion and safety for Policy D11.

**5.84** Mixed positive and negative effects are expected for Policies D10 and D11 in relation to IIA objective 8: sustainable economic growth. The support contained within the policies for enhancing the quality of the streetscape and providing well designed and located signage is likely to attract increased footfall into commercial areas, particularly those which lie off the main thoroughfares of the District’s main centres. However, the requirements of the policies may restrict development which supports local businesses with potential for adverse effects in relation to business growth and supporting long term economic viable. The requirements will limit the potential for certain types of shop frontages and signage as well as the limiting the position of new signs that are considered acceptable in planning terms. This approach may limit the design options for new businesses can be delivered and may limit the potential for signage in areas that might otherwise help to draw footfall to a business.

**5.85** A significant positive effect is expected for Policies D10 and D11 in relation to IIA objective 10: landscapes and character. Policy D10 specifically seeks to protect and enhance the character and distinctiveness of commercial areas by preventing the proliferation of inappropriate shop frontage. Policy D11 places restrictions on the design, form, size, location and materials used for signs to ensure they are in keeping with the area within which they lie and the buildings they serve. The policy also requires that new signage respects existing character.

**5.86** Both policies are expected to help conserve and enhance the setting and significance of the District's heritage assets. Policy D10 seeks to ensure that shopfronts are sensitively designed to make a positive impact on the surrounding environment, noting the contribution historic frontages can make to conservation areas. Policy D11 restricts the use of internally illuminated signs in conservation areas and those which detract from significant architectural features on a building. A significant positive effect is therefore expected for both policies in relation to IIA11: historic environment.

## **Sustainable transport and active travel**

**5.87** This section presents the appraisal findings for the policies included in the 'Sustainable transport and active travel' chapter of the Local Plan. Given the smaller number of policies included to address this topic, all four policies have been grouped together for appraisal.

### **Policies T1, T2, T3 and T4**

**5.88** The group of policies appraised in this section is as follows:

- Strategic Policy T1 – Sustainable and active transport and travel;
- Policy T2 – Parking for new developments;

- Policy T3 – Promoting sustainable travel modes of transport and the design and layout of parking for new developments; and
- Policy T4 – Access for new developments.

**5.89** This group of policies set out the approach to transport requirements for new development in the District. This includes requirements to support sustainable and active modes, the considerations which are of relevance for parking proposals for new schemes and the approach to securing safe access to new developments, including for people with reduced mobility and for those making use of alternatives modes of transport. The policies have been drafted in the context of the District’s Carbon Neutrality Plan and the recognition of transport as one of the highest contributors to the carbon footprint of Winchester. The likely sustainability effects of Policies T1 to T4 are set out in Table 5.9 and described below the table.

**Table 5.9: Likely sustainability effects for Policies T1 to T4**

IIA Objective	Policy T1	Policy T2	Policy T3	Policy T4
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	++	++?	++	++
IIA3: Climate Adaptation	0	0	+	0
IIA4: Health and Wellbeing	+	+	+	+
IIA5: Community Cohesion and Safety	+	++	++	++
IIA6: Housing	0	0	0	0
IIA7: Access to Services, Facilities and Jobs	+	+	+	+
IIA8: Sustainable Economic Growth	+	++	+	+

<b>IIA Objective</b>	<b>Policy T1</b>	<b>Policy T2</b>	<b>Policy T3</b>	<b>Policy T4</b>
IIA9: Biodiversity and Geodiversity	0	0	0	0
IIA10: Landscape and Character	0	+	+	0
IIA11: Historic Environment	0	+	+	0
IIA12: Natural Resources	0	0	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	+	0

**5.90** All four policies are expected to have a significant positive effect in relation to IIA objective 2: transport and air quality. The support contained within the policies for travel by sustainable modes of transport (including active modes) is likely to help limit carbon emissions and air pollutants associated with vehicular sources at new developments in the District. In addition to supporting travel by more sustainable modes and requiring the undertaking of a travel assessment for new developments, Policy T1 also requires development to prioritise the concept of 15 minute neighbourhoods. This policy is therefore also likely to help reduce the need to travel at new developments. The significant positive effect recorded in relation to IIA objective 2: transport and air quality is uncertain for Policy T2. This policy requires that parking provision at new residential development takes account of local circumstances. In some instances (for example where development sites are not in close proximity to public transport) there is potential for this approach to result in a higher level of parking provision that will perpetuate car dominance and issues relating to carbon emissions and air pollution in these areas. Only Policy T3 is expected to directly affect IIA objective 3: climate adaptation. The support in the policy to incorporating permeable parking surfaces at parking at new development schemes is likely to help support adaptation to expected increased levels of rainfall as a result of climate change.

**5.91** Supporting the increased potential for the safe use of active modes of transport is expected to positively affect public health in the District as more

people are encouraged to walk and cycle. All four policies include provisions that would support modal shift towards more active modes of transport. This includes the prioritisation of active modes in the transport hierarchy (Policy T1) and supporting connections to the existing PRow network (Policy T4). Policies T2 and T3 primarily address car parking in the District, which is less likely to be of importance to supporting travel by active modes. However, both policies require the incorporation of parking to accommodate active modes. A minor positive effect is therefore expected for all four policies in relation to IIA objective 4: health and wellbeing.

**5.92** Supporting increased levels of connectivity in the District is expected to help meet the needs of and support higher levels of life satisfaction for a wider range of individuals in Winchester. All four policies are expected to have benefits in this regard, for example through support for the creation of 15 minute neighbourhoods where a range of services and facilities are easily accessible to new residents as set out in Policy T1. These benefits will be of particular benefit to those who do not have access to a private vehicle and a minor positive effect is expected in relation to IIA objective 5: community cohesion and safety for Policy T1. The remaining three policies (T2, T3 and T4) set out requirements that would be of particular benefit to groups that are often underrepresented in society, including people with disabilities and those with reduced mobility. Requirements include the delivery of car parking and access at new developments with specific consideration for such groups as well as including parking for mobility scooters. Significant positive effects are expected for Policies T2, T3 and T4 in relation to IIA objective 5: community cohesion and safety.

**5.93** None of the policies directly address the provision of supporting services and facilities in the District as this is outside the remit of the Local Plan. However, ensuring a safe and good level of access across the plan area (particularly by public transport, walking and cycling which will be the modes the highest numbers of residents can make use of) and that appropriate levels of car parking are provided, will support good access to existing services and facilities. Minor positive effects are therefore recorded in relation to IIA objective 7: access to services, facilities and jobs for all four policies. Securing the required level of access across the District will also be of importance to

supporting the required level of economic growth and employment provision over the plan period. Given that the policies include provisions that will support increasing numbers of residents to make use of alternative modes of transport, there is potential to minimise the levels of congestion, particularly in Winchester Town, thereby helping to support local economic growth and good access to employment opportunities, particularly where commuting times by public transport are reduced. Minor positive effects are recorded in relation to IIA objective 8: sustainable economic growth for Policies T1, T3 and T4. Policy T2 requires that developments for commercial uses are considered on a case by case in relation to the delivery of a relevant level of car parking. This approach will help to ensure that car parking is minimised as much as reasonably possible in line with expected trip generation while also having consideration for the need to ensure the viability of the development to be delivered. Policy T2 is therefore expected to result in a significant positive effect in relation to IIA objective 8: sustainable economic growth.

**5.94** The provision of new parking facilities in the plan area may be to the detriment of the setting designated heritage assets and sensitive landscapes in the District. However, the four policies appraised are not directly supportive of a particular level of development of this type. Furthermore, they are not supportive of this type of development in particular areas of the District, which otherwise might include areas identified as being sensitive in relation to the natural or historic environment or landscape. Policies T2 and T3 requires the level of car parking at developments to be considered as part of the design process and to take into consideration character of the local area in relation to the level of provision and design of new schemes. It also requires that attractive, landscaped designs should be achieved and high quality signage delivered. Therefore, minor positive effects are recorded in relation to IIA objectives 10: landscapes and character and 11: historic environment. The requirement in Policy T2 for permeable parking surfaces to be incorporated at new parking schemes unless there is evidence that this approach should not be may use of, will support the safe infiltration of surface water. Therefore, a minor positive effect is expected in relation to IIA objective 14: flood risk.

## Recommendations

**5.95** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy T1 could be strengthened by setting out an approach that considers not only the incorporation of sustainable and active transport modes and routes to encourage modal shift but also infrastructure that will support the use of these features by a range of users, including those with disabilities and older people. Sustainable and active transport modes and routes should be supported by the incorporation of features such as weatherproof shelters, benches, digital displays and appropriate signage.
- Policy T2 could be strengthened by requiring that parking provision on residential development to take account of a wide range of user types, to include those with disabilities and reduced mobility.

## Biodiversity and the natural environment

**5.96** This section of the report presents the appraisal of the policies included in the 'Biodiversity and the natural environment' chapter of the Local Plan. Given the relatively high number of policies included to address the topic, the policies have been split into groups for appraisal.

### Policies NE1 and NE2

**5.97** The group of policies appraised in this section is as follows:

- Strategic Policy NE1 – Protecting and enhancing biodiversity and the natural environment in the District; and

- Policy NE2 – Major commercial, educational and mod establishments in the countryside (MTRA5).

**5.98** This group of policies sets out the approach to achieving high quality outcomes in relation to biodiversity and the natural environment in Winchester. This includes requirements for proposals to protect and enhance biodiversity and the natural environment, as well as guidance on the retention and development of major facilities in rural locations in the District. The likely sustainability effects of Policies NE1 and NE2 are set out in Table 5.10 and described below the table.

**Table 5.10: Likely sustainability effects for Policies NE1 and NE2**

IIA Objectives	Policy NE1	Policy NE2
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	+	-
IIA3: Climate Adaptation	++	0
IIA4: Health and Wellbeing	+	0
IIA5: Community Cohesion and Safety	0	0
IIA6: Housing	-	0
IIA7: Access to Services, Facilities and Jobs	0	+
IIA8: Sustainable Economic Growth	-	++
IIA9: Biodiversity and Geodiversity	++	-
IIA10: Landscape and Character	+	-
IIA11: Historic Environment	+	-
IIA12: Natural Resources	+	0

IIA Objectives	Policy NE1	Policy NE2
IIA13: Water Resources	+	0
IIA14: Flood Risk	0	0

**5.99** Policy NE1 includes the requirement that developments must protect, conserve and enhance the air environment in Winchester. A minor positive effect is therefore expected in relation to IIA objective 2: transport and air quality. Policy NE2 supports the adaptation and expansion of buildings that accommodate established businesses in more rural locations. Supporting the expansion of these sites could result in more residents commuting to rural locations with many of these trips likely to be made by car given the more limited potential for connections by public transport. A minor negative effect is therefore expected for Policy NE2 in relation to IIA objective 2: transport and air quality.

**5.100** Policy NE1 is expected to have a significant positive effect in relation to IIA objective 3: climate change mitigation. The policy requires that development should not result in the loss or deterioration of irreplaceable habitats. Biodiversity sites that are protected by the policy, form part of the wider green infrastructure network in the District. These sites are an important resource in terms of carbon storage in Winchester. Helping to protect open spaces in Winchester District is also likely to provide space for residents to partake of more active lifestyles with benefits expected for public health. The protection of biodiversity sites in the District is also expected to support opportunities for residents to benefit from appropriate interactions with nature which has been shown to positively affect mental health [See reference 28]. Therefore, a minor positive effect is expected for Policy NE1 in relation to IIA objective 4: health and wellbeing.

**5.101** Policy NE1 is however expected to have a minor negative effect in relation to IIA objective 6: housing, given that its requirements could restrict where new housing can be located in Winchester. There is potential that proposals in certain parts of the District may not be able to deliver the

necessary biodiversity and habitat enhancements. The requirements of the policy may also make certain parts of the District less suitable in planning terms for the delivery of economic development. Therefore, a minor negative effect is also expected for Policy NE1 in relation to IIA objective 8: sustainable economic growth.

**5.102** The support Policy NE2 provides to established rural businesses in the District is likely to help ensure that they continue to act as an important source for employment opportunities for residents. A minor positive effect is therefore expected in relation to IIA objective 7: access to services, facilities and jobs. A significant positive effect is expected for Policy NE2 in relation to IIA objective 8: sustainable economic growth) given the inherent support the policy would provide towards the diversification of rural business.

**5.103** A significant positive effect is expected for Policy NE1 in relation to IIA objective 9: biodiversity and geodiversity. The policy directly addresses the protection of the natural environment and biodiversity in the District. This includes a requirement for all new development to ensure no net-loss or deterioration of habitats and the wider Ecological Network. Furthermore, the policy encourages enhancement of biodiversity onsite, and when this is not possible, for suitable enhancements to be made elsewhere. The approach of Policy NE2 is likely to support some level of new development at established employment locations in more rural locations. While new development may not necessarily result in the development of greenfield land, these locations are likely to be more sensitive to new growth in terms of effects on habitats that are presently less disturbed than within urban areas. Some of the locations identified in the supporting text contain or are in close proximity to local biodiversity designations. This includes Hursley Park West Local Wildlife Site towards IBM Hursley and Ower Wood and Privet Copse Local Wildlife Sites towards Sparsholt College. Therefore, a minor negative effect is expected for Policy NE2 in relation to IIA objective 9: biodiversity and geodiversity.

**5.104** Policy NE1 is also likely to have benefits in relation to the protection of the natural landscapes of the District and the role that these play in terms of providing setting for heritage assets. As part of the requirement for

developments to ensure the conservation of the natural environment, Policy NE1 requires that natural beauty of the landscape should be protected. Minor positive effects are therefore expected in relation to IIA objectives 10: landscape and character and 11: historic environment. The protection of the water environment is also required through Policy NE1. Therefore, this policy is also expected to result in a minor positive effect in relation to IIA objective 13: water resources. Given that Policy NE2 could result in the intensification and expansion of developments in countryside locations, there is potential for detrimental impacts on the established character of these areas. Therefore, a minor negative effect is expected for this policy in relation to IIA objective 10: landscape and character. Policy NE2 is also expected to have a minor negative effect in relation to IIA objective 11: historic environment. Of the sites identified in the supporting text, IBM Hursley, Sparholt College and Arqiva Crawley all contain or are located close to heritage assets including Grade II\* Listed Hursley House and Crawley Conservation Area and there is potential for detrimental impacts on their respective settings. There is potential for intensifications of use could result in irreversible changes to such an area's features.

## Recommendations

**5.105** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy NE1 could be strengthened by requiring that development does not harm/degrade the green infrastructure network or result in its fragmentation. A cross reference to the relevant green infrastructure policy might be included. The policy already includes a requirement not to harm/degrade the Ecological Network or result in its fragmentation which provides less direct protection for the green infrastructure network.
- Policy NE1 could be further strengthened by including reference to the requirement to demonstrate biodiversity net gain. A cross reference to the relevant biodiversity net gain policy can be included.

- Policy NE2 could be strengthened by requiring developments at the rural locations in question to be supported by an assessment of impacts relating to traffic or cross refer to the relevant policy in the Local Plan. The suggested recommendation is seen to be of particular relevance given the declaration of a climate change emergency.
- Policy NE2 could be further strengthened by requiring that development would not result in unacceptable harm in relation to rural setting, established character and the historic environment as well as biodiversity assets. The policy addresses development in the countryside at locations where heritage assets are present and it would be beneficial to cover off these sensitivities through the policy or cross reference to other relevant policies in the plan.

## Policies NE3, NE4, NE5 and NE6

**5.106** The group of policies appraised in this section is as follows:

- Policy NE3 – Open space, sport and recreation;
- Policy NE4 – Green and blue infrastructure;
- Policy NE5 – Biodiversity; and
- Policy NE6 – Flooding, flood risk and water environment (CP17).

**5.107** This group of policies set the approach to improving the open space and recreation facilities in Winchester District as well as limiting their potential loss. Policy text is also included to support improvements to the existing green infrastructure network to achieve a range of benefits those relating to including climate change adaptation, sustainable transport and biodiversity. The achievement of a minimum of 10% measurable net gain in biodiversity and avoiding flood risk to people and property is also ingrained through this group of policies. The likely sustainability effects of Policies NE3 to NE6 are set out in Table 5.11 and described below the table.

**Table 5.11: Likely sustainability effects for Policies NE3 to NE6**

IIA Objective	Policy NE3	Policy NE4	Policy NE5	Policy NE6
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	0	++	0	0
IIA3: Climate Adaptation	+	++	+	+
IIA4: Health and Wellbeing	++	++	+	0
IIA5: Community Cohesion and Safety	+	+	0	0
IIA6: Housing	-	-	-	-
IIA7: Access to Services, Facilities and Jobs	+	+	0	0
IIA8: Sustainable Economic Growth	0	0	0	0
IIA9: Biodiversity and Geodiversity	+	++	++	+
IIA10: Landscape and Character	+	+	++	0
IIA11: Historic Environment	+	+	+	0
IIA12: Natural Resources	0	0	0	0
IIA13: Water Resources	0	++	+	++
IIA14: Flood Risk	+	+	+	++

**5.108** Policy and NE4 is expected to provide significant benefits relating to travel by active modes in the District by supporting the connectivity of existing green and blue infrastructure assets as a key objective. This policy specifically requires the protection of specific disused railway line routes for non-motorised travel. As such a significant positive effect is expected for Policy NE3 in relation to IIA objective 2: transport and air quality. The protection of the green and blue infrastructure network in the District is seen as being of particular importance to

securing its long term adaptation to climate change. The network provides areas for carbon sequestration as well as allowing for areas within which surface water can safely drain. A significant positive effect is therefore also recorded in relation to IIA objective 3: climate change adaptation for Policy NE4. Policies NE3 and NE5 will protect specific elements of the green infrastructure network, while Policy NE6 specifically addresses flood risk in the District which will be of particular relevance in parts of the District as the effects of climate change are felt. Minor positive effects are therefore recorded for Policies NE3, NE5 and NE6 in relation to IIA objective 3: climate change.

**5.109** Policies NE3 and NE4 are both expected to have benefits in relation to IIA objectives 4: health and wellbeing and 5: community cohesion. These policies will help support the protection of assets that can be made use of residents for exercise and provide space for informal interactions to occur between them. Through Policy NE3 this includes the protection of built recreation facilities, with a presumption against the loss of these types of facilities as well as open spaces. Policy NE5 is likely to support a more limited level of access to areas suitable for use for a wide range of residents given its focus on securing the protection of biodiversity sites. It is likely to support resident's potential access to opportunities for appropriate interactions with wildlife which is likely to benefit mental health. Therefore, a minor positive effect is expected for Policy NE5 in relation to IIA objective 4: health and wellbeing.

**5.110** Policies NE3, NE4, NE5 and, NE6 are expected to have minor negative impacts in relation to IIA objective 6: housing given that the requirements included may restrict where new housing can be located. While it is likely that the housing targets can be met through sites elsewhere in the District, all four policies could potentially make meeting the identified target more difficult.

**5.111** The policy NE3 requires that open space, built facilities for sport, and recreational areas are provided to meet the standards for the District. This included where new housing development increases the need for such infrastructure. This is approach is expected to help ensure that residents benefit from access to new facilities as well as preventing existing provisions from becoming overburdened. Policy NE4 requires new active travel routes to be

provided as part of development and for existing routes to be improved. This policy is expected to help provide residents with easy access to services and facilities and jobs in the plan area and further afield. Therefore, both policies are expected to have a minor positive effect in relation to IIA objective 7: access to services, facilities and jobs. All four policies are expected have benefits relating to biodiversity and habitat protection and enhancement. Significant positive effects are expected for Policies NE4 and NE5 in relation to IIA objective 9: biodiversity and geodiversity. Policy NE5 specifically targets the protection of the District's biodiversity, including through the hierarchy of designated sites, requiring development to achieve a minimum of 10% net-gain in biodiversity and that unavoidable harm is appropriately mitigated. Policy NE4 inherently support the objective through connecting existing habitats together through green and blue infrastructure. It is expected that Policies NE3 and NE6 would have minor positive effects in relation to IIA objective 9: biodiversity and geodiversity. Policy NE3 would indirectly support some level of habitat provision and connectivity by supporting improvements to open space, while Policy NE5 is likely to help support the quality of the District's water environment.

**5.112** Policy NE3 requires the protection and enhancement of open space within the District, which is expected to contribute to the protection of the unique character of the District. Policy NE5 requires the protection and enhancement of biodiversity assets, which are abundant within open spaces of the District. This is of importance in terms of protecting the District's character given the role these assets play in contributing to the aesthetic value of existing developments and their surroundings. A minor positive effect is therefore expected for both policies in relation to IIA objective 10: landscapes and character. Policy NE4 is likely to have the most significant effect on IIA objective 10. Policy NE4 requires the protection and enhancement of green and blue infrastructure that presently, and actively contribute to landscape character. The policy requires the protection of a range of assets beyond only open spaces, including rivers, ponds and other watercourses and waterbodies. Furthermore, specific requirement is included in the policy, to protect and enhance local character features, as well as a requirement to incorporate native species into landscaping schemes onsite. Therefore, Policy NE4 is expected to have significant positive effects in relation to IIA objective 10.

**5.113** Policy NE3 is also expected to have a minor positive effect of IIA objective 11: historic environment. This is because the policy requires the planning authority to seek improvements to open spaces many of which provide setting for heritage assets within the District. Policies NE4 and NE5 are also expected to help protect and enhance open spaces and elements of green and blue infrastructures that may contribute to the setting of heritage assets in Winchester. A minor positive effect is therefore expected in relation to IIA objective 11: historic environment for Policies NE4 and NE5.

**5.114** Policies NE4 and NE6 are expected to have significant positive effects in relation to IIA objective 13: water resources. Policy NE4 includes safeguarding principles relating to the wider blue infrastructure network including watercourses and wetlands. Policy NE6 seeks to protect the existing water environment for the recreation, leisure, human consumption, and eco system benefits that it provides. The policy includes support for the development or expansion of water supply, surface water drainage and wastewater treatment facilities. It is expected that Policy NE5 will support the protection of aquatic habitats in Winchester District as part of the overarching approach to the conservation of biodiversity. Therefore, a minor positive effect is recorded in relation to IIA objective 13: water resources for this policy.

**5.115** Policy NE6 is also expected to have a significant positive effect in relation to IIA objective 14: flood risk given that it sets out the approach to avoiding flood risk in Winchester. This includes the application of the Sequential Test and the Exception Test if required and the incorporation and management of SuDS at new developments. The remaining policies appraised in this section are expected to have minor positive effects in relation to IIA objective 14: flood risk. The protection of undeveloped open space and the wider green and blue infrastructure network will support the safe infiltration of surface water in Winchester.

## Recommendations

**5.116** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy NE3 could be strengthened by requiring that any alternative facilities to mitigate the loss of any open space, sports or recreation facility should be delivered within an acceptable timeframe.
- Policy NE4 could be strengthened by extending the reference to the benefits that can be achieved through the protection and enhancement of elements of green and blue infrastructure in relation to watercourses, to include reducing flood risk.
- Policy NE6 could be strengthened by requiring development conserves and enhances the natural flood storage value of the water environment, including watercourse corridors and catchments.
- Policy NE6 could be further strengthened by requiring development to open up any culverted watercourse, where safe and practicable. This approach could be used to support ecological important and create assets that are benefit to local community, such as recreation.

## Policies NE7, NE8 and NE9

**5.117** The group of policies appraised in this section is as follows:

- Policy NE7 – Settlement gaps (CP18);
- Policy NE8 – South Downs National Park; and
- Policy NE9 – Landscape character.

**5.118** This group of policies set the approach for protecting and enhancing the existing landscape character of Winchester. This includes ensuring that gaps between settlements are effectively managed to preserve the identify of those settlements and that the character and setting of the South Downs National

Park is appropriately protected. The likely sustainability effects of Policies NE7 to NE9 are set out in Table 5.12 and described below the table.

**Table 5.12: Likely sustainability effects for Policies NE7 to NE9**

IIA Objective	Policy NE7	Policy NE8	Policy NE9
IIA1: Climate Change Mitigation	0	0	0
IIA2: Transport and Air Quality	+/-	0	+
IIA3: Climate Adaptation	0	0	+
IIA4: Health and Wellbeing	+/-	+	+
IIA5: Community Cohesion and Safety	+/-	0	0
IIA6: Housing	-	--	-
IIA7: Access to Services, Facilities and Jobs	+/-	-	0
IIA8: Sustainable Economic Growth	+/-	+/-	+/-
IIA9: Biodiversity and Geodiversity	++	++	++
IIA10: Landscape and Character	++	++	++
IIA11: Historic Environment	+	+	+
IIA12: Natural Resources	0	0	0
IIA13: Water Resources	0	0	+
IIA14: Flood Risk	+	+	+

**5.119** It is expected that Policy NE7 would result in both benefits and adverse impacts in relation to reducing the need to travel by car in Winchester District and the emission of carbon dioxide and air pollutants associated with this. A mixed minor positive and minor negative effect is therefore expected for this policy in relation to IIA objective 2: transport and air quality. The maintenance

settlement gaps will limit the potential for urban sprawl thereby promoting more compact forms of development. However, certain types of development may have to 'jump' the settlement gaps designated meaning residents may be required to travel greater distances more frequently. Policy NE9 supports the safeguarding and connecting of green and blue corridors in the District as part of the approach to protecting and enhancing landscape character. This approach is likely to provide opportunities for active travel in the District and a minor positive effect is recorded in relation to IIA objective 2. Supporting the green infrastructure network is also likely to provide benefits in relation to adapting to the effects of climate change and therefore a minor positive effect is expected in relation to IIA objective 3: climate adaptation for Policy NE9.

**5.120** A minor positive effect is expected in relation to IIA objective 4: health and wellbeing for Policies NE8 and NE9. These policies promote the protection, enhancement, and access to open space which has direct correlations with improving well-being and encouraging healthy lifestyles. Conversely, while Policy NE7 promotes open space by discouraging development within it, this may lead to residents having to travel longer distances to access certain types of services and facilities which might otherwise support improved levels of public health. Therefore, a mixed minor positive and minor negative effect is expected for this policy in relation to IIA objective 4: health and wellbeing.

**5.121** Policy NE7 is expected to have a mix of minor positive and minor negative effects in relation to IIA objective 5: community cohesion and safety. The policy supports a more compact form of development and will help to prevent the merging of settlements. This approach will help to support the retention of the unique identities of existing settlements but may also act to limit connections between some. Some settlements may not benefit from the services that are present in other settlements and residents would therefore be reliant on travelling to access these services. This may not be easily achievable for certain groups of residents (including those without access to a vehicle and potentially those on lower incomes), exacerbating the divide between populations.

**5.122** Policy NE8 is expected to have a significant negative effect in relation to IIA objective 6: housing. The policy results in restrictions on development within the setting of the South Downs National Park (SDNP). Development adjoining the SDNP, will be required to adapt, and fit with the natural form of the landscape, to conserve and enhance its natural beauty and heritage. As such, it is likely that the cost of housing development in the area would be significantly higher than in less restrictive areas. Policies NE7 and NE9 will also result in parts of District within settlement gaps and higher value landscape character areas, being deemed less suitable for housing development. Minor negative effects are expected for these policies in relation to IIA objective 6: housing.

**5.123** It is expected that Policy NE7 will have a mixed minor positive and minor negative effect on IIA objective 7: access to services, facilities and jobs. This is because, the protection of settlement gaps promotes a need for compact development, where many facilities and services will be within easy walking distances to residents. However, it may not be the case that all settlements can provide all necessary services to its population. As such, certain residents, particularly those with restricted travel capabilities, may lack access to certain types of services.

**5.124** The protection of the existing landscape character and setting of the District (including that of the National Park) will have benefits for economic growth in the District given the importance of these attributes in relation to tourism in the area. However, the more restrictive nature of Policies NE7, NE8 and NE9 is likely to limit the potential for certain types of economic growth in parts of the District. Therefore, mixed minor positive and minor negative effects are expected in relation to IIA objective 8: sustainable economic growth for all three policies.

**5.125** Policies NE7, NE8, and NE9 are all expected to directly benefit habitat provision and connectivity as well as landscape setting, including that of settlements in the District. These benefits are associated with the preservation of open and undeveloped areas as settlement gaps, requiring development adjoining the National Park to accord with the purposes of the designation and protecting the District's distinctive character including green infrastructure and

the use of native species as part of planting schemes. Significant positive effects are therefore expected for each policy in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscape and character.

**5.126** The protection of areas which contribute to local character is likely to help preserve the setting of heritage assets. Minor positive effects are therefore recorded for all three policies in relation to IIA objective 11: historic environment. Policy NE9 includes specific reference to the requirement for developments to be based on an understanding of any relevant designed landscapes, including Registered Parks and Gardens.

**5.127** The preservation of the District's water resources is likely to be supported by Policy NE9 which includes requirements to safeguard green and blue corridors, ensuring all development proposals identify and take opportunities to connect existing corridors, and create new ones. A minor positive effect is therefore expected in relation to IIA objective 13: water resource. The approach of supporting the green infrastructure is also likely to help limit flood risk and therefore a minor positive effect is recorded for Policy NE9 in relation to IIA objective 14: flood risk. By maintain portions of the District as mostly undeveloped gaps between settlements or areas that provide setting for the National Park, Policies NE7 and NE8 will limit the total area of impermeable surfaces which may otherwise contribute to increased flood risk. Minor positive effects are therefore recorded in relation to IIA objective 14 for both policies.

## Policies NE10 and NE11

**5.128** The group of policies appraised in this section is as follows:

- Policy NE10 – Protecting open areas; and
- Policy NE11 – Open space provision for new development.

**5.129** These two policies set the approach for protecting, enhancing, and providing new open space alongside development. The likely sustainability

effects of Policies NE10 and NE11 are set out in Table 5.13 overleaf and described below the table.

**Table 5.13: Likely sustainability effects for Policies NE10 and NE11**

IIA Objective	Policy NE10	Policy NE11
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	0	0
IIA3: Climate Adaptation	+	+
IIA4: Health and Wellbeing	++	++
IIA5: Community Cohesion and Safety	+	++
IIA6: Housing	+/-	+/-
IIA7: Access to Services, Facilities and Jobs	0	0
IIA8: Sustainable Economic Growth	0	0
IIA9: Biodiversity and Geodiversity	++	++
IIA10: Landscape and Character	++	++
IIA11: Historic Environment	+	+
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	+	+

**5.130** Policies NE10 and NE11 are both expected to contribute to the District’s resilience to the effects of climate change and a minor positive effect is recorded in relation to IIA objective 3: climate adaptation. Protecting existing open space and requiring new provision at developments will supplement the

existing green infrastructure network in Winchester. The vegetation supported at these areas will also support carbon sequestration in the District.

**5.131** Both policies will support improvements to public health and significant positive effects are expected in relation to IIA objective 4: health and wellbeing. The supporting text of Policy NE10 highlights that open space has become increasingly important for physical and mental wellbeing, particularly in the wake of the COVID-19 pandemic. Existing open spaces are afforded a high level of protection from development under the policy, and development on such spaces must have benefits that clearly outweigh those that would be lost. Policy NE11 is focused on the creation of new open spaces. Any residential development of 10 dwellings or more, must provide useable open space on site. This approach is likely to help limit the potential for health or wellbeing inequalities arise at new developments.

**5.132** Policy NE10 is expected to have a minor positive effect in relation to IIA objective 5: community cohesion and safety. The policy requires that open areas within defined settlement boundaries are retained and protected from unsuitable development, where the space provides an important amenity. Open spaces in settlements are important for providing opportunities for residents to engage in informal interactions and thereby act to support social tolerance. Policy NE11 provides the approach to ensure new development benefits from useable open space. The policy specifically requires that amenity space is accessible to less mobile residents including those using wheelchairs. The, the policy is likely to benefit a larger proportion of residents in terms of open space provision, while also generally supporting community cohesion. A significant positive effect is expected for Policy NE11 in relation to IIA objective 5: community cohesion and safety.

**5.133** Both policies are expected to help ensure an appropriate level of amenity at existing and new housing developments by supporting access an appropriate level of open space. However, the requirements included in both policies will restrict housing delivery on existing open spaces and reduce the area of new sites at which housing can be delivered. Mixed minor positive and minor

negative effects are therefore recorded for both policies in relation to IIA objective 6: housing.

**5.134** Through the provision of new and protection and enhancement of existing open spaces, habitat provision and connectivity and the natural and semi-natural landscapes of the District are likely to experience benefits. Through Policy NE10 development within open spaces will only be permitted where contribution of the open area to local character is protected. Similarly Policy NE11 requires amenity space to be of a high standard of design, and to contribute to the visual and environmental character of the area. Policies NE10 and NE11 are therefore expected to have significant positive effects in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscape and character. By protecting existing open spaces and delivery new open spaces that are considerate of existing local character, it is likely that both policies will also support the conservation and enhancement of the respective settings of heritage assets in Winchester. Therefore, minor positive effects are expected for both policies in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscape and character.

**5.135** It is notable that the maintenance of open space as new development occurs will contribute to flood risk management in the District. Limiting the total area of impermeable hard surfacing in Winchester District is likely to limit the potential for a substantial increase in flooding for surface water sources. Both policies are therefore likely to have minor positive effects in relation to IIA objective 14: flood risk.

## Recommendations

**5.136** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy NE10 could be strengthened by requiring that where development is permitted on an open space the proposal should demonstrate the mitigation measures proposed and/or any replacement open space that

would be delivered. The new open space should be provided as close as possible to the open space that would be affected by the development.

## Policies NE12, NE13, NE14 and NE15

**5.137** The group of policies appraised in this section is as follows:

- Policy NE12 – Equestrian development;
- Policy NE13 – Leisure and recreation in the countryside;
- Policy NE14 – Rural character; and
- Policy NE15 – Special Trees, important hedgerows and ancient woodlands.

**5.138** These policies set the approach for utilising the District’s countryside in a sustainable manner, ensuring that current and future generations can take advantage of the positive contributions it makes to the locality. This includes the approach to addressing development relating to recreation opportunities in more rural location. Policy text is also included to support the protection of important natural environment assets. The likely sustainable effects of Policies NE12 to NE15 are set out within Table 5.14 and described below the table.

**Table 5.14: Likely sustainability effects for Policies NE12 to NE15**

IIA Objective	Policy NE12	Policy NE13	Policy NE14	Policy NE15
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	-	-	+/-	0
IIA3: Climate Adaptation	0	0	0	+
IIA4: Health and Wellbeing	+	+	0	+

IIA Objective	Policy NE12	Policy NE13	Policy NE14	Policy NE15
IIA5: Community Cohesion and Safety	0	0	0	0
IIA6: Housing	0	0	-	0
IIA7: Access to Services, Facilities and Jobs	+	+	0	0
IIA8: Sustainable Economic Growth	++/-	++/-	-	0
IIA9: Biodiversity and Geodiversity	+/-	+/-	+/-	++
IIA10: Landscape and Character	+/-	+/-	++/-	+
IIA11: Historic Environment	+/-	+/-	++/-	+
IIA12: Natural Resources	+	0	0	0
IIA13: Water Resources	0	0	0	+
IIA14: Flood Risk	0	0	0	+

**5.139** Supporting some level of development at more rural locations is likely to result in an increased need to travel by car in the District given the reduced level of access by public transport and active modes. Minor negative effects are therefore expected for Policies NE12, NE13 and NE14. Under Policy NE14, development within rural locations is required to be assessed in relation to potential for an increased volume or change in type of traffic generated and therefore the minor negative effect recorded is expected in combination with a minor positive effect as part of an overall mixed effect.

**5.140** Limiting the loss of trees and hedgerows in Winchester District will help to preserve elements that contribute to the green infrastructure network. These features help support adaptation to climate change, for example by potentially providing shading and limiting flood risk. Vegetation also helps carbon sequestration and a minor positive effect is therefore expected for Policy NE15 in relation to IIA objective 3: climate adaptation.

**5.141** Policies NE12 and NE13 will support development which provides opportunities for recreation in Winchester District where the required criteria are met. Support for the undertaking of these types of activities is likely to benefit public health in the District. Furthermore, the policies require that issues relating to residential amenities (Policy NE12) and noise intrusion and pollution (Policy NE13) should not have unacceptable impacts. Both policies are therefore expected to help limit adverse impacts on the health and wellbeing of neighbouring residents. Minor positive effects are therefore expected for these policies in relation to IIA objective 4: health and wellbeing. By protecting important trees, Policy NE15 is expected to support opportunities for residents to benefit from interactions with nature with associated which can positively impact mental health. A minor positive is also expected for Policy NE15 in relation to IIA objective 4: health and wellbeing.

**5.142** Policy NE14 could limit the potential for residents in more rural locations to improve their living situation by extending or adding an annex to their existing home. Therefore, this policy is expected to result in a minor negative effect in relation to IIA objective 6: housing.

**5.143** Policies NE12 and NE13 are both expected to have a minor positive effect in relation to IIA objective 7: access to services, facilities and jobs. The supporting text for the former of these two policies makes clear that equestrian development plays an important role in terms of tourism, leisure and the rural economy. Development that is permitted in accordance with the policy will support access to jobs in more rural locations. Policy NE13 permits the development of leisure and recreational facilities in the countryside, where the required criteria would be met. This is likely to contribute to access to important facilities for residents in the countryside.

**5.144** Policies NE12 and NE13 are expected to have a significant positive effect in relation to IIA objective 8: sustainable economic growth. Policy NE12 provides conditional support for the delivery of facilities related to equestrian uses, and Policy NE13 addresses leisure and recreation development within the countryside. Both policies are likely to support the diversification and sustainability of tourism and leisure industries in rural parts of the District and in

turn support the growth of the rural economy. However, the policies do also impose restrictions on these types of developments to ensure that they integrate with their rural locations. This approach is likely to help maintain the character of the countryside in Winchester, thereby preserving these parts of the District as attractive destinations for tourists. However, the restrictions could also limit the potential for certain economic developments in the countryside. Therefore, a minor negative effect is expected in combination as part of an overall mixed effect for both policies in relation to IIA objective 8.

**5.145** Conversely, Policy NE14 requires the rural character of the District to be conserved, including the visual, physical, and tranquillity aspects of the countryside. Given that policy does not provide any support for development that could benefit economic growth and would make many types of development unacceptable outside of the defined settlement boundaries, a minor negative effect is expected in relation to IIA objective 8: sustainable economic growth.

**5.146** It is expected that delivering development within more rural locations in Winchester District could result in pressures on presently less disturbed areas which are of importance for habitat provision or connectivity. Policies NE13, NE14 and NE15 are therefore expected to result in minor negative effects in relation to IIA objective 9: biodiversity and geodiversity given that they would support some level of equestrian, recreation and other types of development in the countryside. However, these policies also address the requirement to limit adverse impacts relating to light pollution, noise and tranquillity. Furthermore, Policy NE13 specifically requires leisure and recreation developments to address the potential for unacceptable levels of harm to biodiversity. Therefore, minor positive effects are expected in combination with the minor negative effects already described in relation IIA objective 9 for these three policies. Policy NE15 is likely to have a significant positive effect in relation to this objective. This policy provides particular support to protecting important trees, woodlands and hedgerows, which will help to conserve existing habitats in the District.

**5.147** These types of natural features are often important in the local landscape and can contribute to the setting of heritage assets. Policy NE15 requires that appropriate measures should be incorporated as part of a comprehensive landscaping plan. Minor positive effects are therefore recorded for this policy in relation to IIA objectives 11: landscape and character and 12: historic environment. The provision of development at rural locations, including that for equestrian and recreation uses can have implications for local character, including through a disruption of tranquillity and changing volumes of traffic on surrounding roads. Policies NE12, NE13 and NE14 would support some level of growth that could contribute to this degradation of character as well as potentially have implications for the setting of heritage assets. However, each of the policies sets out criteria that will benefit the landscape character, including requirements for satisfactory landscaping at equestrian development and limiting unacceptable harm to the character of the area and heritage assets at recreation developments. Minor positive effects are expected in combination for Policies NE12 and NE13 in relation to IIA objectives 11: landscape and character and 12: historic environment. The positive effects expected in combination for Policy NE15 in relation to IIA objectives 11: landscape and character and 12: historic environment are expected to be significant. The policy directly addresses the preservation of rural character and sense of place with visual and physical impacts as well as impacts relating to tranquillity to be considered for any new developments in the countryside.

**5.148** Policy NE12 is likely to support some re-use of existing infrastructure in the District where new equestrian development is proposed. This policy requires best use of existing provisions and therefore a minor positive effect is expected in relation to IIA objective 12: natural resources given the potential to limit greenfield land take required for the delivery of new infrastructure.

**5.149** By providing specific protection to important trees, woodland and hedgerows Policy NE15 is likely to provide some benefit in terms of water quality and limit flood risk. Trees in the District can act as nutrient sinks to prevent the pollution entering watercourses and limit surface water runoff that otherwise might contribute to water pollution and pressures on drainage systems. Minor positive effects are therefore recorded for Policy NE15 in relation to IIA objectives 13: water resources and 14: flood risk.

## Recommendations

**5.150** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy NE13 could be strengthened by including direct reference to need for new development in countryside to protect residential amenity for existing dwellings or cross reference to relevant countryside policy (Policy SP3).
- Policy NE13 could be further strengthened by requiring that development and operation of the site would not cause unacceptable harm to the PRow and cycleway networks.
- Policy NE13 could be further strengthened by requiring that proposals prioritise the re-use of any existing buildings onsite before considering additional buildings.
- Policy NE15 could be strengthened by specifically requiring that opportunities for enhancements to and increased linkages to the green infrastructure network should be identified as part of proposals.

## Policies NE16 and NE17

**5.151** The group of policies appraised in this section is as follows:

- Policy NE 16 – Nutrient enrichment and neutrality; and
- Policy NE 17 – Rivers and their settings.

**5.152** This group of policies set out the approach to addressing the delivery of development to be ‘nutrient neutral’ within the catchment of the Solent and the River Itchen as well as the achievement of an improved water environment across watercourses within the wider District. The likely sustainability effects of Policies NE16 and NE17 are set out in Table 5.15 and described below the table.

**Table 5.15: Likely sustainability effects for Policies NE16 and NE17**

IIA Objective	Policy NE16	Policy NE17
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	0	0
IIA3: Climate Adaptation	+	+
IIA4: Health and Wellbeing	0	+
IIA5: Community Cohesion and Safety	0	0
IIA6: Housing	--	-
IIA7: Access to Services, Facilities and Jobs	0	0
IIA8: Sustainable Economic Growth	--/+	+/-
IIA9: Biodiversity and Geodiversity	++	++
IIA10: Landscape and Character	+	+
IIA11: Historic Environment	0	0
IIA12: Natural Resources	0	0
IIA13: Water Resources	++	++
IIA14: Flood Risk	+	+

**5.153** Policies NE16 and NE17 are both expected to support climate change adaptation in the District. The measures supported in the policies will allow for the protection of important elements of the blue infrastructure network in Winchester. Protecting water quality within the network of rivers and watercourses will help ensure that there is increased connectivity between habitats as species come under pressure from the effects of climate change. Minor positive effects are therefore expected for both policies in relation to IIA

objective 3: climate adaptation. Policy NE17 supports the delivery of development within the setting of rivers and watercourses that provide access to opportunities for recreation. This policy is therefore expected to result in a minor positive effect in relation to IIA objective 4: health and wellbeing.

**5.154** It is likely that both policies would make certain types of development unacceptable in planning terms where there is potential for adverse effects relating to the catchment of the Solent or River Itchen or where that development could result in detrimental impacts on water quality or quantity within other watercourses. The supporting text for the policy highlights that the catchment for the Solent SAC covers sites in the south of the District and the catchment relating to the River Itchen covers a significant part of the District including areas to the north and east of Winchester. As such, the policy sets out an approach whereby new development would not be considered acceptable across much of the District unless adverse effects relating to increased nutrient levels can be achieved. For developments with potential for impacts on these sites, requirements of the Habitat Regulations must be met. Given the more onerous requirements in relation to these sites, the negative effect recorded in relation to IIA objectives 6: housing and 8: sustainable economic growth for Policy NE16 is significant. Both policies are expected to protect important river sites which play important roles in relation to recreation and related economic opportunities such as for canoeing and fishing. Minor positive effects are therefore recorded as part of overall mixed effects for both policies in relation to IIA objective 8: sustainable economic growth.

**5.155** The requirements of both policies are expected to directly protect the water environment and the role it plays for biodiversity in the District. They will not only protect the ecological value of European sites of the Solent and the River Itchen but also the wider network of watercourses by ensuring that development contributes to the achievement of the requirements of European Water Framework Directive. Significant positive effects are therefore recorded for Policies NE16 and NE17 in relation to IIA objective 9: biodiversity and geodiversity. Policies NE16 and NE17 are also likely to benefit the District's landscape character. Policy NE16 is supportive of mitigation schemes relating to the achievement of nutrient neutrality at the Solent and River Itchen where they would not have adverse impacts on the character of these areas. Similarly,

Policy NE17 requires that development that would potentially impact surface water features and watercourse corridors should consider their current character, appearance and setting. Minor positive effects are therefore recorded for policies in relation to IIA objective 10: landscapes and character.

**5.156** Given the specific focus of both policies relating to preventing unacceptable increases in nutrient levels within the catchment of European sites and the wider protection of water quality at rivers and watercourses, Policies NE16 and NE17 are likely to have significant positive effects in relation to IIA objective 13: water resources. Through Policy NE17, there is also specific requirement for developments that would potentially impact rivers or watercourses to conserve and enhance water quantity. Watercourses and rivers in the District play an important role in managing flood risk. The requirements set out in Policies NE16 and NE17 will support the successful functioning of natural processes and are likely to lead to decreased flood risk. Minor positive effects are therefore expected for both policies in relation to IIA objective 14: flood risk. Policy NE16 is supportive of mitigation measures relating to the achievement of nutrient neutrality at the catchment of the Solent and River Itchen, that would include wetlands. This type of provision can have benefits relating to reduced flood risk. Policy NE17 includes specific reference to the requirement to protect and enhance the natural processes of water features, including for flood risk management purposes.

## Recommendations

**5.157** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy NE16 could include specific support for mitigation schemes that would help to address flood risk and promote biodiversity and habitat connectivity in the locality.

## The historic environment

**5.158** This section of the report presents the appraisal of the policies included in the 'Historic environment' chapter of the Local Plan. Given the relatively high number of policies included to address the topic, the policies have been split into groups for appraisal.

### Policies HE1, HE2, HE3 and HE4

**5.159** The group of policies appraised in this section is as follows:

- Strategic Policy HE1 – Historic environment;
- Policy HE2 – All heritage assets (both designated and non-designated);
- Policy HE3 – Designated heritage assets; and
- Policy HE4 – Non-designated heritage assets.

**5.160** This group of policies set out the approach to historic environment. This includes requirements to support the conservation of both designated and non-designated heritage assets in a manner appropriate to their significance. The approach to conservation will be in line with relevant policy included in the NPPF. Where an asset would be affected by a proposal the significance of that asset must be described using an appropriate level of expertise and assessment. Furthermore, where possible, new development should make a positive contribution to the District's historic environment. The likely sustainability effects of Policies HE1 to HE4 are set out in Table 5.16 and described below the table.

**Table 5.16: Likely sustainability effects for Policies HE1 to HE4**

IIA Objective	Policy HE1	Policy HE2	Policy HE3	Policy HE4
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	0	0	0	0
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	0	0	0	0
IIA5: Community Cohesion and Safety	0	0	0	0
IIA6: Housing	-	-	-	-
IIA7: Access to Services, Facilities and Jobs	0	0	0	0
IIA8: Sustainable Economic Growth	-	-	-	-
IIA9: Biodiversity and Geodiversity	0	0	0	0
IIA10: Landscape and Character	+	+	+	+
IIA11: Historic Environment	++	++	++	++
IIA12: Natural Resources	0	0	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	0	0

**5.161** The requirements of all four policies to require the conservation of the historic environment may result in certain areas being deemed unsuitable to accommodate new development required to meet the needs of the population of the District. Therefore, all four policies are expected to have a minor negative effect in relation to IIA objectives 6: housing and 8: sustainable economic growth.

**5.162** Minor positive effects are expected for all four policies in relation to IIA objective 10: landscapes and character given that the policies support the protection of the Districts 'sense of place' and relating cultural offer. The various designated and non-designated heritage assets contribute positively to the existing character of the District and the requirement to protect assets in the plan area is considered to be of importance in terms of conserving this character.

**5.163** All four policies are expected to have a significant positive effect in relation to IIA objective 11: historic environment. The identified effects reflects the role of the policies appraised in directly addressing the protection of the heritage assets that comprise part of the historic environment. Policy HE1 specifically addresses the involvement of key stakeholders including the local community in planning decisions regarding heritage assets, which will likely help ensure new development is considerate of the elements of District's historic environment that are considered to be of most importance to local residents. Policy HE2 requires that developments that may affect heritage assets should be accompanied by a heritage statement or a Design and Access Statement that would address this topic for householder applications. These should describe the significance of any affected heritage assets that might be affected by development. The protection of designated and non-designated assets is directly addressed through Policies HE3 and HE4. Both policies aim to mitigate harm to historic assets in line with policies in the NPPF.

## Recommendations

**5.164** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy HE1 could be strengthened to refer to the need to ensure appropriate consideration is given to effects relating to the settings of heritage assets.

## Policies HE5, HE6, HE7, HE8 and HE9

**5.165** The group of policies appraised in this section is as follows:

- Policy HE5 – Mitigation and avoiding the loss of heritage assets (designated and non-designated heritage assets);
- Policy HE6 – Scheduled monuments and nationally important non-designated assets;
- Policy HE7 – Non-designated archaeological assets;
- Policy HE8 – Applications affecting listed buildings; and
- Policy HE9 – Change of use to listed buildings.

**5.166** This group of policies set out the approach to mitigating and avoiding the loss of heritage assets as well as the approach to development that might affect a schedule monument or non-designated heritage asset as well as archaeology. Policy is also included relating to the facilitation of changes of use of listed buildings, where the proposed use is required to cause minimal harm to the significance of the building. The likely sustainability effects of Policies HE5 to HE9 are set out in Table 5.17 and described below the table.

**Table 5.17: Likely sustainability effects for Policies HE5 to HE9**

IIA Objective	Policy HE5	Policy HE6	Policy HE7	Policy HE8	Policy HE9
IIA1: Climate Change Mitigation	0	0	0	0	0
IIA2: Transport and Air Quality	0	0	0	0	0
IIA3: Climate Adaptation	0	0	0	0	0
IIA4: Health and Wellbeing	0	0	0	0	0
IIA5: Community Cohesion and Safety	0	0	0	0	0
IIA6: Housing	-	-	-	-	+/-
IIA7: Access to Services, Facilities and Jobs	0	0	0	0	0
IIA8: Sustainable Economic Growth	-	-	-	-	+/-
IIA9: Biodiversity and Geodiversity	0	0	0	0	0
IIA10: Landscape and Character	+	+	+	+	+
IIA11: Historic Environment	++	++	++	++	++
IIA12: Natural Resources	0	0	0	0	+

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<b>IIA Objective</b>	<b>Policy HE5</b>	<b>Policy HE6</b>	<b>Policy HE7</b>	<b>Policy HE8</b>	<b>Policy HE9</b>
IIA13: Water Resources	0	0	0	0	0
IIA14: Flood Risk	0	0	0	0	0

**5.167** The requirements set out in each of the policies for the conservation of historic environment may restrict varying types of development in certain parts of the District. The policies may therefore limit the delivery of developments (e.g. new housing schemes, employment growth or the extension or alterations of existing homes) required to meet the needs of the population of the District. Therefore, Policies HE5, HE6, HE7 and HE8 are expected to have a minor negative effect in relation to IIA objectives 6: housing and 8: sustainable economic growth. While this minor negative effect also applies to Policy HE9, it also provides some support for the change of use of listed buildings where the criteria of the policy would be met. The policy may allow for the re-use of existing buildings to provide housing or employment accommodation. Therefore, for Policy HE9 mixed minor positive and minor negative effects are expected in relation to IIA objectives 6: housing and 8: sustainable economic growth.

**5.168** Minor positive effects are expected in relation to IIA objective 10: landscapes and character for all policies appraised as part of this group. Each of the policies will support the protection of the heritage assets in the District that contribute to landscape character and setting. Where the policy text addresses archaeological assets (Policy HE7) there is a requirement for related assessments and recording of assets onsite to be undertaken. This will support an understanding of the landscape within which the assets have been found.

**5.169** All five policies are expected to have a significant positive effect in relation to IIA objective 11: historic environment. The support contained within the policies for the conservation, consideration and understanding of historic environment regarding new development is likely to help retain the character, significance and quality of the District's historic environment. The approach set out is likely to help promote the cultural and academic benefits of the historic environment for both locals and visitors. Policy HE9 will be of particular importance to ensure the long term, viable protection and enjoyment of the historic environment as part of resident's daily lives through the facilitation of changes of use of listed buildings, while maintaining their special interest. Benefits are likely given the interested potential for listed buildings to be

maintained in good condition in the long term. Given that this policy is likely to support appropriate changes of use for listed buildings that are likely to help ensure that they do not fall into disrepair, a minor positive effect is recorded in relation to IIA objective 12: natural resources.

## Recommendations

**5.170** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy HE5 could be strengthened by requiring the recording of significance of a heritage asset that might be harmed to be informed by an assessment undertaken by a qualified heritage expert.
- Policy HE9 could be strengthened by including wording that more actively supports bringing listed buildings being brought back into viable uses where they comply with national policy.

## Policies HE10, HE11, HE12, HE13 and HE14

**5.171** The group of policies appraised in this section is as follows:

- Policy HE10 – Development in Conservation Areas;
- Policy HE11 – Demolition in Conservation Areas;
- Policy HE12 – Registered Historic Parks and Gardens;
- Policy HE13 – Non-designated historic rural and industrial heritage assets; and
- Policy HE14 – Improvements or alterations to improve the energy efficiency of designated and non-designated historic assets.

**5.172** This group of policies set out the approach to development and demolition in Conservation Areas, as well as the avoidance of harm to the

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significance and setting of Registered Parks and Gardens. Policy text is also included to address the facilitation of change of use of non-designated redundant rural or industrial buildings. Requirements are also included regarding changes to designated and non-designated historic assets in order to improve energy efficiency. The likely sustainability effects of Policies HE10 to HE14 are set out in Table 5.18 and described below the table.

**Table 5.18: Likely sustainability effects for Policies HE10 to HE14**

IIA Objective	Policy HE10	Policy HE11	Policy HE12	Policy HE13	Policy HE14
IIA1: Climate Change Mitigation	+	0	0	0	+
IIA2: Transport and Air Quality	0	0	0	0	0
IIA3: Climate Adaptation	0	0	0	0	0
IIA4: Health and Wellbeing	0	0	+	0	0
IIA5: Community Cohesion and Safety	+	0	0	0	+
IIA6: Housing	-	-	-	+/-	+
IIA7: Access to Services, Facilities and Jobs	0	0	0	0	0
IIA8: Sustainable Economic Growth	-	-	-	+/-	0
IIA9: Biodiversity and Geodiversity	0	0	+	0	0
IIA10: Landscape and Character	+	+	+	+	+
IIA11: Historic Environment	++	++	++	++	++
IIA12: Natural Resources	0	+/-	0	+	0

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IIA Objective	Policy HE10	Policy HE11	Policy HE12	Policy HE13	Policy HE14
IIA13: Water Resources	0	0	+	0	0
IIA14: Flood Risk	0	0	0	0	0

**5.173** Policy HE10 provides conditional support to development in Conservation Areas that would incorporate improvements for energy efficiency or energy generation. A minor positive effect is recorded for this policy in relation to IIA objective 1: climate change mitigation. Policy HE14 provides similar support for the provision of improvements of this type in relation to designated and non-designated heritage assets. A minor positive effect is therefore also expected in relation to IIA objective 1: climate change mitigation for Policy HE14. Both policies are likely to help address the aims of the Council's declared climate emergency.

**5.174** Policy HE12 is set out to prevent harm to the integrity of Registered Historic Parks and Gardens in the District. Some of heritage assets of this type support public health by providing residents with space for recreation and exercise. Policy HE12 is therefore expected to have a minor positive effect in relation to IIA objective 4: health and wellbeing. Policies HE10 and HE14 provides a level of support to the incorporation of energy efficiency measures within Conservation Areas and at designated and non-designated heritage assets. Some of these locations provide accommodation for local residents. The approach of providing energy efficiency measures is likely to help reduce energy bills and will have particular benefits for those in the District who are on lower incomes and may be affected by fuel poverty. A minor positive effect is therefore recorded in relation to IIA objective 5: community cohesion and safety.

**5.175** The requirements of Policies HE10, HE12 and HE13 for appropriate conservation of features of the historic environment and their respective settings may result in certain areas being deemed unsuitable to accommodate the new development. This approach may limit the potential for certain types of economic growth, new housing and the extension of existing homes to better meet the needs of residents. Policy HE12 allows for the demolition within a Conservation Area in exceptional circumstances only, with the presumption being for the retention of existing buildings making a positive contribution to architectural or historical interest. This policy may therefore limit the potential for some regeneration projects within Conservation Areas being acceptable in planning terms. However, Policy HE13 provides conditional support for the

change of use of redundant rural or industrial buildings identified as non-designated heritage assets, which may result in an increased ability to meet Districts housing or employment need. Therefore, policies HE10 and HE12 are expected to have minor negative effects, and policy HE13 is expected to have mixed minor positive and minor negative effects in relation to IIA objectives 6: housing and 8: sustainable economic growth. Policy HE14 is expected to help support the creation of a more energy efficient and suitable housing stock in Winchester. A minor positive effect is expected for this policy in relation to IIA objective 6: housing.

**5.176** Policy HE12 requires that development that has potential to affect Registered Parks and Gardens should take account of the need for sensitive treatment of boundaries, tree cover, lakes and water bodies. This requirement could help to limit the potential for habitat loss or fragmentation where development occurs within or within the setting of Registered Parks and Gardens. A minor positive effect is therefore expected for Policy HE12 in relation to IIA objective 9: biodiversity and geodiversity. The requirement in the policy to consider potential effects relating to water bodies may help to limit adverse impacts relating to water quantities or qualities within these types of features. A minor positive effect is therefore also recorded in relation to IIA objective 13: water resources.

**5.177** Minor positive effects are expected for all five policies in relation to IIA objective 10: landscapes and character given their support for the protection of the District's 'sense of place' and the related cultural offer. Designated and non-designated heritage assets contribute positively to the existing character of Winchester and the requirement to protect assets in the plan area is considered to be of importance in terms of conserving this character.

**5.178** All five policies are expected to have a significant positive effect in relation to IIA objective 11: historic environment. The identified effects reflect the role of the policies appraised in directly addressing the protection of the historic environment in Winchester. Policies HE10 and HE11 address Conservation Areas and demolition within them. Policy HE12 addresses Registered Historic Parks and Gardens and prevents development that would

cause significant harm to their character or historical significance, requiring consideration for the provision of a positive Conservation Strategy and Management Plan for the asset. Policy HE13 addresses the change of use of non-designated redundant rural or industrial buildings, requiring demonstration that the building is capable of conversion without changes that would significantly harm its character or setting. Policy HE14 addresses the improvement of energy efficiency of listed buildings and non-designated buildings, facilitating such works under the conditions that significance of harm is acceptable according to the NPPF.

**5.179** Policy HE11 could support the re-use of existing buildings within Conservation Areas given its presumption in favour of retaining buildings or structures within those areas. Conversely the approach to the demolition of buildings within Conservation Areas, could result in proposals for regeneration in those areas, which might otherwise result in the redevelopment of brownfield sites, being deemed unacceptable in planning terms. By providing conditional support for the change of use of redundant agricultural and other rural or industrial, Policy HE13 will allow for some disused buildings in Winchester District to be brought back into a viable use. Both policies are therefore expected to have a minor positive effect in relation to IIA objective 12: natural resources. For Policy HE11 the positive effect is combined with a minor negative effect.

## Recommendations

**5.180** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- The supporting text for Policy HE11 presently sets out that where planning permission is granted for a demolition, site clearance will not be permitted unless the replacement scheme at the site would be implemented immediately to avoid unsightly gaps in Conservation Areas. The policy text should be clearer that this a requirement for permission to be granted for demolitions within Conservation Areas.

- Policy HE12 could be strengthened to refer to the need to ensure appropriate consideration is given to effects relating to the settings of Registered Historic Parks and Gardens.
- Policy HE13 could be strengthened by requiring changes of use to demonstrate that there would be no unacceptable increase in traffic and adverse effects relating to biodiversity and landscaper character considering the buildings rural location. Alternatively, the policy could cross reference to the other relevant policies in the plan that address these issues.

## Housing

**5.181** This section of the report presents the appraisal of the policies included in the ‘Homes for All’ chapter of the Local Plan. Given the relatively high number of policies included to address the topic, the policies have been split into groups for appraisal.

### Policies SP2, H1, H2 and H3

**5.182** The group of policies appraised in this section is as follows:

- Strategic Policy SP2 – Spatial strategy and development principles;
- Strategic Policy H1 – Housing provision;
- Strategic Policy H2 – Housing phasing and supply; and
- Strategic Policy H3 – Spatial housing distribution.

**5.183** As described earlier in this report, the appraisal of Policy SP2: Spatial Strategy and Development Principles has been grouped together with the strategic housing policies H1, H2 and H3. This approach reflects the link between the overall distribution of development for the plan area set out under Policy SP2 and the overall level of housing growth and distribution of that

growth in the District detailed under Policies H1, H2 and H3. The appraisal of Policy SP2 also considers the specific policy requirements which will apply to development in the District.

**5.184** The earlier appraisal of options for the distribution of growth (see Chapter 4) treated existing commitments as part of the baseline and described the potential for new allocations in the Local Plan to have cumulative effects with these. In contrast, the appraisal of the proposed spatial strategy (Policy SP2) considers the effects of the total amount of development provided for by the new Local Plan, regardless of whether a proportion of this was previously allocated by the adopted Local Plan and/or already has planning permission. It should also be noted that the level of growth set out for option 1a which is taken forward through the Local Plan is higher than the other options considered (as appraised in Chapter 4 of this report). Policies SP2, H1, H2 and H3 are set out to a meet higher Standard Method calculation for 2022.

**5.185** In addition to the total amount of housing that is to be provided over the plan period the strategic housing policies also set out how this development is to be phased and distributed across the plan area. The distribution of housing development is included broken down to individual settlements and areas. The likely sustainability effects of Policies SP2, H1, H2 and H3 are set out in Table 5.19 and described below the table. Given the level of detail included in these policies and their importance in setting out the overall level of housing development for the District and high level locations for growth within the plan, the appraisal work below is provided below headings for each of the IIA objectives.

**Table 5.19: Likely sustainability effects for Policies SP2, H1, H2 and H3**

IIA Objective	Policy SP2	Policy H1	Policy H2	Policy H3
IIA1: Climate Change Mitigation	++	+	0	+

IIA Objective	Policy SP2	Policy H1	Policy H2	Policy H3
IIA2: Transport and Air Quality	++/-	++/-	+	++/-
IIA3: Climate Adaptation	++	+	0	+
IIA4: Health and Wellbeing	++/-	++/-	0	++/-
IIA5: Community Cohesion and Safety	++/-	++/-	++	++/-
IIA6: Housing	++	++	++	++
IIA7: Access to Services, Facilities and Jobs	++/-	++/-	+	++/-
IIA8: Sustainable Economic Growth	++	0	0	0
IIA9: Biodiversity and Geodiversity	--/+	--/+	0	--/+
IIA10: Landscapes and Character	+/-?	--/+?	0	--/+?
IIA11: Historic Environment	-?	--?	0	--?
IIA12: Natural Resources	+/-	+/-	+/-	+/-
IIA13: Water Resources	--	--	0	--
IIA14: Flood Risk	-?	-?	0	-?

**5.186** The spatial strategy for the District is set out through Policy SP2. Policy H1 describes how the housing delivery will be split between three spatial areas with further detail of this split provided through Policy H3. As such, many similar effects are expected for these three policies. Many of the positive effects associated with Policy SP2 reflect the development principles included under this policy which identify broad requirements which new developments in Winchester District should meet. It should be noted that in contrast to the effects recorded for Policies SP2, H1 and H3, many of those recorded for Policy H2 are negligible. This reflects the fact that Policies SP2, H1 and H3 present the distribution of development. Policy H2 presents the phasing of housing development in the District, which is of importance, but will not influence the

spatial relationship of new homes with existing and new services and facilities and jobs and sensitive receptors in the area.

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

**5.187** This IIA objective considers the potential for new development to promote energy and water efficiency as well as increasing the potential for homes to make use of energy from renewable and low carbon sources. Greenhouse gas emissions associated with travel are instead covered under IIA objective 2. Policy SP2 sets out the overall distribution of growth within the District, including development at a number of strategic allocations within Winchester Town and the South Hampshire Urban Areas. Through Policy H1, the total number of homes over the plan period (around 15,700) is confirmed and this policy also identifies that this level of growth will be met through the completion of a number of strategic allocations. The distribution of housing development in Policy H3 and associated supporting text reflects provision at a number of substantial sites. The scale of growth at these sites may allow for the incorporation of infrastructure to support energy generation from renewable or low carbon sources.

**5.188** Given the potential for energy generation from renewable or low carbon sources at larger allocations, Policies H1 and H3 are expected to have minor positive effects in relation to IIA objective 1: climate change mitigation. For Policy SP2, the positive effect is expected to be significant. The development principles included in the policy require that new developments address impacts on climate change as well as the potential for the incorporation of renewable energy infrastructure.

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

**5.189** The distribution of new growth set out through Policies SP2, H1 and H3 provides for the highest amount of housing development at Winchester Town and within the South Hampshire Urban Areas, where residents can benefit from nearby access to a wide range of services and facilities and jobs. These locations also provide access to good sustainable transport, although congestion within Winchester Town can affect the reliability of some bus services. Winchester Town also performs most favourably in terms of having the lowest proportion of commuters who travel to work by van or car and associated CO<sub>2</sub> emissions per commuter. There are higher levels of commuting from the South Hampshire Urban Areas given this area's relationship with settlement to the south such as Southampton, Fareham and Portsmouth as well as Eastleigh. However, the existing strategic allocations in this part of the District will help ensure that new service provision and jobs are delivered alongside new housing growth which is likely to help support the increased self-containment in this area.

**5.190** The overall scale of growth is likely to contribute to service provision in the District. Particular benefits are likely where larger sites are delivered to incorporate these types of provisions at the larger settlements, including Winchester Town, where a larger number of existing and new residents can benefit. Policies SP2 and H1 include the completion of a number of strategic sites where the incorporation of a range of new provisions is expected. Within the South Hampshire Urban Areas, the delivery of two sustainable new neighbourhoods at Berewood (Waterlooville) and North Whiteley (Whiteley) will support a degree of self-containment in these areas with a reduced need for new residents to travel. The overall distribution of development focussed towards the larger settlements as well as towards larger strategic sites is likely to limit the need for residents to travel by private vehicle, although it is noted that the increase in population is likely to result in some increase in the number of vehicles on local roads. Furthermore, the delivery a relatively high level of

development in close proximity to Winchester Town could contribute to aggravation of existing air quality issues within the AQMA in the centre of Winchester Town.

**5.191** Compared to growth to be provided within Winchester Town, a moderate level of development is to be provided within the Market Towns and Larger Rural Settlements (as well as a small level at the Intermediate Rural Settlements). This approach is expected to help preserve the existing local service provision at these locations. However, some residents will need to travel regularly from these locations for work and to access a wider range of services. Some of the smaller settlements which fall within the east of the National Park in the District and areas to the north and south of the National Park (including the area around New Alresford) have relatively high levels of CO<sub>2</sub> emissions per commuter. Exceptions to this trend include some settlements to the south east, including Denmead, where emissions per capita are noted to be lower.

**5.192** Policies SP2, H1 and H3 are expected to have a minor negative effect in relation to IIA objective 2: transport and air quality given the likely increased numbers of cars on the District's roads as new homes and businesses are occupied. The negative effect also reflects the fact that development is directed towards smaller settlements, from where there could be an increased need to travel longer distances. For Policies SP2, H1 and H3 a significant positive effect is recorded in combination as part of an overall mixed effect. This reflects the distribution of growth to more sustainable locations where the need to travel may be reduced and where access to sustainable transport modes is greater. For Policy SP2, the positive effect also reflects the development principles set out for new development. These include the promotion of public and active transport, promotion of a town centre first approach and ensuring that infrastructure and services are in place in a timely manner to meet the needs of new development. All these requirements are expected to reduce the need for residents to travel by car, including by ensuring that they have nearby access to a range of services and facilities. A minor positive effect is also recorded in relation to IIA objective 2 for Policy H2. The phasing of development in line with this policy will help to ensure new service provision can be delivered to meet evolving needs in the District and prevent overburdening. This is likely to reduce the need to travel longer distances for some residents.

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

**5.193** Policies SP2, H1 and H3 are expected to support the potential for the incorporation of green infrastructure in Winchester. The focus of a proportion of the required growth up to 2039 at larger site allocations within Winchester Town and the South Hampshire Urban Areas could support a coordinated approach to the delivery of connected green infrastructure in the District. As part of the development principles set out under Policy SP2, developments should support the incorporation of green infrastructure and seek to address flooding and surface water. The approach of all three policies is expected to support the adaptation of the District to the effects of climate change and a positive effect is recorded in relation to IIA objective 3: climate adaptation. The positive effect expected for Policy SP2 is significant given the requirements included as part of the development principles set out through this policy.

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

**5.194** By allowing for the majority of new housing development towards the more sustainable settlements in Winchester District and the South Hampshire Urban Areas, Policies SP2, H1 and H3 are likely to support good access to healthcare facilities for a majority of new residents. Within the South Hampshire Urban Areas development planning at existing allocations will help to improve access to essential services and facilities over the plan period. The overall distribution of development is also likely to support the potential for many trips to be made by active modes given the shorter distances involved to jobs and essential services. Within the South Hampshire Urban Areas the potential to support travel by active modes may be more limited given the range of jobs offered outside of the District in larger settlements to the south. Focussing a large proportion of growth in Winchester Town and the South Hampshire Urban

Areas at larger strategic allocations may allow for the achievement of critical mass that supports the delivery of new healthcare facilities. As set out under Policies SP2, H1 and H3, providing a relatively high level of development towards Winchester Town is also likely to help address issues of deprivation in the settlement, with a small number of areas (including St John and All Saints wards) falling within the 20-30% most deprived in England in the IMD 2019 and 30-40% most deprived for the health domain. There is some potential for existing service provision to become overburdened by the level of new development concerned at this settlement. Residents at Winchester Town will likely benefit from nearby access to natural greenspace in the South Downs National Park. By providing for growth within the Market Towns and Rural Areas, some new residents within the smaller settlements (most notably at the Intermediate Rural Settlements), will lack good access to certain types of essential services, although there is likely to be increased opportunities for access to the countryside for leisure and recreation. The distribution of development in the District will also avoid the noise contour associated with Southampton Airport. However, it is notable that at some locations for growth (notably towards Winchester Town by the M3 and rail line through the town as well as towards the AQMA at the town centre) development would occur where higher levels of road and rail noise and air pollution could adversely affect residents and site users.

**5.195** A mixed significant positive and minor negative effect is expected for Policies H1 and H3 in relation to IIA objective 4: health and wellbeing. Policy SP2 is also expected to result in a mixed significant positive and minor negative effect in relation to IIA objective 4. This reflects the distribution of growth mostly towards social infrastructure is already provided or planned for as well as some growth to areas where access to these types of provisions is likely to be more limited. For this policy there is potential for a strengthening of the significant positive effect identified given that the developments principles include a requirement for new development to contribute to individual and community health and wellbeing. This policy also includes the development principle that new development should provide new services and infrastructure in a timely manner to address the demands created. This requirement is likely to help mitigate the potential for adverse effects resulting where high levels of growth at

the larger existing settlements in the District might otherwise result in overburdening of existing services.

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

**5.196** The provision of new development in the plan area can support the incorporation of new open space to allow for informal interaction between residents and a greater degree of social cohesion. The delivery of new growth (particularly where large sites are delivered set out through Policies SP2, H2 and H3) will also support regeneration and service provision that can help address local issues of deprivation. However, providing new development has the potential to disrupt existing community networks and change the established identity of settlements. Focusing much of the new development at Winchester Town is likely to help address some of the issues of some of the more deprived areas in the District. Furthermore, while there is potential for adverse effects, the existing networks and identity of this settlement may be more resilient to change, given its more established nature. The scale of new growth at the smaller Intermediate Rural Settlements and the Rural Area, where community identity may be more sensitive to change, is limited by Policies SP2, H1 and H3.

**5.197** These three policies are therefore expected to have a mixed significant positive and negative effect in relation to IIA objective 5: community cohesion and safety. For Policies H1 and H3 the positive effect is likely to be significant given the increased potential for achieving the critical mass to support the delivery of new services and facilities to benefit more deprived communities in the District. There is potential for the significant positive effect expected in relation to Policy SP2 to be strengthened considered the development principles included. This policy specifically requires that new development should contribute to community wellbeing, health and safety as well as social inclusivity. At the District's smaller settlements, new development is to maintain individual settlement identity. The requirement included in Policy SP2 to provide new services and infrastructure in a timely manner to address the demands created, is likely to help mitigate the potential for high levels of growth at the

larger existing settlements in the District in terms of potential overburdening of existing services. For Policy H2 a significant positive effect alone is recorded. This reflects the potential for phasing of growth over the plan period to reduce any overburdening of existing services and to stagger development, thereby limiting the intensity of effects relating to the identity of settlements.

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

**5.198** Policies SP2, H1, H2 and H3 will all support the delivery of an amount of housing that will meet the needs of the District and therefore a significant positive effect is expected in relation to IIA objective 6: housing. The policies require the delivery of around 15,700 homes (including completions since the start of the Plan period, outstanding planning permissions, other commitments, expected windfalls and new allocations) which will meet the local housing need set by the Government in line with the 'Standard Method' calculation. This includes an allowance for any changes to the Government's standardised methodology and to contribute to the unmet needs of neighbouring authorities. Policy SP2 sets out the overall spatial strategy for the District, including housing growth and strategic housing policies (H1, H2 and H3) provide additional detail in relation to what locations are to be developed and when development will occur.

**5.199** The delivery of a large number of new homes to include a number of larger sites, in line with Policies SP2, H1 and H3, is likely to support the delivery of affordable homes while limiting potential viability issues. The requirements of different groups will be supported by Policy H1, which supports housing of the variety of scales, types and tenures needed in the District. The distribution of development is set out by Policies SP2, H1 and H3 to include a high proportion of development at Winchester Town, the South Hampshire Urban Areas and the more sustainable Market Towns. This is likely to help address the higher demand for housing (towards Winchester Town) and the issue of affordability in these parts of the District. Parts of the District fall within the 10% most deprived in England for the barriers to housing and services domain in the IMD 2019.

The level of housing provided at Winchester Town and the Larger Rural Settlement of Wickham will help to address this issue where it has been identified at these locations. Policy H2 sets out the approach to the phasing of housing delivery to ensure a steady supply of dwellings over the plan period. The supporting text of Policy H3 makes clear that the distribution of development is to support the delivery of a sizeable amount of housing growth through sites less than 1ha. This is in line with the NPPF requirement and will help to support development on sites with faster completion times.

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

**5.200** It is expected that the distribution of development set out through Policies SP2, H1 and H3, to include a number of more sizeable sites (in Winchester Town and the South Hampshire Urban Areas) will support the incorporation of new services and facilities at many locations. The distribution of development is focused towards Winchester Town, the South Hampshire Urban Areas and the more sustainable Market Towns and Larger Rural Settlements. This is likely to provide the residents of this development with good access to existing services and facilities (and those planned at existing allocations in the South Hampshire Urban Areas, notably at West of Waterlooville and North Whiteley). It is noted, however, that where a large number of new homes is delivered, there is potential for overburdening of services and facilities unless suitable mitigate is achieved. Winchester Town provides access to a wide range and large number of employment opportunities. Within the South Hampshire Urban Areas there is good access to jobs and planned for employment development (including a commitment for 23ha at West of Waterlooville, some of which has already been built out), however, there is a proportion of residents who regularly commute out of this area. Policy SP2 indicates that within the South Hampshire Areas, the focus of major housing, economic growth and community and physical infrastructure will be the two sustainable new neighbourhoods at West of Waterlooville and North Whiteley, which is expected to help limit the need for new residents to have to travel from these areas for access to jobs and services. It is recognised, however, that access to the range of services and

facilities and job opportunities at certain Larger Rural Settlements will be more limited than at Winchester Town and these two new neighbourhoods. The level of growth at the Intermediate Rural Settlements will help to support existing local services but there is likely to be a greater need to travel for services and work from these locations. The approach to the phasing of housing delivery in Winchester District is set out under Policy H2. The phasing of development is likely to help limit the overburdening of existing services and facilities across the District.

**5.201** Overall, a mixed significant positive and minor negative effect is expected for Policies SP2, H1 and H3 in relation to IIA objective 7: access to services, facilities and jobs. The development principles included under Policy SP2 incorporate the requirement for new development to make arrangements in a timely manner for new service provision to meet the need created. This approach could help to mitigate the potential adverse effects of overburdening to existing services in the District as new development occurs. A minor positive effect is expected for Policy H2 in relation to this IIA objective.

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

**5.202** It is expected that the delivery of the new development in the plan period will support some level of job creation in the construction industry and related supply chains. However, the majority of the policies appraised in this section would not influence the delivery of economic development or affect the long term, sustainable growth of the local economy. Only Policy SP2 is expected to have a direct effect in relation to IIA objective 8: economy. This policy supports economic growth and diversification, with development in each of the three identified spatial areas to contribute to the identified economic strengths of these areas. This policy also requires that developments adopt a town centres first approach which is likely to help maintain the viability of these areas as important economic centre for Winchester District. A significant positive effect is expected for Policy SP2 in relation to IIA objective 8.

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

**5.203** Despite the prioritisation of existing larger settlements and brownfield land, the provision of a large amount of new development over the plan period will require greenfield land take and is likely to place increased pressures on habitats, including through direct loss and fragmentation. There is also potential for increased pollution associated with construction, travel and the occupation of new homes. Specific effects relating to wastewater from various types of development including new homes may occur in relation to the Solent Maritime SAC and Solent & Southampton Water SPA/Ramsar, regardless of its location in Winchester District. This is assessed in detail by the HRA of the Local Plan and the findings summarised in the cumulative effects assessment in Chapter 6. However, by providing much of the growth at Winchester Town and other larger settlements (as set out under Policies SP2, H1 and H3), the likelihood of impacting habitats and species is generally reduced, although there may be potential for impacts on the River Itchen SAC given its proximity to the presently developed areas. The River Itchen SAC may also be impacted upon by new housing development at the Market Town of New Alresford and some of the Larger Rural Settlements including Colden Common and Kings Worthy. New housing development delivered towards the Market Town of Bishops Waltham may impact on the Galley Down Wood and The Moors SSSIs. The distribution of development, under Policies SP2, H1 and H3, directs only a small level of new growth to the Intermediate Rural Settlements and Rural Area thereby limiting the potential for more widespread disruption of wider ecological networks.

**5.204** It is expected that Policies SP2, H1 and H3 will have a significant negative effect in relation to IIA objective 9: biodiversity and geodiversity. This is combined with a minor positive effect for these policies given the potential to avoid areas which may be more sensitive to new growth and considering the potential for larger sites to incorporate new green infrastructure and support a coordinated approach to habitat provision and connectivity. There is potential for development principles included under Policy SP2 to provide some mitigation for the significant negative effect identified in relation to this IIA

objective. This policy requires new development to maintain and enhance the importance of environmental assets which is likely to help limit the potential for adverse effects in relation to features of biodiversity value.

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

**5.205** The relatively high level of development set out through Policies SP2, H1 and H3 is likely to result in changes to local landscape character and the existing townscape of the settlements in Winchester District, potentially including that of Winchester Town. Part of the District contains the South Downs National Park (40% of that designation). Under the Duty-to-cooperate, it has been agreed with the South Downs National Park Authority that a figure of around 500 homes (219 committed and 280 additional new dwellings) can be counted in Policy H3 towards the District's housing land requirement. Development focussed towards Winchester Town may be less impactful compared to that towards the smaller settlements and more rural areas given its more developed nature. However, some of this settlement borders the National Park, meaning there is potential for impacts relating to its setting. Policy SP2 sets out that development at this settlement should respect its setting, which will help limit adverse impacts on the setting of the National Park. Furthermore, the larger scale of growth provided at Winchester Town may allow for a more coordinated approach to green infrastructure provision and improving the relationship of the settlement to the countryside. By including some new development at the Market Towns and Larger Rural Settlements of Bishops Waltham, New Alresford and Kings Worthy, Policies SP2, H1 and H3 would result in some additional development in close proximity to the National Park. Housing growth at the Intermediate Rural Settlements and Rural Area, at which there might otherwise be substantial impacts relating to the established character, is limited through the distribution proposed. Policy SP2 sets out that where development occurs within these parts of the District, it should occur at the most sustainable locations and maintain rural character and the individual identity of settlement. Overall, Policies H1 and H3 result in a mixed minor

positive and significant negative effect is expected in relation to IIA objective 10: landscapes and character. Policy SP2 is expected to have a mixed minor positive and minor negative effect in relation to IIA objective 10: landscapes and character. There is potential that the development principles set out under Policy SP2 could help to mitigate the minor negative effect identified given the inclusion of the requirement for new development to maintain and enhance landscape assets and to achieve high standards of design, including in relation to sensitivity to character. All effects recorded are uncertain given the potential for the design of new proposals to enhance the landscape and mitigate adverse effects.

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

**5.206** Where impacts occur in relation to the established character of Winchester District as a result of the loss of greenfield land and/or incorporation of developments of a variety of designs, there is also potential for implications for the settings of various heritage assets in the plan area. The relatively large amount of growth provided by these housing policies is unlikely to be achieved without effects of this nature, regardless of the approach taken. Winchester Town contains a particularly large number of designated heritage assets and much of the settlement is designated as a Conservation Area. Therefore, the relatively large amount of new housing growth directed towards this settlement, under Policies SP2, H1 and H3, could have adverse impacts relating to the respective settings of numerous assets. Policy SP2 seeks to ensure that the high level of development would be delivered in a manner that respects the town's special heritage and setting. There is also potential for adverse impacts relating to the concentration of heritage assets at New Alresford and Bishops Waltham, with moderate amounts of development to be provided at these Market Towns. Of the Larger Rural Settlements due to accommodate development, Wickham is the most constrained in terms of the historic environment.

**5.207** Significant negative effects are expected in relation to IIA 11: historic environment for Policies H1 and H3. A minor negative effect is expected for Policy SP2 in relation to this IIA objective. The reduced negative effect recorded reflects the requirement for development at Winchester Town to have regard for its special heritage and setting. The requirements set out in the development principles of this policy include that developments should maintain and enhance the importance of heritage assets and achieve a high standard of design that addresses site sensitivity relating to setting and cultural heritage. These requirements could help to further mitigate the adverse effects of development in the plan area. The unknown massing and layout of new developments and potential for incorporating mitigation through design decisions such as landscaping, means that all effects recorded in relation to this IIA objective are uncertain.

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

**5.208** Focusing growth towards the larger settlements in line with Policies SP2, H1 and H3 will support the reuse of brownfield, given the more developed nature of these areas. Policies SP2 and H1 expressly promotes development at previously developed land within defined settlement boundaries. Policy SP2 also includes the promotion of development that makes efficient use of land and buildings at these types of location. Policy H2 sets out that most allocated greenfield sites should be held back until the later parts of the plan period, which is likely to result in brownfield sites being developed earlier during the lifetime of the plan. Regardless of these factors, extensive greenfield land will still be needed for the achievement of the plan. The distribution of growth in line with Policies SP2, H1 and H3 at the Market Towns and Larger Rural Settlements is likely to affect a small area of Grade 2 agricultural land towards Bishops Waltham. All four policies are therefore expected to have a mixed minor positive and minor negative effect in relation to IIA objective 12: natural resources. There is potential for the minor positive effect recorded as part of the overall mixed effect for Policy SP2 to be strengthened given the requirements of

the development principles. The development principles require that scarce natural resources should be used efficiently as part of new developments. This is to include the recycling of materials onsite.

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

**5.209** Regardless of its location, the delivery of new growth in the plan area is likely to intensify the existing issue of water stress in Winchester District and its surroundings. There are also wastewater treatment works (WwTW) within or close to Winchester that would require upgrading to accommodate the growth needed. These are WwTW at Bishops Waltham, Budds Farm Havant, Peels Common, Southwick, Wickham and Chickenhall Eastleigh [See reference 29]. The Solent SACs, SPAs and Ramsar sites which are already being adversely affected by excess nitrates entering from upstream waterways as a result of WwTW discharges and diffuse agricultural pollution and the issue of capacity at related infrastructure will need to be addressed over the plan period, as considered in detail through the HRA of the Plan. Focussing much of the new housing growth towards Winchester Town, in line with Policies SP2, H1 and H3, is likely to limit the amount of development within Source Protection Zones (SPZ) in the District. However, there is potential for development around the Markets Towns and Larger Rural Settlements of Kings Worthy, Denmead, Bishop's Waltham and to a lesser extent Colden Common to fall within SPZs, where pollution from construction and other sources may adversely affect groundwater sources. Policies H1 and H3 are expected to result in a significant negative effect in relation to IIA objective 13: water resources. There is potential for the development principles included through Policy SP2 to mitigate the significant negative effect identified relating to water resources. The policy requires that new development should address impacts relating to surface water and the water environment. However, given the severity of issues facing the plan area in relation to water stress and nutrients, the significant negative effect remains likely.

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

**5.210** As development occurs over the plan period, greenfield land take will result in an increase in impermeable surfaces in the District. The potential for this to be mitigated by the incorporation of SuDS is considered through the appraisal of development management policies and in the cumulative effects assessment. The distribution of housing growth set out through Policies SP2, H1 and H3 may support the re-use of brownfield land towards the main urban area of Winchester Town and to a lesser extent as the large scale strategic sites within the South Hampshire Urban Areas are fully built out and a higher densities could be achieved, which is likely to help limit the proliferation of hard surfaces. Policies SP2 and H1 specifically promote the development of brownfield land within defined settlement boundaries. Furthermore, the supporting text of Policy H3 clarifies that brownfield sites have been phased for development during the earlier stages of plan period (2019-2029). Greenfield site allocations (that do not have the benefit of planning permission) have been phased to come forward post 2030 so as to maintain a reasonable level of provision in these phases and to prevent all of the housing provision being built out in the early years of the Local Plan. The distribution of development includes moderate levels of development towards the Market Towns and Larger Rural Settlements of New Alresford, Bishops Waltham, Colden Common, Denmead, Kings Worthy and Wickham. The Dever, Itchen, Meon, Wallington and Hamble and their respective tributaries flow through these settlements meaning there are areas of Flood Zones 2 and 3 present. A minor negative effect is expected for Policies SP2, H1 and H3 in relation to IIA objective 14: flood risk. The development principles set out under Policy SP2 include the requirement for development to address the potential for flooding. This requirement is likely to help mitigate the minor negative effect recorded for Policy SP2 to some degree. Given that these policies in question do not specify the precise location of development, the minor negative effect is uncertain.

## Recommendations

**5.211** No recommendations are included in relation Policies SP2, H1, H2, H3 and H4. The level of housing provision for the District is set out to have regard for the Government's Standard Method calculation and it is therefore not considered appropriate to include recommendations in relation to this policy area.

**5.212** The spatial strategy for the District is implemented through the allocation of sites included in the plan. The appraisal of site options (see Chapter 4 of this report) has informed the selection of site options for allocation. Furthermore, throughout the rest of this chapter of the IIA, recommendations are included relating to the topic based policies against which proposals for the development of allocated sites will be decided upon.

## Policies H4, H5, H6 and H7

**5.213** The group of policies appraised in this section is as follows:

- Policy H4 – Development within settlements;
- Policy H5 – Meeting housing needs;
- Policy H6 – Affordable housing; and
- Policy H7 – Affordable housing exception sites to meet local needs.

**5.214** This group of policies set out the approach to housing development in Winchester District in relation to the areas where development is most acceptable and the delivery of homes to best meet local needs. This includes requirements related to the delivery of affordable homes with policy set out to address the potential for exception sites to be developed to meet requirements for this type of housing. The likely sustainability effects of Policies H4 to H7 are set out in Table 5.20 and described below the table.

**Table 5.20: Likely sustainability effects for Policies H4 to H7**

IIA Objective	Policy H4	Policy H5	Policy H6	Policy H7
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	++	0	0	-
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	+	0	0	-
IIA5: Community Cohesion and Safety	+	++	++	++
IIA6: Housing	+	++/-?	++/-?	++
IIA7: Access to Services, Facilities and Jobs	+	0	0	+/-
IIA8: Sustainable Economic Growth	+	0	0	0
IIA9: Biodiversity and Geodiversity	+	0	0	-
IIA10: Landscapes and Character	+	0	0	-?
IIA11: Historic Environment	+/-	0	0	-?
IIA12: Natural Resources	+	0	+	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	+	0	+	0

**5.215** Policy H4 will help to focus the majority of new housing within larger settlements and direct it away from the countryside. This is expected to provide

many residents with good access to a range of service and facilities, jobs and opportunities to make use of sustainable transport. The policy is likely to reduce the need to travel in Winchester District and have benefits in relation to limiting any increase in carbon emission and air pollutions from vehicles. Therefore, a minor positive effect is recorded for Policy H4 in relation to IIA objective 2: transport and air quality. Given that Policy H7 will support residential development at exception sites, which is likely to include some in locations which more isolated in nature, it may result in some residents having to travel by private vehicle more regularly. A minor negative effect is therefore expected for this policy in relation to IIA objective 2.

**5.216** By helping to promote much of the development over the plan period within settlements and away from countryside locations, Policy H4 is likely to encourage the use of active modes of transport which will have benefits for public health. Policy H7 could result in an opposing impact given the potential for development at exception sites at more rural locations where services and facilities and jobs are less accessible. Furthermore, this could include development at locations where there is more limited access to healthcare facilities. Therefore, a minor positive effect is expected for Policy H4 and a minor negative effect is expected for Policy H7 in relation to IIA objective 4: health and wellbeing.

**5.217** Policies H5, H6 and H7 are expected to have a significant positive effect in relation to IIA objective 5: community cohesion and safety. The support contained within the policies for the provision of various types, sizes and tenure of housing, including accessible and adaptable homes, specialist, supported and affordable housing, is likely to help meet the needs of a range of resident types. This will include, those who are on lower incomes, older people and people with disabilities. Policy H4 supports proposals for housing that aid in meeting community needs or aspirations requiring that they are community-led. It is also expected that providing much the new housing growth over the plan period at a range of settlements will help to support the viability of services at these locations. Setting out a range of settlements where development will be more appropriate will also help to ensure that a more equitable distribution of growth occurs, limiting the potential for an over concentration of housing delivery at any one location. This approach will help to maintain settlement

identity in Winchester. Policy H4 is therefore expected to have a minor positive effect in relation to IIA objective 5.

**5.218** All four policies are expected to have a positive effect in relation to IIA objective 6: housing. Policy H4 supports housing development at a range of settlement locations and those proposals that aid in meeting community needs. The approach to development in the countryside (which might limit the potential for some new housing to be delivered) is provided under Policy SP3 and this policy is appraised separately in this IIA Report. Given the direct support set out through Policies H5, H6 and H7 for the provision of a range of housing types, sizes and tenures, including affordable homes a significant positive effect is expected. The requirement for a range of housing types (including more specialist dwellings) and affordable homes to be delivered may result in certain sites becoming unviable. Therefore, the significant positive effect expected for Policies H5 and H6 is expected in combination with minor negative effect. Both policies make refer to the requirement to consider viability issues when making decisions on the level of specialist homes that should be incorporated. The minor negative effect recorded is therefore uncertain.

**5.219** Policies H4, and H7 are expected to have minor positive effects in relation to IIA objective 7: access to services, facilities and jobs. Policy H4 facilitates housing growth primarily within the settlements of the District. These locations will provide better access to essential services and employment sites than at more rural locations. This approach to development will also help to support the viability of essential services in the plan area. Policy H6 allows for affordable housing provision in rural areas in more exceptional circumstances. These locations will be less likely to provide access to existing services and facilities but in some circumstances may be important for maintaining rural service provision. The minor positive effect recorded for this policy in relation to IIA objective 7 is expected in combination with a minor negative effect.

**5.220** By providing the greatest support for development at existing settlements, Policy H4 may help to limit development within that are presently less disturbed and of importance for biodiversity. More rural areas at which development might otherwise be more likely, often also have higher sensitivity in terms of their

landscape character. A minor positive effect is therefore expected for this policy in relation to IIA objectives 9: biodiversity and geodiversity and 10: landscapes and character. Many of the heritage assets in the District lie within existing settlements and the policy may result in much of the new housing growth being focussed in areas where there is potential for impacts upon setting. However, limiting the potential for growth in the open countryside may help to limit impacts upon the setting of rural heritage assets. A mixed minor positive and minor negative effect is therefore recorded for Policy H4 in relation to IIA objective 11: historic environment. Policy H7 is expected to have minor negative effects in relation to IIA objectives 9, 10 and 11. By supporting the delivery of exception sites for affordable homes, the policy may allow for some growth within more rural locations where there is increased potential for impacts upon high value landscapes and undisturbed biodiversity as well as the setting of rural heritage assets. The policy requires that the design and character of the development is appropriate to its location and avoids harm to the character of the area and therefore the negative effect recorded in relation to IIA objectives 10: landscapes and character and 11: historic environment are uncertain.

**5.221** By providing the most support for development within existing settlements, Policy H4 may help to encourage the re-use of brownfield sites given the more developed nature of these areas. This may help to limit the loss of greenfield as well as the proliferation of impermeable surfaces in Winchester. Minor positive effects are therefore expected for this policy in relation to IIA objectives 12: natural resources and 14: flood risk. Minor positive effects in relation to these IIA objectives are also recorded for Policy H4. A reduced level of affordable housing provision is to be required at brownfield sites in recognition of the potential increased cost of development at these types of locations. This may allow for the redevelopment of brownfield sites which might otherwise not be achievable, with potential benefits in terms of limiting the need for loss of greenfield land and disrupting existing natural drainage patterns.

## Recommendations

**5.222** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy H5 could be strengthened by requiring the development of exception sites to respond to the setting of heritage assets and sensitivities relating to the natural environment including biodiversity. Alternatively, Policy H5 could cross reference to relevant policies that address the historic environment and the natural environment. This approach would recognise and help to protect the potential increased sensitivity of more rural locations to new development in terms of the historic environment and biodiversity value.
- Policy H5 could be further strengthened by giving priority to exception sites where they are well related to essential services and sustainable modes of transport. It is recognised that these types of development will be used to help meet the housing needs of local community, however, if possible, locations at which there is reduced need to travel by car should be given priority for development.

## Policies H8, H9, H10 and H11

**5.223** The group of policies appraised in this section is as follows:

- Policy H8 – Small dwellings in the countryside;
- Policy H9 – Purpose built student accommodation;
- Policy H10 – Houses in multiple occupation (HMOs); and
- Policy H11 – Housing for essential rural workers.

**5.224** This group of policies set out the Council's approach to ensuring the retention of right sizes of homes in Winchester District as well as addressing the delivery of homes to meet the needs of a wide range of residents, including

student accommodation, HMOs and homes for essential workers. The likely sustainability effects of Policies H8, H9, H10 and H11 are set out in Table 5.21 and described below the table.

**Table 5.21: Likely sustainability effects for Policies H8 to H11**

<b>IIA Objective</b>	<b>Policy H8</b>	<b>Policy H9</b>	<b>Policy H10</b>	<b>Policy H11</b>
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	0	+	+	+/-
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	0	+	+	-
IIA5: Community Cohesion and Safety	+	+	+	0
IIA6: Housing	++/-	++	++	++/-
IIA7: Access to Services, Facilities and Jobs	0	0	0	0
IIA8: Sustainable Economic Growth	0	+	0	++
IIA9: Biodiversity and Geodiversity	+	0	0	+/-
IIA10: Landscape and Character	+	+	+	+/-
IIA11: Historic Environment	+	0	0	+/-
IIA12: Natural Resources	0	0	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	0	0

**5.225** Minor positive effects are expected for Policies H9, H10 and H11 in relation to IIA objective 2: transport and air quality. Policies H9 and H10 require

that proposals must demonstrate that adequate car and cycle parking provision is made within student accommodation and HMO developments. Policy H9 specifically relates the level of provision to supporting the aim of encouraging active travel and discouraging private car use. Policy H11 addresses the provision of housing in the countryside for essential workers. This type of development will only be permitted where there is demonstrated need. Given that where this type of development is considered necessary, increased number of trips could occur to access services and facilities but that there may be reduced need to commute longer distances, a mixed minor positive and minor negative effect is expected in relation to IIA objective 2: transport and air quality for Policy H11.

**5.226** The provision of a high level of student accommodation or HMO development focussed within particular parts of the District has the potential to result in amenity issues relating to disturbance and noise pollution. Policies H9 and H10 which address the provision of these types of development, seek to prevent limit impacts on residential amenity as a result of new student accommodations and set specific limits on the levels of HMOs that will be acceptable at area and street level. Minor positive effects are therefore recorded in relation to IIA objective 4: health and wellbeing for these two policies. Given the potential for rural accommodation for workers to be located in areas that are more isolated from healthcare facilities and other services and facilities that support health and wellbeing, a minor negative effect is expected for Policy H11.

**5.227** Policy H8 seeks to support the retention of small homes in the countryside given the trend for towards homes in these parts of countryside becoming larger. The preservation of smaller homes in the countryside will help to ensure that the rural housing stock meets the needs of a wider range of residents, including those on lower incomes. This policy is therefore expected to have a minor positive effect in relation to IIA objective 5: community cohesion and safety. A minor positive effect is also expected for Policy H9 in relation to IIA objective 5: community cohesion and safety as it requires that development proposals must be compatible with the surrounding area. This is likely to support the creation of neighbourhoods with which more residents are satisfied with their living conditions.

**5.228** All four policies address the provision of a housing stock that will meet a wide range of needs. Policy H8 seeks to retain existing smaller dwellings in the countryside, while Policy H9 sets out the approach to meet the need for student accommodation in the locality. Policy H10 seeks to retain a balanced housing stock by restricting permitted development rights in relation to the creation of HMOs and Policy H11 outlines the requirements which proposals for housing for essential rural workers will need to meet. As such, a significant positive effect is expected for all four policies in relation to IIA objective 6: housing. The significant positive effects expected for Policies H8 and H11 are expected in combination with minor negative effects given that they are likely to prevent certain types of housing and large extensions in the countryside.

**5.229** It is expected that Policy H9 will support the growth of the local economy. Not only will it support the viability of the University of Winchester, the University of Southampton (Winchester School of Art) and Sparsholt College by providing students with accommodation to attend these institutions, but it will also support the long term upskilling of the local workforce. Policy H11 seeks to support agricultural/ forestry activities through the provision of housing for essential rural workers. Given the importance of these activities in relation to the rural economy the positive effect expected for this policy in relation to IIA objective 8: sustainable economic growth is likely to be significant.

**5.230** Policies H8 and H11 are expected to result in minor positive effects in relation to IIA objective 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment. Policy H8 sets out a presumption that small dwellings in the countryside should be retained with any extension or replacement of such properties to be limited so that there is not a substantial increase in floorspace. This approach is expected to help reduce the potential for significant amounts of new development at rural locations where ecological networks may presently be relatively undisturbed. It is also expected to help prevent impacts relating to landscape character and the settings of heritage assets. For Policy H11 the minor positive effects are expected in combination with minor negative effects. The policy would support a small level of development in the countryside to support existing agricultural/forestry activities. New dwellings provided at these locations should reflect local distinctiveness and the rural character. This more sensitive approach is likely to help limit

impacts relating to habitats, landscape character and the historic environment in such locations. However, any level of growth at more rural locations has the potential to disturb species and subjugate them to additional pressures as well as having the potential to erode the existing landscape character and the setting of heritage assets.

**5.231** Policies H9 and H10 address types of development that are considered less likely to be proposed within potentially more sensitive rural locations. Furthermore, these policies include requirements that will support the protection of the established character of the District. Minor positive effects are expected for both policies in relation to IIA objective 10: landscapes and character. Policy H9 states that new purpose built student accommodation must be compatible with the design, scale and layout of the surrounding area. Furthermore, Policy H10 requires that proposals for the conversion of dwellings to HMOs must not be detrimental to the overall character of the area.

## Recommendations

**5.232** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy H10 could be strengthened by requiring that adequate storage is made for recycling and refuse storage and collection.
- Policy H11 could be strengthened by requiring dwellings for essential rural workers to be designed and located to avoid and mitigate adverse effects relating to the natural environment and biodiversity. This will help to conserve and enhance the value rural locations have in relation to landscape and biodiversity. Through the design process, development should respond positively to any opportunities to incorporate green infrastructure and provide habitat linkages in the locality. Alternatively, the policy could be cross referenced to the relevant landscape and biodiversity policies.

## Policies H12, H13, H14 and H15

**5.233** The group of policies appraised in this section is as follows:

- Policy H12 – Provision for Gypsies, Travellers and Travelling Showpeople;
- Policy H13 – Safeguarding Traveller sites;
- Policy H14 – Traveller site intensification; and
- Policy H15 – New/Expanded Traveller sites.

**5.234** Please note that the policies which address Gypsy and Traveller accommodation also set out a number of sites that are proposed for allocation for this type of use. The appraisal of these elements of the plan (Policies H16, H17 and H18) are presented alongside the other policies which set out sites for allocation in the plan. This work is included later in Chapter 6.

**5.235** This group of policies is set out to address development that will provide Gypsy and Traveller accommodation in the District. This includes the safeguarding, intensification and expansion of existing developments as well as setting out criteria new pitches and plots should meet. The likely sustainability effects of Policies H12 to H15 are set out in Table 5.22 and described below the table.

**Table 5.22: Likely sustainability effects for Policies H12 to H15**

IIA Objective	Policy H12	Policy H13	Policy H14	Policy H15
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	+	0	+	+
IIA3: Climate Adaptation	0	0	0	0

IIA Objective	Policy H12	Policy H13	Policy H14	Policy H15
IIA4: Health and Wellbeing	+	0	+	+
IIA5: Community Cohesion and Safety	+	0	+	+
IIA6: Housing	++	++	++	++
IIA7: Access to Services, Facilities and Jobs	+	0	+	+
IIA8: Sustainable Economic Growth	-	0	-	-
IIA9: Biodiversity and Geodiversity	+	0	+	+
IIA10: Landscapes and Character	+	0	+	+
IIA11: Historic Environment	+	0	+	+
IIA12: Natural Resources	+	0	+	+
IIA13: Water Resources	+	0	+	+
IIA14: Flood Risk	+	0	+	+

**5.236** Policy H12 sets out a number of criteria for sites to be considered against when seeking consent for pitches and plots. Sites should be well related to existing communities and accessible to local services by public transport, on foot or by bike. Therefore, a minor positive effect is expected for Policy H12 in relation to IIA objectives 2: transport and air quality, and 7: access to services, facilities and jobs. The range of existing services sites should be well related to includes health, community services and schools. This approach will not only have benefits for the health of residents at the site but will also help to encourage informal interaction and community cohesion in the area. Furthermore, Policy H12 also sets out that the location and sizing of sites should encourage social inclusion, minimise tension with the settled community and avoid adverse impacts on nearby properties. Therefore, minor positive effects are also expected for this policy in relation to IIA objectives 4: health and

wellbeing and 5: community cohesion and safety. Given that Policy H12 specifically limits the potential for commercial activities at these types of sites, a minor negative effect is expected in relation to IIA objective 8: sustainable economic growth.

**5.237** All three policies support the provision of an adequate level of accommodation to meet the requirements of Gypsies, Travellers and Travelling Showpeople. Policy H12 supports the provision of planning permission for sites and pitches, subject to a number of criteria which will help to ensure development provides a suitable level of quality of new accommodation delivered. Policy H13 safeguards a number of sites from alternative development, specifically existing sites which have planning permission or lawful use for Gypsy, Traveller or Travelling Showperson use. This Policy will ensure that the permitted use as a traveller site is not lost in the future. Policy H14 states that the planning authority will consider proposals for the additional provision of pitches/plots through intensification within existing sites covered by Policy H13, while protecting the living environment. Given that all three policies support the delivery of housing to meet the needs of the District, particularly the needs of specialist groups, a significant positive effect is expected in relation to IIA objective 6: housing.

**5.238** Policy H12 does not set out the location of new development. Furthermore, compared to the overall level of housing required in the District the needs for development for this group are minimal. No presumption can be made in terms of where sites for Gypsy and Travellers are more likely to be delivered, which might otherwise make effects relating to rural character more likely. Impacts relating to specific sensitivities (such as biodiversity sites, heritage assets and areas of flood risk), therefore cannot be assumed. The criteria set out through this policy include consideration of the impact on the local landscape, local heritage and biodiversity assets, water supply and drainage, and open space. Proposals must also be consistent with other policies on design, flood risk, contamination, natural and built environment, agricultural land quality, and protected areas. Therefore, minor positive effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character, 11: historic environment, 12: natural resources, 13: water resources and 14: flood risk.

**5.239** For Policy H13, the sites in question that have been safeguarded for Gypsy, Traveller and Travelling Showpersons have already been granted planning permission or have lawful authorised use. Safeguarding these authorised sites will help to ensure that accommodation needs for these groups will continue to be met. Policies H14 and H15 facilitate the intensification and expansion of pitches and plots within these existing sites, in accordance with the criteria set out in Policy H12. Policy H15 also addressed proposals for new development for accommodation of this type. This policy requires that new sites permitted for development should be at sustainable locations, well related to existing communities and should comply with the requirements of Policy H12. The level of development which might occur at existing sites could result in some changes to the effects of the original development. However, the requirements of Policy H12 will help to mitigate effects that might otherwise result through Policies H14 and H15 which are above and beyond those that have already occurred. Therefore, similar effects to those described for Policy H12 are expected for the IIA objectives for Policies H14 and H15.

## Recommendations

**5.240** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy H14 could be strengthened by requiring that intensification of existing sites should be proportionate to the existing accommodation at the site as to prevent unacceptable impacts on the surrounding environment and surrounding uses.

## Creating a vibrant economy

**5.241** This section of the report presents the appraisal of the policies included in the 'Creating a vibrant economy' chapter of the Local Plan. Given the relatively high number of policies included to address the topic, the policies have been split into groups for appraisal.

## Policies E1 and E2

5.242 The group of policies appraised in this section is as follows:

- Strategic Policy E1 – General vibrant economy strategy; and
- Strategic Policy E2 – Spatial distribution of economic growth.

5.243 This group of policies set out the strategic policy approach to economic growth in Winchester. This includes the general strategy to ensure a vibrant economy that is supportive of the Council’s Carbon Neutrality Action Plan and Green Economic Development Strategy as well as the strategy for the spatial distribution of economic growth in the District. The likely sustainability effects of Policies E1 and E2 are set out in Table 5.23 and described below the table.

**Table 5.23: Likely sustainability effects for Policies E1 and E2**

IIA Objective	Policy E1	Policy E2
IIA1: Climate Change Mitigation	+/-	-
IIA2: Transport and Air Quality	+/-	+/-
IIA3: Climate Adaptation	0	0
IIA4: Health and Wellbeing	+	+
IIA5: Community Cohesion and Safety	+	+
IIA6: Housing	0	0
IIA7: Access to Services, Facilities and Jobs	+	+
IIA8: Sustainable Economic Growth	++	++
IIA9: Biodiversity and Geodiversity	-?	-?
IIA10: Landscape and Character	-?	-?

IIA Objective	Policy E1	Policy E2
IIA11: Historic Environment	-?	-?
IIA12: Natural Resources	+/-	+/-
IIA13: Water Resources	-	-
IIA14: Flood Risk	-?	-?

**5.244** It is expected that the delivery of new development in the plan area would result increased levels of carbon dioxide emissions to the detriment of the achievement of the District becoming carbon neutral by 2030. Emissions will result as construction occurs and once new development is occupied. Policies E1 and E2 are therefore expected to result in a minor adverse effect in relation to IIA objective 1: climate change mitigation. Policy E1 contains support for economic development that will assist the achievement of the Council’s Carbon Neutrality Action Plan and Green Economic Development Strategy with particular support for the delivery of low carbon energy generation/renewable energy facilities. Therefore, a minor positive effect is recorded as part of an overall mixed effect in relation to IIA objective 1 for Policy E1.

**5.245** New economic development will also result in journeys being made to and from new businesses supported in the District. This is particularly likely to be the case where economic diversion is supported through Policy E1, in more rural locations. However, the provision of new development in the plan area, particularly in line with the spatial strategy, towards the larger settlements and more sustainable locations is likely to help support an increased level of self-containment and reduced need to travel longer distances for work in Winchester. The support in Policy E1 for live-work accommodation and co-location of businesses is likely to further limit the need for commuting by car and associated air pollutants and carbon emissions. Mixed minor positive and minor negative effects are therefore expected for Policies E1 and E2 in relation to IIA objective 2: transport and air quality.

**5.246** By focusing much of the new development at more sustainable locations and the larger settlements, it is expected that many residents can travel by more active modes of transport to work, which would benefit health and wellbeing in Winchester. There is also potential that the increased proportion of trips made by active travel in the plan area will help support higher levels informal interactions between residents thereby allowing for increased social tolerance and cohesion. The potential to support self-containment by providing for economic growth at the more sustainable locations may also contribute to higher levels of contentment with their living conditions in the District. Minor positive effects are therefore expected for Policies E1 and E2 in relation to IIA objectives 4: health and wellbeing and 5: community cohesion and safety.

**5.247** Policy E1 sets out the approach to achieving the required level of economic growth in the District to be delivered to be consistent with the spatial strategy and at the most sustainable locations. The policy is also supportive of home working which will also support many residents' access to employment opportunities, particularly in light of trends resulting from the COVID-19 pandemic. Through Policy E2, the spatial distribution of economic growth for the District is focussed at Winchester Town and the South Hampshire Urban Area, with smaller amounts of development to be provided within the key settlements in the Market Towns and Rural Area. Only a small amount of growth is to be supported in rural locations, to allow for the diversification of the local economy. This approach is likely to support good access to employment to a high proportion of residents given the focus at the more developed areas of Winchester. Therefore, Policies E1 and E2 are expected to have a minor positive effect in relation to IIA objective 7: access to services, facilities and jobs.

**5.248** Both policies support the long term sustainable growth of the District's economy. This includes continued support for the existing economic strengths of Winchester, covering those outside of traditional industrial use classes, through Policy E1. This policy is also supportive of range of employment types including within the creative and green economies which is likely to help support long term job growth in a range of sectors. Policy E2 will support growth within areas identified as being of importance for the District. This includes within Winchester Town (the main economic centre) and South Hampshire Urban

Area (the major source of modern large-scale business development) as well as allowing for some diversification of rural economy. Both policies are expected to have significant positive effects in relation to IIA objective 8: sustainable economic growth.

**5.249** The amount of economic growth required in the District to support the projected level of housing development will result a substantial amount of greenfield land take. This will have implications for biodiversity in terms of habitat loss, fragmentation and disturbance. There is also potential for effects relating to landscape character as well as the settings of heritage assets in Winchester. Policy E1 does not include the specific locations for economic growth over the plan period. The negative effects expected for this policy in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment are minor. Given that the design of new employment schemes could support mitigation and enhancement through design measures such as green infrastructure provision as well as the layout of development, the minor negative effects recorded are uncertain.

**5.250** Policy E2 sets out much of economic growth for the plan area at the main settlement of Winchester Town. While its existing developed nature means that new economic growth here could be less likely to disturb the most sensitive locations in Winchester, the River Itchen SAC runs through Winchester Town. Therefore, the delivery of a high level of development within the settlement has some potential to affect one of the European sites in the District (considered in detail through the HRA of the Plan). This settlement is also bordered by the South Downs National Park to the east with potential for the extension of employment uses having potential for adverse effects on this designation. Winchester Town is also relatively constrained in terms of designated heritage assets, including by the presence of Winchester Conservation Area and numerous Grade I and II Listed Buildings. Much of the economic development at Winchester Town would occur on brownfield (with at least part of sites W5 to W8 containing previously developed land). While brownfield land holds value for certain types of biodiversity, redevelopment of such sites would likely have more limited impacts compared to loss of greenfield land in relation to fragmentation of ecological networks as well as local character and the setting of heritage assets.

**5.251** Development with the South Hampshire Urban Area would be close to the Solent and Southampton Water European site as well as Botley Wood and Everett's and Mushes Copses SSSI. The South Hampshire Urban Area is relatively developed and less constrained than Winchester Town in landscape and heritage terms. It is located some distance from the National Park boundaries. Limiting growth at these locations to existing development sites is likely to further limit pressures on biodiversity assets, as well as in relation to landscape character and the historic environment. This policy allows for some level of rural economic development to support economic diversification, which may have implications for the wider ecological networks, as well as in terms of more piecemeal impacts on landscape character and the historic environment where the existing rural nature may contribute substantially the existing setting of heritage assets. However, this growth is required by Policy E2 to have regard for the high quality of the environment at such locations. Uncertain minor negative effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment.

**5.252** As highlighted previously in this section, Policies E1 and E2 will require a substantial amount of greenfield land to support the required level of economic growth for the District. Through Policy E2, much of the economic growth would occur at the main town of Winchester. This is to include some areas of regeneration where brownfield development is likely to occur. Much of the land surrounding Winchester Town is of grade 3 agricultural value with a small portion to the south west classified as grade 2 agricultural land, however, development is to be directed away from this area meaning there is limited potential for loss of the highest value soils. At this location as well as within the South Hampshire Urban Areas there are likely to be opportunities to promote a more efficient pattern of land use considering the existing and planned development at these locations. There may be opportunities for intensification within these developments. Policy E1 includes specific support for regeneration and intensification of previously developed land. Mixed minor positive and minor negative effects are expected for Policies E1 and E2.

**5.253** The District is presently in serious water stress and climate change is likely to intensify this issue. The Solent SACs, SPAs and Ramsar sites are already being adversely affected by excess nitrates and additional economic

development has the potential to intensify these issues. Given the present situation with WWTWs which serve the District, which are currently operating at or close to capacity, there will need to be additional wastewater infrastructure and/or capacity improvements delivered at the same time as new development. There will also need to be additional measures considered for each development location in relation to achieving nutrient neutrality. Much of the District falls within SPZs and this includes some of the areas set out for new economic growth under Policy E2, such as the land at the edge of Winchester Town as well as land to the West of Waterlooville. At these locations there is potential for groundwater sources to be adversely affected by pollution from development. Policies E1 and E2 are expected to have a minor negative effect in relation to IIA objective 13: water resources.

**5.254** The greenfield land take required for development associated with employment in Winchester District could result in increased flood risk as impermeable surfaces are sealed and natural drainage patterns are disrupted. It is likely that design measures such as SuDS will help to mitigate these impacts. Development management policies which set out the requirement for the incorporation of this type of mitigation have been appraised separately in this report. The focus of much of the economic development at Winchester Town, under Policy E2, could result in an increased proportion of development in the District being adversely affected by the flood risk associated with the River Itchen which runs north-south through the settlement. Uncertain minor negative effects are expected for both policies in relation to IIA objective 14: flood risk.

## Policies E3 and E4

**5.255** The group of policies appraised in this section is as follows:

- Strategic Policy E3 – Town centres strategy and hierarchy; and
- Strategic Policy E4 – Retail and main town centre uses.

**5.256** This group of policies set out the strategic policy approach to town centre development in Winchester. This includes defining the hierarchy of centres in

the District as well as the acceptable uses at these locations. The policy does not set out a required level of development which is to be achieved at these locations. The likely sustainability effects of Policies E3 and E4 are set out in Table 5.24 and described below the table.

**Table 5.24: Likely sustainability effects for Policies E3 and E4**

IIA Objective	Policy E3	Policy E4
IIA1: Climate Change Mitigation	0	0
IIA2: Transport and Air Quality	+	+
IIA3: Climate Adaptation	0	0
IIA4: Health and Wellbeing	+	+
IIA5: Community Cohesion and Safety	++	+
IIA6: Housing	+/-	0
IIA7: Access to Services, Facilities and Jobs	++	++
IIA8: Sustainable Economic Growth	++	++
IIA9: Biodiversity and Geodiversity	0	0
IIA10: Landscape and Character	+	+
IIA11: Historic Environment	+	0
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.257** Supporting the successful functioning of town centres and primary shopping areas in the District will be of importance to supporting their increased use by residents. Policy E3 will support Town, District and Local Centres in

Winchester District by requiring development is supportive of the vitality and vitality of centres and the visitor experience in this areas. Policy E4 requires that town centre uses proposed outside of centres comply with the sequential test. These locations are often the most accessible in the plan area given their close proximity to higher numbers of homes and stronger transport links. It is likely that the promotion of the success of town centres will thereby support an increased number of trips by public transport and active modes. This will have benefits relating to reduced levels of congestion and improved air quality as well as limiting an increase in carbon emissions from travel. Therefore, minor positive effects are expected for both policies in relation to IIA objective 3: transport and air quality. The increased potential for trips to be made by walking and cycling is also likely to support improved levels of public health. Furthermore, Policy E3 supports development at town centre locations where they incorporate public open space which could be used for exercise by residents of the District. Policies E3 and E4 are both expected to have minor positive effects in relation to IIA objective 4: health and wellbeing.

**5.258** The protection of town centre locations through Policies E3 and E4 will support a higher quality of life among residents as well as greater satisfaction with their surroundings. Town centre locations will not only support a good level of access to retail uses and other important services and facilities but also provide a focal point for the community. Given that Policy E3 requires that development within town centre locations maintains and enhances their role as community hubs or local administrations, the positive effect recorded in relation to IIA objective 5: community cohesion and safety is significant.

**5.259** Policy E3 and its supporting text sets out that residential uses are not the primary function for town centres and primary shopping areas, in particular. These types of uses are, however, to be supported at above ground floor level. This type of housing provision is likely to complement the higher level of housing provision at strategic sites in Winchester Town to help meet the local housing need. A mixed minor positive and minor negative effect is therefore expected for Policy E3 in relation to IIA objective 6: housing. The protection of town centre locations as areas where residents can benefit from good access to a range of retail and other appropriate uses means that significant positive effects are expected in relation to IIA objective 7: access to services and

facilities for Policies E3 and E4. The approach set out for retail and leisure developments outside of centres which will be required to adhere to the sequential test and to be supported by an impact test is likely to support the viability of existing services and facilities within town centre locations.

**5.260** It is expected that Policies E3 and E4 will support economic growth within District. The requirements set out are expected to help maintain town centres as attractive locations for potential employees and visitors. These locations are to remain areas within which office based and other types of employment is supported and increased footfall for shopping, tourism and the night time economy will result. This will be achieved by ensuring an appropriate mix uses within centre locations and ensuring that town centre appropriate uses are focussed towards these locations apart from where the adverse impacts of this type of development would be minimal. Therefore, significant positive effects are expected in relation to IIA objective 8: sustainable economic growth. Policy E3 requires that new development in centre locations respects and enhances the existing character of these areas. Policy E4 requires new development to be of an appropriate scale and form for the centre at which it is located. Both policies are expected to help ensure the existing character of town centres in the District is protected and therefore a minor positive effect is expected in relation to IIA 10: landscapes and character. A minor positive effect is also expected for Policy E3 in relation to IIA objective 11: historic environment. This policy includes specific reference to the need for development to address the historic character and intrinsic qualities of the built environment within conservation areas, at town centre locations.

## Recommendations

**5.261** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Strategic Policy E3 could be strengthened by encouraging access for all to town centre locations and also within these areas. Access by active and public modes of transport to town centre locations and also within these areas should also be promoted for all types of residents. This could be

incorporated as part of the bullet points which set out the criteria for developments which are to be supported in town centre locations. Access for all should include access for more specialist groups such as older people and people with disabilities.

- Strategic Policy E4 could be strengthened by requiring that the scale, form and design of development should be appropriate in relation to the established character and any historic assets. The policy already requires that developments respond to the size of the centre and its role within the hierarchy. However, given that many of these locations contain important elements of townscape and the historic environment the policy could also require consideration for these sensitivities. Cross referencing to the appropriate heritage policy could also be included.

## Policies E5, E6, E7 and E8

**5.262** The group of policies appraised in this section is as follows:

- Policy E5 – Enhancing employment opportunities;
- Policy E6 – Retaining employment opportunities;
- Policy E7 – Maintaining the vitality and viability of town centres; and
- Policy E8 – Local shops, services and facilities.

**5.263** This group of policies set out the Council's approach to where employment uses will generally be supported in the District and situations in which the redevelopment of sites that are currently in employment uses will be considered acceptable. They also seek to protect the town centre locations as attractive and viable locations that residents are likely to want to visit and address the provision of new and retention of existing services and facilities in Winchester. The likely sustainability effects of Policies E5, E6, E7 and E8 are set out in Table 5.25 and described below the table.

**Table 5.25: Likely sustainability effects for Policies E5 to E8**

IIA Objective	Policy E5	Policy E6	Policy E7	Policy E8
IIA1: Climate Change Mitigation	0	0	0	0
IIA2: Transport and Air Quality	+	+	+	+
IIA3: Climate Adaptation	0	0	0	0
IIA4: Health and Wellbeing	+	+	0	+
IIA5: Community Cohesion and Safety	0	0	+	+
IIA6: Housing	0	0	+	0
IIA7: Access to Services, Facilities and Jobs	++	+	+	++
IIA8: Sustainable Economic Growth	++	++	++	+
IIA9: Biodiversity and Geodiversity	0	0	0	+
IIA10: Landscape and Character	0	0	+	+
IIA11: Historic Environment	0	0	+	+
IIA12: Natural Resources	0	+	0	0
IIA13: Water Resources	0	0	0	0
IIA14: Flood Risk	0	0	0	0

**5.264** A minor positive effect is expected for Policies E5, E6, E7 and E8 in relation to IIA objective 2: transport and air quality. The approach of enhancing employment opportunities primarily within the settlement boundaries where the majority of residents are locating and retaining existing employment uses is expected to help limit any increased need for residents to commute longer distances by private vehicle as well as the potential for existing commuting patterns to be disrupted. Town centre locations are invariably the most

accessible in the District where residents can make use of public and active modes of travel. Protecting the viability of these locations where multiple services and facilities can be accessed will also support more limited car use. Furthermore, maintaining a suitable level of essential service provision in rural area will limit the need to travel regularly from these locations. By supporting residential uses above ground level, Policy E7 will accommodate residents in areas where they can access a range of services and facilities by walking and cycling. Policy E8 balances this approach against the need to limit uses (such as shops and pubs) that might encourage travel to more rural areas.

**5.265** Minor positive effects are also expected for Policies E5 and E6 in relation to IIA objective 4: health and wellbeing. Policy E5 states that due consideration will be given to amenity issues relating to employment development proposals with regards to residential areas, and other sensitive uses. Policy E6 similarly notes that the Council will consider the impact of continued employment use on local amenity. Both policies are therefore expected to help to mitigate potential adverse impacts on residents' health, such as light and noise pollution. Policy E8 supports the provision of new and the protection of existing services and facilities in line with the spatial strategy which will help to ensure the need for healthcare facilities is met in the District. Therefore, a minor positive effect is also recorded for this policy in relation to IIA objective 4: health and wellbeing.

**5.266** The maintenance of town centre locations which support access to a range of services and facilities will be of importance in terms of ensuring a high proportion of residents are satisfied with living standards in the District. A minor positive effect is therefore expected for Policy E7 in relation to IIA objective 5: community cohesion and safety. A minor positive effect is also expected for Policy E8 in relation to IIA objective 5: community cohesion and safety. The policy notes that when considering proposals, account will be taken of whether the loss of the service would cause harm for those living within the area in terms of their future ability to access to that type of service.

**5.267** Policy E7 sets out an approach whereby residential development is not to be considered acceptable within town centres at ground level. However, this type of use will be permitted above ground floor, where proposals will result in

safe and acceptable standards of living for residents. As such, a minor positive effect can be expected for this policy in relation to IIA 6: housing.

**5.268** All four policies are expected to improve access to services and facilities and/or jobs in the District. Policy E5 sets out the general approach of delivering employment uses mainly within the settlement boundaries where they will be accessible to a high number of residents. It will also help to prevent loss of employment uses that might otherwise result through permitted development rights. A significant positive effect is therefore recorded for this policy in relation to IIA objective 7: access to services, facilities and jobs. A minor positive effect is expected Policies E6 and E7. Policy E6 will help to ensure that viable employment uses are maintained in the District, while Policy E7 will help to support the vitality and viability of Winchester's town centres, maintaining a range of services and facilities at accessible locations. A significant positive effect is expected for Policy E8 in relation to this IIA objective, as the policy directly supports the development of new, extended or improved facilities and services across the District in line with the spatial strategy.

**5.269** All four policies are likely to help support the sustainable growth of the District's economy. Policy E5 directly supports new development that will enhance the economy of the District in appropriate locations. Through Policy E6, criteria are included that help limit any loss of employment that is still considered to be viable and practical. The approach of Policy E7 will support the vitality and viability of the identified town centres and the primary shopping areas which will be of importance for job provision and business growth in Winchester. The positive effect recorded for these three policies is significant. Policy E8 supports the provision new and protection of existing services and facilities. These provisions are likely to support some level of economic growth in the District. The policy also seeks to direct more substantial services and facilities to town centre locations which will help to protect the viability of these locations and support long term economic growth of these locations. As such, a minor positive effect is expected for Policy E8 in relation to IIA objective 8: sustainable economic growth.

**5.270** By helping to preserve an appropriate mix of uses in the town centre locations of Winchester, Policy E7 is expected to help protect the existing character of these areas. The supporting text of the policy highlights that the central areas of some of the more substantial settlements in the District contain conservation areas and listed buildings. Limiting inappropriate uses in these locations is therefore also likely to prevent adverse impacts relating to the settings of heritage assets. Minor positive effects are recorded for Policy E7 in relation to IIA objectives 10: landscapes and character and 11: historic environment. Policy E8 includes a presumption that new service provision that would be more substantial than a local provision should not be located in the countryside. Essential service provision may be made at these locations in only exceptional circumstances and where there are no unacceptable impacts would result in relation to the natural environment or rural character. Minor positive effects are therefore expected for Policy E8 in relation to IIA objectives 9: biodiversity and 10: landscapes and character. Given that the policy is likely to help prevent impacts on the rural setting of heritage assets at these types of locations, a minor positive effect is also recorded in relation to IIA objective 11: historic environment.

**5.271** The policies are generally not expected to impact upon the potential for more appropriate use of natural resources, including land, in Winchester. However, Policy E6 requires that existing or allocated employment land should be considered for other employment uses, intensification of the existing employment use or use of the site for a mix of uses that includes employment, before considering other types of use. The policy thereby sets out an approach to preserve employment land in Winchester District that is considered practical and viable while allowing a variety of approaches to delivering proposals that would support an appropriate reuse of the site. Furthermore, the support Policy E7 provides for the residential development above ground level will allow for a more efficient use existing buildings in the District. A minor positive effect is therefore expected for Policies E6 and E7 in relation to IIA objective 12: natural resources.

## Recommendations

**5.272** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy E7 could be strengthened by requiring developments to incorporate design that supports accessibility for all members of the community. The supporting text of the policy presently highlights the need to address this issue.
- Policy E7 could be further strengthened by including specific requirement for potential impacts relating to the historic environment to be mitigated. This is highlighted in the supporting text of the policy. Town centres are potentially sensitive to this issue given the presence of a number of heritage assets. Alternatively, the policy could cross reference to the policies in the Historic Environment chapter to ensure that proposals given appropriate consideration to these types of effects.

## Policies E9, E10 and E11

**5.273** The group of policies appraised in this section is as follows:

- Policy E9 – Economic development in the rural area;
- Policy E10 – Farm diversification; and
- Policy E11 – Visitor related development within the countryside.

**5.274** This group of policies set out the Council's approach to economic development in the rural area including specifically addressing farm diversification and visitor related development in the countryside in Winchester. The likely sustainability effects of Policies E9, E10 and E11 are set out in Table 5.26 and described below the table.

**Table 5.26: Likely sustainability effects for Policies E9 to E11**

IIA Objective	Policy E9	Policy E10	Policy E11
IIA1: Climate Change Mitigation	0	+	0
IIA2: Transport and Air Quality	+/-	+/-	++/-
IIA3: Climate Adaptation	0	0	0
IIA4: Health and Wellbeing	0	0	0
IIA5: Community Cohesion and Safety	0	0	0
IIA6: Housing	0	0	0
IIA7: Access to Services, Facilities and Jobs	+	+	+
IIA8: Sustainable Economic Growth	++	++	++
IIA9: Biodiversity and Geodiversity	+/-	+/-	+/-
IIA10: Landscape and Character	+/-	+/-	+/-
IIA11: Historic Environment	+/-	+/-	+/-
IIA12: Natural Resources	+	0	+
IIA13: Water Resources	0	0	0
IIA14: Flood Risk	0	0	0

**5.275** A minor positive effect is expected for Policy E10 in relation to IIA objective 1: climate change mitigation. The policy is supportive of farm diversification proposals that contribute to the development of the low carbon economy. All three policies will support some level of development at more rural locations which could see an increased number of journeys being made to these locations for commuting, to service new businesses and where individuals seek to make use of services or purchase goods. However, supporting the viability of the rural economy may mean that some residents who are presently located in the countryside may benefit from nearby access to jobs. Therefore, a

mixed effect is expected for Policies E9, E10 and E11 in relation to IIA objective 2: transport and air quality. The positive effect recorded as part of the overall mixed effect for Policy E11 is significant. This policy requires traffic assessments to support new proposals for the visitor economy in the countryside, with travel plans also required to mitigate adverse effects.

**5.276** Minor positive effects are expected for all three policies in relation to IIA objective 7: access to services, facilities and jobs given that they seek to support a varied range of economic development in the countryside. This approach is expected to help improve access to employment opportunities for some of those residents in more rural locations.

**5.277** In relation to helping to support a more viable rural economy in Winchester, Policy E9 provides support for economic development outside of settlements where there is demonstrated need and the development would be compatible with the quality of the natural environment. Farm diversification, including through the development of additional buildings, is generally supported through Policy E10, while Policy E11 provides qualified support for visitor related development in the countryside. In all, it is expected that the policies will support new opportunities for economic growth at more rural locations, particularly in areas related to agricultural, low carbon energy production, tourism and recreation. A significant positive effect is therefore expected for all three policies in relation to IIA 8: sustainable economic growth.

**5.278** Each of the policies appraised provides a level of support for development in more rural locations of Winchester which are potentially more sensitive in terms of the biodiversity they presently support, their landscape value and the setting of heritage assets. Each of the policies requires a level of consideration for proposals for new development in relation to the potential for impacts on the natural environment. Policy E9 requires that new development must be compatible with the need to preserve and maintain the quality of the natural environment, while Policy E10 requires that where complete redevelopment of agricultural holdings would occur, it should be in a form that is acceptable in the rural environment. Policy E11 notes that new visitor related development must contribute positively towards the ongoing protection and

enhancement of the countryside and its scale should be considerate of character of the area. Mixed minor positive and minor negative effects are therefore recorded for all three policies in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscapes and character and 11: historic environment.

**5.279** Policies E9 and E11 contain support for the reuse of existing buildings at rural locations and for the visitor economy. Therefore, minor positive effects are expected for these policies in relation to IIA objective 12: natural resources.

## Recommendations

**5.280** The following recommendations for the policy text are included to help mitigate any negative effects and strengthen any positive effects identified:

- Policy E10 presently supports development at farms which will encourage a low carbon economy. The policy could be strengthened by providing a similar level of support for biodiversity projects and flood risk mitigation.
- The supporting text for Policy E10 presently states that some forms of development for farm diversification may be of such a scale that they should be located in industrial locations as they are akin to factories and have unacceptable levels of traffic from deliveries and employees. The policy text could be further strengthened by requiring proposals for farm diversification to demonstrate that there would be no unacceptable increase in traffic to the site in question (from employees, site visitors and deliveries) as a result of development.
- Policy E10 could be further strengthened by requiring proposals to demonstrate that existing buildings onsite have been considered for re-use before proposing the development of new structures.

## Appraisal findings for the site allocation policies

**5.281** This section presents the appraisal of the policies that allocate sites in the District. The IIA presents the appraisal of all sites included in the plan. This takes in all sites previously allocated by the currently adopted Local Plan as well as sites that have planning permission. It also includes sites that are not identified for allocation in the adopted Local Plan and as such are newly identified sites in the draft Local Plan presently subject to IIA. Maps showing the location of each of the site allocations are presented in Figures 5.1a and 5.1b, later in this section.

**5.282** The first column in the appraisal matrix for each site presents the likely sustainability effects for the allocation without any mitigation that might be required through the specific policy that allocates it (i.e. a 'policy-off' appraisal). The site allocation policies are presented by the spatial area they occupy within the District (Winchester Town, the South Hampshire Urban Area and the Markets Towns and Rural Villages). Sites that have been carried forward from the adopted Local Plan are identified with a 'c' in the 'policy-off' reference.

**5.283** Where site-specific allocation policies in the draft Local Plan include mitigation, this has been reflected in the final column of the appraisal matrix for each site. The effects of other policies in the draft Local Plan are not included in the appraisals of individual site allocations; instead, the effects of the Plan as a whole as considered in the Cumulative Effects chapter.

**5.284** Further detail of the appraisal of the sites at each settlement are provided in Appendix F. The text below each table sets out details of where the policy could potentially mitigate negative effects and strengthen positive effects of development at the site. Given the level of detail already provided in the individual site assessment matrices, the text below each table focusses on describing where potential changes to the effects for the IIA objectives could result when considering the policy requirements. The same approach to the

scoping out of IIA objectives is followed through from the 'policy-off' appraisal of site options. That is to say, effects are not presented for IIA objectives 3: climate change adaptation, 5: community cohesion and safety and 6: housing. This is described in more detail in Chapter 4.

**5.285** It should be noted that the appraisal in the second column for IIA objective 11: historic environment reflects the heritage assessment work commissioned by the Council (Heritage review of Strategic Housing and Economic Land Availability Assessment sites) [See reference 30] which was not considered through the GIS based analysis of site options (the findings of which are presented in Chapter 4). Where the heritage assessment provides further information about the potential sensitivities of a site in relation to the historic environment, this is reflected in the policy-on appraisal of that site and explained as part of the appraisal. The policy-on appraisal for IIA objective 11: historic environment also reflects the mitigation which is expected to result given the requirement set out in the relevant site allocation policy.

**5.286** The approach taken in relation to the appraisal of the site allocation policies is for significant effects to be identified only where more substantial improvements relating to the relevant IIA objective or no mitigation at all of significant negative effects is included in the policy. This could be the provision of substantial new services or a public/active transport improvement (e.g. a new park and ride scheme and railway station). Where the appraisal of sites policy-off considers the proximity to sensitive receptors (notably IIA objectives 9: biodiversity and geodiversity, 10: landscape, 11: historic environment and 14: flood risk) a more precautionary approach has been taken to the assignment of any positive effects. These types of effects are only assigned through the 'policy-on' where strong requirements are included in the policy. In general, 'policy-on' positive effects are not recorded in relation to heritage given the sensitivities of the historic environment and the requirement for assessment of this topic by a suitably qualified professional. Where there could be improvements to landscape as a result of improvements to settlement edge or transitions to the countryside positive effects are recorded.

**5.287** On the whole for many of the sites, the majority of the effects recorded in relation to the IIA objectives through the ‘policy-off’ appraisal remain relevant after considering the site specific policy text. However, in some cases the mitigation and enhancement requirements set out through the site specific policies results some reduction in negative effects and strengthening of positive effects.

## Winchester Town site allocations

### Policy W1

**5.288** Land is allocated for 2,000 dwellings and supporting uses to create a sustainable neighbourhood at Barton Farm, Winchester. The site has been appraised policy-off as site WT2c.

**Table 5.27: Summary of IIA findings**

IIA objectives	Site WT2c	Site considering mitigation in Policy W1
IIA1: Climate Change Mitigation	+	++
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	+	++
IIA7: Services and Facilities	+	++
IIA8: Economy	0?	+
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?

IIA objectives	Site WT2c	Site considering mitigation in Policy W1
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IA14: Flood Risk	0	0

**5.289** Policy W1 requires that the development of the site should create a sustainable neighbourhood and supporting used should be provided. This includes a new local centre that should incorporate a range of shopping facilities and small scale employment uses. The policy also requires the development of the site to include a new Park and Ride facility in addition to a pedestrian and cycle route along the length of Andover Road. The site is, furthermore, to be delivered to improve accessibility to the existing town centre and the railway station within Winchester Town. It is likely that these requirements would help reduce the need to travel by private vehicle to and from the site and support the use of sustainable and active travel at the site and within the surrounding areas. The uses provided within the site are likely to help instil a degree of self containment in the area, although it is noted that the site is envisaged as an integrated suburb of Winchester Town. Given the potential to limit any increase in congestion and associated carbon emissions and air pollutants the minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities is updated to a significant positive effect. The scale of the change in effects reported reflects the substantial requirements of the policy; most notably the delivery of a new Park and Ride facility which will support improved access to Winchester Town and help to limit congestion in the area.

**5.290** The provision of small-scale employment uses and a new local centre is expected to benefit economic growth in the area. As such the uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy, is updated to an uncertain minor positive effect. The uncertainty attached reflects the unknown nature of the specific uses that might be provided

within the site and the type of employment and total number of jobs that might be supported.

**5.291** The requirement for the provision of publicly accessible land to the east of the railway line to meet green infrastructure requirements and deliver substantial areas of onsite open spaces to meet the needs of the new community is likely to give new and existing residents good access to spaces for leisure and recreation. The policy also requires existing routes within the site should also be retained and enhanced to provide link between existing and proposed green infrastructure. Therefore, the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a significant positive effect.

**5.292** The site lies within part of a priority habitat as well as being within a SSSI IRZ and in close proximity to a locally designated biodiversity site. The policy requires that the site is developed to retain the mature trees along the ridge within its boundaries and to avoid harmful impacts on water resources, given the proximity of the site to the River Itchen. This approach would help to protect the biodiversity value of the site and to limit adverse impacts relating to the River Itchen SSSI and SAC. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 8: biodiversity and geodiversity is updated to a minor negative effect.

**5.293** The site has been assessed as having low overall landscape sensitivity. Policy W1 states that development should protect and enhance the landscaping and mature trees within part of the site. However, the policy does not explicitly require substantial improvements to the setting of the settlement (such through the creation of an improvement settlement edge). As such, the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape remains applicable. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

## Policy W2

**5.294** Land is allocated for between 750 and 1,000 dwellings and supporting uses to create a sustainable neighbourhood at Sir John Moore Barracks, Winchester Town. The site has been appraised policy-off as site LH05.

**Table 5.28: Summary of IIA findings**

IIA objectives	Site LH05	Site considering mitigation in Policy W2
IIA1: Climate Change Mitigation	-	+
IA2: Travel and Air Quality	-	+
IIA4: Health and Wellbeing	0	++?
IIA7: Services and Facilities	-	+
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	+
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	-
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.295** Policy W2 requires that the development of the site should create a sustainable neighbourhood with supporting uses provided and phased to support a relatively self-contained community. The policy also requires that new neighbourhood centres are incorporated as part of the residential-led scheme. The development of the site should incorporate a new Park and Ride facility and

the proposal should be permeable to a range of sustainable travel modes of transport. Existing access via Chestnut Avenue is to be retained only for use for pedestrian, cyclists and potential emergency access. The development is also to be supported by the creation of a green/blue infrastructure strategy for the site. It is likely that these requirements would help reduce the need to travel by private vehicle to and from the site and support the use of sustainable and active travel at the site and within the surrounding areas. Given the potential to limit any increase in congestion and associated carbon emissions and air pollutants the minor negative effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities is updated to a minor positive effect. The change in effects reported reflects the substantial requirements of the policy; most notably the delivery of a new Park and Ride facility which will support improved access to Winchester Town and help to limit congestion in the area.

**5.296** The requirement at the site for the creation of multi-functional green/blue links through the site is supported by the requirement to incorporate high quality public spaces and public realm. It is expected that this approach will provide new and existing residents with good access to spaces for leisure and recreation. The policy also requires that an assessment is undertaken to establish whether the existing gym, leisure facilities and the swimming pool should be retained as part of the wider residential led scheme. If these facilities are viable they should be opened to the public. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a significant positive effect. The effect is uncertain dependent upon whether the existing leisure facilities at the site could be retained and opened to the public.

**5.297** The requirement included in Policy W2 for a green/blue infrastructure /SuDS hierarchy strategy to enhance the development and to mitigate flood risk in way that enhances biodiversity on the site. This approach could help to mitigate adverse effects and potentially enhance the priority habitats and local biodiversity sites within the site boundaries. The policy specifically requires that any flood risk does not adversely affect the Flowerdown local biodiversity site which lies within the site boundaries. It also requires that proposals consider the potential impacts of wastewater (nutrients) produced by the development upon

the Solent SAC and River Itchen SAC, mitigating these effects at nationally protected sites. Overall, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a mixed minor positive and minor negative effect. The mixed effect recognises the potential for substantial green infrastructure provision to enhance local biodiversity but also the difficulty to mitigate all adverse effects given that the site contains a number of biodiversity designations and features. The negligible effect previously recorded in relation to IIA objective 14: flood risk remains applicable. The requirements of the policy would help mitigate flood risk at the site but are unlikely to have substantial benefits in relation to flood risk in the surrounding area which otherwise might warrant a positive effect.

**5.298** The site has been previously assessed as 'green' for risk of effects on heritage assets. The heritage impact work commissioned by the Council indicates development on the site may be appropriate, but it is recommended that consideration is given to restricting development both in terms of distance and height. Furthermore, the woodland belt between the Scheduled Monument and the site should be retained and enhanced. Policy W2 requires proposals to record and retain any features of heritage significance and incorporate them into the re-development of the site as part of a wider heritage trail that celebrates the sites military history. These requirements are likely to protect the existing cultural assets within the site and incorporate them into the new development in an appropriate manner. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal.

**5.299** The policy also requires that proposals re-use and re-purpose existing buildings and give priority use to the previously developed land and intensification of the existing built-up area, before the use of undeveloped land. As such, the significant negative effect previously recorded for the site in relation to IIA objective 12: natural resources is updated to a minor negative effect.

## Policy W3

**5.300** Land is allocated for 30 homes at St Peters Carpark, Winchester Town. The site has been appraised ‘policy-off’ as site WIN22.

**Table 5.29: Summary of IIA findings**

IIA objectives	Site WIN22	Site considering mitigation in Policy W3
IIA1: Climate Change Mitigation	++	++
IA2: Travel and Air Quality	++	++
IIA4: Health and Wellbeing	+	++
IIA7: Services and Facilities	++	++
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	-?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	-	-

**5.301** The site is in close proximity to Winchester town centre and its associated services, facilities and sustainable travel links. This location is likely to support the use of public and active modes of transport among new residents Policy W3 requires that safe pedestrian and cycle access is provided, and that the need for car parking is assessed. The policy requires that the proposal is designed to be a permeable place based around sustainable modes of travel that maximises

opportunity for walking and cycling and connects to the surrounding area, and PRow and cycle network. It is expected that these requirements would likely help to promote the use of active travel at the site and within the surrounding area thereby limiting associated carbon emissions and air pollutants, as well as improving access to services and facilities. The significant positive effect previously recorded in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities remains applicable.

**5.302** The site is in close proximity to medical services, open space and active travel routes. However, it is also within 500m of an AQMA. Policy W3 requires that proposals take into account the AQMA and provide appropriate mitigation to address air quality issues. Furthermore, a noise and contaminated land assessment and the appropriate remedial measures should be implemented. These requirements are likely to ensure the health and wellbeing of new residents and so the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a significant positive effect.

**5.303** The site has been previously assessed as 'amber' for risk of effects on heritage assets. The heritage impact work commissioned by the Council indicates development on this site is appropriate subject to the development being of an appropriate scale and massing. Policy W3 requires that proposals are of a high standard of design, make use of quality materials and respond positively to the Winchester Conservation Area. There is also a requirement to create an attractive edge to the development that enhances the street frontage of North Walls. As such, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, the uncertain minor negative effect previously recorded for the site in relation to IIA objective 11: historic environment is updated to an uncertain negligible effect. The uncertainty attached to the effect reflects to the unknown nature of the design of the development which might occur at the site.

## Policy W4

**5.304** Land is allocated for the development of 100 dwellings at Courtney Road, Winchester Town. The site has been appraised ‘policy-off’ as site HW09.

**Table 5.30: Summary of IIA findings**

IIA objectives	Site HW09	Site considering mitigation in Policy W4
IIA1: Climate Change Mitigation	-	-?
IA2: Travel and Air Quality	-	-?
IIA4: Health and Wellbeing	-	+
IIA7: Services and Facilities	-	-?
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	-	-
IIA10: Landscape	-?	-?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.305** Policy W4 outlines that the development is phased to be provided during the latter part of the Local Plan period and permission will not be granted before 2030. By this time, the development at Barton Farm to the west is to be complete providing a number of services and facilities in proximity to the site, accessible via a PROW. The policy also requires that pedestrian and cycle access, including crossing facilities on Worthy Road will be delivered as part of

the development. These requirements would likely help to promote the use of active travel to and from the site, thereby limiting the potential for associated carbon emissions and air pollutants and could also improve access to services and facilities. However, the scale of transport improvements required by the policy are relatively limited; for example, no new cycleways or footpaths linking to the surroundings are required. Therefore, the minor negative effect recorded in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities remain applicable. The provision of services and facilities and a new park and ride facility at Barton Farm is likely to support improved effects in relation to each of these IIA objectives. Given that these facilities are yet to be delivered, uncertainty is now attached to the effects previously recorded in relation to IIA objectives 1, 2 and 7.

**5.306** The site lies within an area affected by noise associated with the adjoining railway line. Policy W4 requires that a noise assessment is undertaken and appropriate mitigation is implemented to mitigate the effects of the adjoining railway line. Furthermore, onsite open space (sports pitches and informal open space) is to be provided within the site, separating the housing from the railway line and providing a high-quality environment. These measures are likely to benefit the health and wellbeing of new and existing residents in the area. Therefore, the minor negative effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a minor positive effect.

**5.307** The site has been assessed as having medium or higher landscape sensitivity. The requirement in the policy for development to incorporate open space that helps to create an attractive environment and to retain the openness of the settlement gap is likely to help protect landscape character at the site. The uncertain minor negative effect previously identified for the site in relation to IIA objective 10: landscape is therefore updated to an uncertain negligible effect. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.308** The policy contains no requirements that relating to mitigating potential impacts on the historic environment. However, the site was assessed as 'green'

in relation to heritage constraints as part of the site assessment work undertaken as part of the Council’s SHELAA. Furthermore, the heritage assessment work commissioned by the Council indicates that no impacts relating to heritage are likely if the site is developed. Therefore, the uncertain negligible effect recorded in relation to IIA objective 11: historic environment remains applicable.

## Policy W5

**5.309** Land is allocated at Bushfield Camp, Winchester Town for business and employment space. The site has been appraised ‘policy-off’ as site WT3c.

**Table 5.31: Summary of IIA findings**

IIA objectives	Site WT3c	Site considering mitigation in Policy W5
IIA1: Climate Change Mitigation	-	+
IA2: Travel and Air Quality	-	+
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	+
IIA8: Economy	++	++
IA9: Biodiversity and Geodiversity	--	0
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	-?
IIA12: Natural Resources	-	-
IIA13: Water Resources	0	0
IA14: Flood Risk	0	0

**5.310** Policy W5 requires that the site should be designed to be a permeable place based around sustainable modes of travel that maximises opportunity for walking, cycling and connects to the surrounding area. This includes connections to Winchester train station, the town centre and the nearby park and ride. It is expected that these requirements would likely help to promote the use of active travel at the site and within the surrounding area thereby limiting associated carbon emissions and air pollutants. Furthermore, the mix of uses to be provided at the site could support good access to services and facilities for users of the site. As such, the minor negative effect previously recorded in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities is updated to a minor positive effect.

**5.311** Policy W5 requires land to be secured in the undeveloped areas of the site for recreational purposes. In addition, any contaminated land issues should also be addressed and the appropriate remedial measures should be implemented. These requirements are likely to ensure the health and wellbeing of new residents and provide opportunities for those in area to partake of recreational activities. However, the requirements of the policy would not result in substantial improvements in terms of new services or facilities that could benefit existing and new residents in the area. Therefore, the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.312** The site is within a SSSI IRZ and contains a locally designated wildlife site and a priority habitat. Policy W5 requires a green/blue infrastructure strategy to be implemented to both enhance the development and to mitigate impacts relating to biodiversity and the water environment. A Habitats Regulation Assessment should also be undertaken to consider the potential effects on biodiversity, on-site and on the River Itchen. Policy W5 also requires that proposals consider the potential impacts of nutrients produced by the development upon the Solent SAC and River Itchen SAC, with appropriate mitigation to be achieved. Overall, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a negligible effect.

**5.313** The site has been assessed as having low overall landscape sensitivity. Policy W5 requires the design of the site to have particular regard to the relationships with the South Downs National Park, and related views corridors. The development is to be delivered to take account of its unique gateway location. As such, it is expected the development of the site would be delivered to support an improved gateway to Winchester Town. The uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape is therefore updated to an uncertain minor positive effect. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.314** The uncertain negligible effects previously recorded for the site in relation 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. However, the heritage impact work commissioned by the Council, states that the site is not consider appropriate for development.. The potential for impacts on special character and setting of the Grade I Listed St Cross Hospital is highlighted given the elevated position of the development site. This work also identifies the potential for development at the site to impact on distant northerly views into the Winchester Town. In addition to protecting important view corridors, the design of the development is required by the policy to consider the Listed Buildings related to the site as well as the setting of Winchester Conservation Area. Heritage assets and archaeology features recorded should be retained and incorporated into any re-development of site as part of a wider heritage trail. The requirements set out in the policy would help to mitigate adverse impacts relating to the historic environment. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain minor negative effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal.

## **Policy W6**

**5.315** Land is allocated for employment use at Winnall industrial estate, Winchester Town. The site has been appraised 'policy-off' as site WIN11c.

**Table 5.32: Summary of IIA findings**

IIA objectives	Site WIN11c	Site considering mitigation in Policy W6
IIA1: Climate Change Mitigation	0	+
IA2: Travel and Air Quality	0	+
IIA4: Health and Wellbeing	0	+?
IIA7: Services and Facilities	0	+
IIA8: Economy	++	++
IA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IA14: Flood Risk	0	0

**5.316** Policy W6 requires the development of the site to be supported by a travel plan that demonstrates sustainable active travel that meets the requirements of site users. In addition, the development should seek to maximise opportunities to create or improve pedestrian/cycle links with the surrounding area. The development should demonstrate how it will be linked together with the planned improvements to the M3 motorway and any associated park and ride facility where possible. These improvements are likely to improve access to employment opportunities at the Winnall site which is the largest employment area in Winchester Town. As such, the negligible effect previously recorded for the site in relation to IIA objective 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a minor positive effect.

**5.317** Policy W6 also states that the development should create or improve recreation and greenspace opportunities in the area. Therefore, the negligible effect recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a minor positive effect. The change in effect reflects the increased potential for site users to make use of these areas for recreation during breaks and outside of working hours.

**5.318** The policy also requires development at the site to provide an attractive, active frontage onto Easton Street. This approach could benefit the aesthetic quality, character and townscape of the surrounding area. However, the scale of the requirements are not expected to lead to substantial enhancements and therefore the uncertain negligible previously recorded for the site in relation to IIA objective 10: landscape remains applicable.

## Policy W7

**5.319** Land is allocated for mixed use development including 300 homes, retail, residential, leisure, and other town centre uses within the Central Winchester Regeneration Area. The site has been appraised ‘policy-off’ as site CWRWIN7c.

**Table 5.33: Summary of IIA findings**

IIA objectives	Site CWRWIN7c:	Site considering mitigation in Policy W7
IIA1: Climate Change Mitigation	+	++
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	-	0
IIA7: Services and Facilities	+	++
IIA8: Economy	0?	+?

IIA objectives	Site CWRWIN7c:	Site considering mitigation in Policy W7
IA9: Biodiversity and Geodiversity	--	0
IIA10: Landscape	0?	0?
IIA11: Historic Environment	--?	-?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	--	0

**5.320** Policy W7 requires the provision of improved pedestrian and cycle access at the site and provisions to be made for buses and coaches. The development of the site is also to improve the service offer in the area and should complement the existing town centre. These provisions are likely to help encourage the use of more active modes of transport for some journeys at and to the site and may help to improve access to services and facilities for residents and site users. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor positive effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to significant positive. The significant positive effect also reflects the location of the site at the edge of Winchester Town centre with the complementary uses to be provided at the site expected to improve the service offer at this location and support the potential for combined trips to be made within the area.

**5.321** The policy also requires that multifunctional green and blue infrastructure and linked open spaces are delivered at the site. These measures are likely to benefit the health and wellbeing of new and existing residents in the area. The incorporation of leisure uses at the development could also benefit health and wellbeing. Therefore, the minor negative effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a negligible

effect. It is notable that the existing healthcare facility within the site could be lost to development but is not addressed through the policy.

**5.322** The uses at the site are expected to support the successful functioning of Winchester Town centre. This approach is likely to benefit local economic growth and therefore the uncertain negligible effect previously recorded for the site is updated to an uncertain minor positive effect. The effect recorded remains uncertain given that any level of job creation will depend partly upon the specific uses delivered at the site, which is presently unknown.

**5.323** The site is in relatively close proximity to a tributary of the River Itchen with potential for impacts on the biodiversity designations associated with the river. Policy W7 requires that potential impacts of nutrients produced by the development upon the Solent SAC and River Itchen SAC are mitigated and that high quality multi functional green and blue infrastructure are provided. This approach is likely to help protect these identified international biodiversity sites as well as habitat connectivity more generally. Therefore, the significant negative effect recorded in relation to IIA objective 9: biodiversity and geodiversity as part of the policy off appraisal work is updated to a minor negative effect.

**5.324** The policy off appraisal work identified an uncertain significant negative effect in relation to IIA objective 11: historic environment. This reflects the 'red' score attributed to the site through the SHELAA site assessment work in relation to heritage constraints. The site is within the Winchester Conservation Area and contains number of buildings of interest (although none of these are Listed Buildings). The heritage assessment work commissioned by the Council indicates that development at the site could impact upon the character of the Conservation Area and impact upon a number of Listed Buildings in close proximity. Policy W7 requires that the development of the site achieves a high standard of architectural quality. Any proposal should respect the historic context of the site and make a positive contribution towards protecting and enhancing the local character, the special heritage of the area and important historic views. The requirements of the policy are likely to help to mitigate adverse effects relating to the historic environment. However, it is noted that the

site remains potentially sensitive in this regard. The uncertain significant negative effect previously recorded is updated to an uncertain minor negative effect. The effect remains uncertain given that it will be partly dependent upon the specific design of any proposal which is presently unknown.

**5.325** A substantial part of the site lies within flood zone 3. The policy requires the undertaking of a Strategic Flood Risk Assessment to support the development of the site. The proposal should incorporate suitable mitigation measures to address the risk of flooding. The significant negative effect previously recorded for the site in relation to IIA objective 14: flood risk is reduced to a negligible effect.

## Policy W8

**5.326** Land is allocated for mixed use development including around 250 homes at Andover Road and Worthy Lane (Station Approach Regeneration Area), Winchester Town. The site has been appraised ‘policy-off’ as Site WIN5c.

**Table 5.34: Summary of IIA findings**

IIA objectives	Site WIN5c	Site considering mitigation in Policy W8
IIA1: Climate Change Mitigation	+	++/-
IA2: Travel and Air Quality	+	++/-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	++/-
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	-

IIA objectives	Site WIN5c	Site considering mitigation in Policy W8
IIA10: Landscape	0?	+?
IIA11: Historic Environment	-?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IA14: Flood Risk	0	0

**5.327** Policy W8 requires the development to make a positive contribution towards improving the area in terms of access for pedestrians and cyclists as well as allowing for permeability to the railway station. There is considered to a range of suitable uses for the site, including offices, leisure and small scale retail which would improve the service and job offer at this relatively central location in Winchester Town. As such, given the sustainable transport improvements required at the site and potential for a high number of residents to access the site where a range of uses are to be provided, the minor positive effect previously recorded for the site in relation to IIA objective 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a significant minor positive effect. However, given that uses considered for the site include car parking, the positive effect is combined with a minor negative effect. This type of development is expected to do little to support modal shift in the plan area.

**5.328** The site is located within a SSSI IRZ, is within close proximity to a locally designated wildlife site and a priority habitat. Policy W8 requires the proposal to consider the potential impacts of nutrients produced by the development upon the Solent SAC and Itchen SAC, with appropriate mitigation to be achieved. Furthermore, existing trees are to be retained within the site where they make a contribution to local distinctiveness. The policy goes some way to protecting the biodiversity value of the site. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.329** The site is rated ‘amber’ for risk of effects relating to historical constraints. This reflects the potential for development to have adverse impacts on heritage assets but that these could potentially be mitigated through appropriate development design. The heritage assessment work commissioned by the Council identifies that development within the site is considered appropriate. This is subject to the new development considering its proximity to the County Records Office, the east front of St Pauls Church and its height in relation to the Conservation Area. Policy W8 requires the development of the site to take into consideration the characteristics of Winchester Town and relate positively to the Conservation Area and designated and non-designated heritage assets. Views of the treed skyline and other key historic features, should be retained and the impact of buildings over three storeys in height should be assessed. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The uncertainty attached to the updated effect reflects the unknown nature of the specific design that might be implemented at the site.

**5.330** The site has been assessed as having low overall landscape sensitivity. Policy W8 requires the proposal to assess the impact of buildings’ heights on views adjoining areas unless taller buildings can be justified in townscape terms. Existing trees should be retained where they can make a positive contribution towards enhancing local distinctiveness and a landscape framework should be prepared alongside the master planning process to establish opportunities for new planting. The uncertain negligible effect previously recorded in relation to IIA objective 10: landscape is therefore updated to an uncertain minor positive effect. This reflects the potential for the sensitive redevelopment of this brownfield site to achieve benefits for local character and townscape. The effect remains uncertain given that the specific design of any proposal that might be implemented for the site is presently unknown.

## Policy W9

**5.331** Land is allocated for a mixed-use site comprising 30 residential dwellings, specialised facilities including those for care, and a local convenience store at the Bar End depot, Winchester. The site has been appraised ‘policy-off’ as Bar Endc.

**Table 5.35: Summary of IIA findings**

IIA objectives	Site Bar Endc	Site considering mitigation in Policy W9
IIA1: Climate Change Mitigation	+	+
IA2: Travel and Air Quality	+	+
IIA4: Health and Wellbeing	-	+
IIA7: Services and Facilities	+	+
IIA8: Economy	0?	+
IA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.332** Policy W9 requires the provision of safe pedestrian and cycle access to the site and the uses to be delivered to be low traffic generation. The development should also improve linkages to the Winchester Sport and Leisure Park with a footway link to be incorporated to improve connectivity to

Winchester Town. The development of the site is also to improve the service offer in the area by providing a new convenience store. These provisions are likely to help encourage the use of more active modes of transport for some journeys to and from the site and may help to improve access to services and facilities for residents and site users. Given that the service offer at the site is likely to be a limited to a new convenience store, any improvement relating to access to services and facilities, is likely to be marginal. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor positive effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. While the requirements of the policy would help to limit the need to travel by car to and from the site, they are not of a scale to warrant a significant positive effect and therefore the minor positive effect remains applicable. This effect also reflects the relatively close proximity of the site to Winchester Town centre with connectivity to this location to be improved by the delivery of the new footway link.

**5.333** The improved linkages to supported through the development of the site the Winchester Sport and Leisure Park is also likely to benefit the health and wellbeing of residents in the area by encouraging access to the park. Furthermore, the master planning of the site is incorporate new open space. It is expected that this provision would also benefit the health and wellbeing of new residents at the site as well as existing residents in the surrounding areas. The minor negative effect recorded for the site in relation to IIA objective 4: health and wellbeing is therefore increased to a minor positive effect.

**5.334** The site is presently vacant. Given that the uses to be delivered at the site include a new convenience store its development could support some level of job creation. The uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy is therefore updated to a minor positive effect.

**5.335** Policy W9 identifies the site at Bar End as a gateway site into Winchester Town. The process for master planning the site is required to establish principles relevant to its position as an important gateway to the town. Any

proposal for the site should incorporate landscaping to create a buffer along the northern edge of the site and achieve appropriate scale and massing as well as a graduation in the height of the development. These requirements are included to protect residential amenity of the existing properties in the surroundings but could support improvements to the site as part of the wider gateway to the settlement. This is particularly the case given the site’s location within an area which would benefit from regeneration as identified in the supporting text of the policy. However, there is no specific requirement included in the policy in relation to how improvements should be achieved. As such, the uncertain negligible effect recorded for the site in relation to IIA objective 10: landscape, as part of the policy off appraisal work, remains applicable. The effect is uncertain given that it is dependent partly on the design of any proposal for the site, the detail of which is presently unknown.

## Policy W10

**5.336** Land is allocated for a learning facility and non-residential institutions (use class F.1) at the former River Park Leisure Centre Site, Winchester Town . It has been appraised ‘policy-off’ as site WIN23.

**Table 5.36: Summary of IIA findings**

IIA objectives	Site WIN23	Site considering mitigation in Policy W10
IIA1: Climate Change Mitigation	+	++
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	0	0
IIA7: Services and Facilities	+	++
IIA8: Economy	0	0

IIA objectives	Site WIN23	Site considering mitigation in Policy W10
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	--	0

**5.337** Policy W10 require that the site is developed to provide F.1 use (learning and non-residential institutions). This development will improve the service offer of the town centre, a location which is highly accessible to many residents by public and active modes of transport. Furthermore, the policy requires that the development is designed to be permeable and maximise public accessibility which is likely to increase the potential for active travel across the site. Given the improved access to services through the development of the site and likelihood for promote travel by non-car base modes, the minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: sustainable travel and 7: services and facilities is updated to a significant positive effect.

**5.338** The policy also requires that the site is developed to have regard for its relationship with the River Itchen and to be connected to the landscape and townscape in terms of ecology. This approach is likely to help limit potential adverse impacts relating to the River Itchen SAC and SSSI which is to the east of the site. It is also likely to help promote habitat connectivity in the area. The significant negative effect previously identified for the site in relation to IIA objective 11: biodiversity and geodiversity is therefore updated to a minor negative effect.

**5.339** In line with Policy W10, the development of the site should have particular regard to its relationship with the South Downs National Park, the Winchester Conservation Area, and views from and to Winchester Cathedral. It should also create a visually interesting design that complements the setting of the river and deliver an attractive gateway to the city. The design requirements set out for the site are likely to help improve the settlement edge and its relationship with the surrounding countryside. Therefore, the uncertain negligible effect recorded in relation to IIA objective 10: landscape is updated to an uncertain minor positive effect.

**5.340** The SHELAA site assessment work scored the site as 'green' in relation to potential heritage constraints. The heritage assessment work commissioned by the Council indicates that development of the site is appropriate subject to the development being of appropriate scale and massing. The requirements of the policy are likely to reduce the potential for any harm to the setting of the nearby Conservation Area but do not include measures for enhancement. Therefore, no change is expected to the uncertain negligible effect previously recorded in relation to IIA objective 11: historic environment. The effects recorded in relation to IIA objectives 10 and 11 remains uncertain given that they will be dependent partly upon the specific design of any scheme that comes forward which is unknown at this stage.

**5.341** The site lies within an area of flood risk associated with the River Itchen. The policy requires the undertaking of a Strategic Flood Risk Assessment to support the development of the site. The proposal should incorporate innovative, multi-functional mitigation measures to address the risk of flooding. The significant negative effect previously recorded for the site in relation to IIA objective 14: flood risk is reduced to a negligible effect.

## **Policy W11**

**5.342** Land is allocated for mixed use development including student accommodation (200 equivalent dwellings) and academic and medical uses at

the University of Winchester / Royal Hampshire County Hospital, Winchester Town. The site has been appraised ‘policy-off’ as WIN16.

**Table 5.37: Summary of IIA findings**

IIA objectives	Site WIN16	Site considering mitigation in Policy W11
IIA1: Climate Change Mitigation	+	++
IA2: Travel and Air Quality	+	++
IIA4: Health and Wellbeing	+	++
IIA7: Services and Facilities	+	++
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.343** Policy W11 requires that the development the site incorporates improved health and education provisions in line with a masterplan. Improvements to cycling and pedestrian access should also be delivered. The delivery of a mix of uses within the sustainable settlement of Winchester Town is likely to support an increased number of journeys being made by active and public modes of transport to the benefit of local congestion and air quality as well as lower levels of carbon emissions. The minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality

and 7: access to services, facilities and jobs is therefore updated to a significant positive effect.

**5.344** The proposed southern campus site extension contains an area of priority habitat to the south and also lies within a SSSI Impact Risk Zone for and adjacent to a locally designated biodiversity site. Policy W11 states that important trees and wooded areas within the site should be retained. These requirements are likely to help mitigate adverse effects relating to the biodiversity value at the site and potential for habitat connectivity with the surroundings. The development of the site is still expected to result in some impact on the biodiversity sites in the area. The significant positive effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is therefore updated to a minor negative effect.

**5.345** The SHELAA site assessment work scored the site as 'green' in relation to potential heritage constraints. The heritage assessment work commissioned by the Council indicates that no impacts relating to heritage are likely at the site and therefore the uncertain negligible effect previously recorded in relation to IIA objective 11: historic environment remains applicable. The policy requires that the development is designed to protect important views into and out of the area, allows for sympathetic use of Listed Buildings, and protects the Conservation Area. The requirements of the policy are likely to prevent any adverse effects relating to heritage assets in the area but do not include requirements for enhancement which might otherwise result in positive effects being recorded.

## South Hampshire Urban Area site allocations

### Policy SH1

**5.346** Land is allocated for a mixed use urban extension (including a total of 3,000 homes, 600 of which will be delivered in Havant Borough) at West of Waterlooville. The site has been appraised 'policy-off' as site SH2c.

**Table 5.38: Summary of IIA findings**

IIA objectives	Site SH2c	Site considering mitigation in Policy SH1
IIA1: Climate Change Mitigation	-	++
IA2: Travel and Air Quality	-	++
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	++
IIA8: Economy	0?	++?
IA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	--	--
IIA14: Flood Risk	0	0

**5.347** Policy SH1 sets out that development at the site will be provided to allow for a sustainable urban extension to Waterlooville. Much of the site identified for the extension is already developed with additional homes to be provided through intensification at the site. The mix of uses provided at the site will include housing as well as employment land and a local centre. Integration is to be achieved with Waterlooville town centre including good pedestrian and cycle access across Maurpreas Way. The site is also to be developed to provide primary school places, contributions to off-site improvements to secondary education and social infrastructure. The provision of a mix of uses is likely to help instil a degree of self-containment at the site. Furthermore, the requirement for integration with the town centre is likely to help encourage the use of more active modes of transport for trips between the site and this location and will

provide residents with good access to a range of services and facilities for residents. The policy also requires that public transport improvements and other measures should be incorporated to reduced traffic generation at the site. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. These effects partly reflect the location of the site at the District edge and data limitations meaning that the relationship between the site and services and facilities in Havant Borough was not fully reflected. Given the improvements required by the policy the effects previously identified are updated to significant positive.

**5.348** The development of the site is to incorporate around 23 ha of employment land as part of the creation of a new commercial area. The delivery of a new local centre will also support some level of economic growth at the site. The new centre is required by Policy SH1 to be delivered to be subservient to Waterlooville town centre thereby limiting the potential for adverse impacts on the functioning of existing town centre uses at this location. The uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy is therefore updated to an uncertain significant positive effect. Uncertainty remains applicable for this IIA objective given that the precise details of any scheme, which might help to promote economic growth at the new employment land and within the new local centre, as well as the potential for supporting integration with Waterlooville town centre, is unknown.

**5.349** Policy SH1 also requires that development at the site should accord with Policy SP2. Policy SP2 is appraised separately in this report.

## **Policy SH2**

**5.350** Land is allocated for residential development (for around 3,500 homes) with supporting uses at North Whiteley. The land allocated comprises the existing allocation SH3 in the current adopted Local Plan as well as extensions to this allocation. Policy SH2 carries forward the existing allocation as well as

allocating the land for extensions to this allocation. The land for the existing allocation has been appraised 'policy-off' as site SH3c. The extensions to this site have been appraised in a similar manner, as sites CU14, CU18, CU24, CU34 and CU45. The table below presents the 'policy-off' appraisal of each of these sites. Given that Policy SH2 sets out the carried forward allocation in the adopted Local Plan as well as the allocation of land to extend this site, the final row in the table presents the effect of allocating all land with consideration for the requirements of the policy. Where specific sensitivities exist for the individual sites, these have been highlighted in the text below the table.

Table 5.39: Summary of IIA findings

Local Plan Vision and Objectives	IIA 1	IIA 2	IIA 4	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
SH3c	-	-	0	-	0?	--	0?	0?	--	0	0
CU14	+	+	+	+	0?	--	0?	0?	--	0	0
CU18	-	-	+	-	0?	--	0?	0?	--	0	0
CU24	-	-	+	-	0?	--	0?	0?	--	0	-
CU34	+	+	+	+	0?	--	0?	0?	--	0	0
CU45	+	+	+	+	0?	--	0?	0?	--	0	0
Site considering mitigation in Policy SH2	++/-	++/-	+	++/-	0?	-	0?	0?	--	0	0

**5.351** Policy SH2 requires development at the site to deliver a range of uses to meet the needs of the new community. In all the development is to provide two new local centres as well as educational facilities and local health provision. Furthermore, the site is to be delivered to complement and should take advantage of facilities in the nearby town centre and major employment at the Solent Business Parks. It is expected this approach will allow for a degree of self-containment at the site and support self-containment within the wider Whiteley area. The potential for reducing car travel within and to and from the site is further supported by the requirement in Policy SH2 for sustainable transport measures to be implemented at an early stage of the development. However, improvements to junction 9 of the M27 are to be implemented as part of the development of the site. The policy states that these improvements should improve Whiteley's self-containment and make a contribution towards reducing commuting levels. However, providing improvements to highway connections would be less likely to contribute to modal shift given the potential for induced demand to result in an increased number of cars on local roads. The minor negative effect recorded for site SH3c in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities partly reflects the presence of primary school facilities within its boundaries. The policy off appraisal work for all site options was undertaken based upon the red line boundaries of sites without regard for the detail of any proposals which might be implemented within them. This allowed for a consistent approach to the appraisal work. The updated appraisal work for site allocation SH2 reflects the recent opening of a primary school within the site, that will be retained on site as its development continues. Considering that the site would retaining existing school facilities within the site and that the policy includes requirements new primary school places to be delivered and contributions to be made towards off-site improvements to secondary education, the potential for adverse impacts relating to access to schools would be avoided. Minor negative effects have also been recorded for sites CU18 and CU24 in relation to these IIA objectives given their location more removed from Whiteley town centre, than sites SH3c, CU14, CU34 and CU45. Overall, a mixed significant positive and minor negative effect is expected for Policy SH2 in relation to IIA objectives 1, 2 and 7. This reflects the mix of uses to be delivered within the site which will support a level of self-containment, the sustainable transport provisions to be

made and the potential for the site to be delivered to provide good access to and to complement the nearby town centre and employment uses. The adverse effect recorded reflects the potential for modal shift to be hampered by the junction improvements required as part of the development of the site.

**5.352** The policy requires that the development of the site is supported by a green infrastructure strategy. While this requirement is framed in the policy in relation to mitigating impacts regarding biodiversity, this type of provision could also support healthier lifestyle choices among new residents (for example, by encouraging increased levels of physical activity). Furthermore, it is stated that opportunities presented by the substantial areas of green space within and adjoining the allocation, should be maximised by development. It is expected that this approach would limit the loss of existing open spaces in the site as development occurs. Health care provision in the area would also be addressed through the development of the site given that it is required to incorporate new primary health care. The appraisal of site SH3c in relation to IIA objective 4: health and wellbeing, for which a minor negative effect was recorded, partly reflects the presence of open spaces within its boundaries. The individual extensions to this site that are allocated at sites CU14, CU18, CU24, CU34 and CU45 do not include any existing open spaces. Given the requirement to make good use of existing open spaces within the site and requirement to provide health care facilities and opportunities for recreation, a minor positive effect is expected for Policy SH2 in relation to IIA objective 4.

**5.353** The main site SH3c and all of the individual extension sites were identified as having a significant negative effect in relation to IIA objective 9: biodiversity and geodiversity. This reflects the presence of locally designated biodiversity sites and priority habitats within or close to each of the sites' boundaries. Each of the sites also lie within a SSSI IRZ for residential development. The policy includes requirements for the development to reflect the existing wooded character of the area and to provide a green infrastructure strategy to mitigate local and wider impacts. Development should also include off-site measures to mitigate harmful impacts on the European sites in the surroundings. Given the policy requirements relating to biodiversity and green infrastructure provision, the effect for Policy SH2 in relation to IIA objective 9 is recorded as minor negative.

**5.354** Given the requirement for development at the allocation to reflect Whiteley's predominantly wooded character and setting, it is likely that Policy SH2 will help to protect the established character of the area. However, the policy does not set out substantial requirements for improvements to local character which might otherwise result in an improvement to the uncertain negligible effect recorded for site SH3c and the extension sites in relation to IIA objective 10: landscape. The uncertain negligible effect therefore is applicable for Policy SH2. The effect is uncertain given that the precise effects relating to landscape character will be dependent partly on the design of any proposal that comes forward, which is unknown at this stage.

**5.355** Parts of site SH3c, CU18 and CU24 fall within flood zones 2 and 3 where a tributary of the River Hamble is present. The site analysis work only recorded a minor negative effect in relation to IIA objective 14: flood risk for one site (CU24) given that the area of higher flood risk within the other two sites is relatively small and the layout of design might be achieved to avoid these areas. Policy SH2 requires that development at the allocation should provide a fully integrated SuDS to mitigate against any potential flood risk and apply a flood risk sequential approach to development across the allocation. This approach will mean that these higher risk flood areas are likely avoided. Furthermore, the incorporation of SuDS is likely to help address the increase in impermeable surfaces in these locations through the loss of larger areas of greenfield land. This approach is likely to avoid increases in local flood risk but is unlikely to result in overt benefits for flood risk in the wider area and therefore a negligible effect is expected for Policy SH2 in relation to IIA objective 14: flood risk.

**5.356** Policy SH2 also requires that development at the allocation should accord with Policy SP2. Policy SP2 is appraised separately in this report.

## **Policy SH3**

**5.357** Land for 75 dwellings is allocated at Whiteley Green, South Hampshire. The site has been appraised policy-off as site SHUA1c.

**Table 5.40: Summary of IIA findings**

IIA objectives	Site SHUA1c	Site considering mitigation in Policy SH3
IIA1: Climate Change Mitigation	-	0
IA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	0	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.358** Policy SH3 outlines that the development of the site will be required to achieve safe vehicle, pedestrian and cycle access, an attractive footpath and cycleway network and provide convenient access to public transport. These requirements would likely help to promote the use of active travel at the site and could also improve access to services and facilities for new residents. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.359** This policy also requires that onsite open space is provided as part of a neighbourhood green to serve the proposed and surrounding development. It is expected that this provision would benefit the health and wellbeing of new residents at the site, as well as existing residents in the nearby area. Furthermore, the potential issue of noise potential associated with the M27 is to be mitigated through the provision of landscaping and new planting. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a minor positive effect.

**5.360** The site is located within a SSSI IRZ, contains a priority habitat and is within 500m of a locally designated wildlife site. This accounts for the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity. Policy SH3 requires that existing woodland and major hedgerows are either maintained or enhanced and additional planting is provided within the site. The supporting text of the policy also identifies that the site lies within the area of the District covered by the Solent Recreation Management Strategy. Therefore, the development will be required to be supported by a financial contribution towards measures to mitigate the recreational impact on protected international biodiversity sites. Therefore, the significant negative effect previously recorded for this site for IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.361** The site has been assessed as having low overall landscape sensitivity. Policy SH3 states that landscaping, tree planting belts, or other measures should be provided to protect the amenity of residents of the proposed housing. This provision is linked to the potential for noise pollution at the site. These improvements could have benefits for the landscape character in the area. However, they are not of a scale to justify a change to the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape.

## **Policy SH4**

**5.362** Land is allocated for employment development at Solent 1 Business Park, Whiteley. The site has been appraised 'policy-off' as site SHUA2c.

**Table 5.41: Summary of IIA findings**

IIA objectives	Site SHUA2c	Site considering mitigation in Policy SH4
IIA1: Climate Change Mitigation	-	-
IA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	-
IIA8: Economy	+	+
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.363** Much of the site has already been built out with the undeveloped land to be retained and developed to meet future employment needs. Policy SH5 includes requirements about the specific use classes that should be delivered as part of any proposal for the site. The specification for employment uses at the site to incorporate a range of high technology and business uses within Use Class E(g) is not expected to influence the effects recorded for the site.

**5.364** The policy also states that a high standard of design is to be achieved at the site so that there is a positive contribution towards the overall appearance of the business park. The site is to be maintained as 30% managed parkland with structural landscaping to be delivered in the area adjoining the site. It is expected that the parkland provided could have benefits for the health and

wellbeing of site users. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.365** Furthermore, the provision of parkland within the site is likely to help support habitat provision and connectivity and mitigate the potential impact of development in relation to the nearby local biodiversity designations and priority habitats. The significant negative effect previously recorded for the site in relation to IIA objective 4: biodiversity and geodiversity is therefore update to a minor negative effect.

**5.366** There is also potential that the maintenance of a substantial area of the site as managed parkland alongside structural landscaping would benefit the character of the area. However, the policy does not specifically require the development of the site to secure improvements to the landscape character of the area. The uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape, therefore, remains applicable. The uncertainty recorded remains applicable. Effects relating to landscape character will depend partly on the precise design of further development at the site, which is unknown at this stage.

## **Policy SH5**

**5.367** Land is allocated for employment development at Little Park Farm, Whiteley. The site has been appraised 'policy-off' as site SHUA4c.

**Table 5.42: Summary of IIA findings**

IIA objectives	Site SHUA4c	Site considering mitigation in Policy SH5
IIA1: Climate Change Mitigation	-	-
IA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	0	0
IIA7: Services and Facilities	-	-
IIA8: Economy	+	+
IA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.368** The site is allocated for employment uses with much of development to be provided at the site already completed. Undeveloped land at the site is set out for development through Policy SH4. Policy SH5 includes requirements about the specific use classes that should be delivered as part of any proposal for the site as well as requiring that the areas within Fareham and Winchester District are to be developed together with suitable access achieved.

**5.369** The requirements of the policy are not expected to affect any of the IIA objectives given that no specific requirements relating to mitigation or enhancement of issues identified for the sites have been set out.

## Policy SH6

**5.370** The site allocations chapter of the draft Local Plan document includes one site (Botley Bypass, as set out through Policy SH6) that has not been appraised ‘policy-off’ alongside the other site options. This site is carried over from the currently adopted Local Plan within which it is allocated by Policy SHUA5. Given that it is a site safeguard for transport infrastructure and is not a site considered for housing or economic growth, this site has not been subject to assessment through the SHELAA and is not comparable to the other site options. The policy safeguards the potential route for the Botley Bypass with development only to be permitted provided a number of criteria are met by proposals for development. Given that the primary purpose of the policy is to safeguard the land from other types of development and to set criteria to make development at the site acceptable, the appraisal focusses on likely effects of the criteria sets out and not the potential sensitivities of the site.

**5.371** The potential effects of Policy SH6 are set out in the table below. The effects are described below the table.

**Table 5.43: Likely sustainability effects for Policy SH6**

IIA Objective	Policy SH6
IIA1: Climate Change Mitigation	0
IIA2: Transport and Air Quality	--/+
IIA3: Climate Adaptation	0
IIA4: Health and Wellbeing	0
IIA5: Community Cohesion and Safety	0
IIA6: Housing	+/-
IIA7: Access to Services, Facilities and Jobs	+

IIA Objective	Policy SH6
IIA8: Sustainable Economic Growth	+/-
IIA9: Biodiversity and Geodiversity	+
IIA10: Landscape and Character	+
IIA11: Historic Environment	+
IIA12: Natural Resources	0
IIA13: Water Resources	+
IIA14: Flood Risk	0

**5.372** The safeguarding of land for a new bypass may help to address congestion in the plan area and ensure the safety of the road infrastructure. Policy SH2 requires that before construction on the route within Winchester District begins, funding commitments should be in place to ensure that the road is delivered in its entirety. This approach will help to ensure that the road is operational soon after any construction begins. However, without the incorporation of infrastructure for travel by public and active modes, the delivery of a new road will do little to support a transition away from travel by private vehicle. It is likely that induced demand could result in an increased number of trips being made by private vehicle in the surroundings if the new road is delivered. Overall, a mixed significant negative and minor positive effect is expected in relation to IIA objective 2: transport and air quality.

**5.373** Safeguarding the land in question will prevent the delivery of new housing or employment uses within its identified boundaries. Development may also not be viable adjacent to any new road delivered within this land if it is of a scale that could potentially adversely affect site occupiers and users in terms of noise, air and light pollution. However, the delivery of new road infrastructure would support housing growth in the surrounding areas as well as economic growth in Winchester District by alleviating congestion and/or allowing for growth in the logistics sector. Mixed minor positive and minor negative effects are recorded in relation to IIA objectives 6: housing and 8: sustainable economic development.

**5.374** Given the primary purpose of road infrastructure, it is likely that the policy will support improved access to services, facilities and jobs in the area. A minor positive effect is therefore expected in relation to IIA objective 7: access to services, facilities and jobs.

**5.375** The requirements set out under Policy SH6 are expected to help limit many potential adverse effects. Any road developed within the boundaries is required to protect the environmental sensitivity of the River Hamble, and the adjoining area and a structural landscaping scheme should be prepared to mitigate visual impacts. As such, the policy is expected to have benefits in relation to the ecological value of the land and the surroundings as well as its aesthetic quality in terms of local character and the historic environment. Minor positive effects are expected in relation to IIA objectives 9: biodiversity and geodiversity, 10: landscape and character and 11: historic environment. Given that the policy is also likely to protect the water quality within the River Hamble a minor positive effect is also expected in relation to IIA objective 13: water resources.

## Market Towns and Rural Areas site allocations

### Policy BW1

**5.376** Land for 120 homes is allocated at the Vineyard and land east of Tangier Lane, Bishops Waltham. The site has been appraised ‘policy-off’ as site BW3c.

**Table 5.44: Summary of IIA findings**

IIA objective	Site BW3c	Site considering mitigation in Policy BW1
IIA1: Climate Change Mitigation	-	+

IIA objective	Site BW3c	Site considering mitigation in Policy BW1
IIA2: Travel and Air Quality	-	+
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	+
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.377** Policy BW1 requires development proposals to provide a masterplan establishing linkages with adjacent sites and the wider countryside. Furthermore, development proposals must provide a new/improved footpath/cycleway along the northern edge of the site as part of a route along the southern edge of Bishop’s Waltham. There is also a requirement for the development of the site to contribute towards expansion of Bishop’s Waltham Infants and Junior Schools. These requirements would likely help to improve the local service provision and promote the use of active travel within the village thereby reducing emissions and could also improve access to services and facilities. Therefore, a minor positive effect is now recorded for the site in relation to IIA1: climate change mitigation, IIA2: travel and air quality and IIA7: services and facilities. The revised effect reflects the increased potential to access services and facilities by foot and cycle which could have benefits in relation to congestion, air quality and carbon emissions.

**5.378** Policy BW1 also requires that the site should be developed to incorporate onsite open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.379** Policy BW1 outlines a range of environmental mitigation measures which development proposals for the site must adhere to. This includes a requirement for the creation of a green corridor along the southern boundary of the site to improve pedestrian and biodiversity links. Development at the site is also required to improve/manage the SINC within its boundaries as a Natural Green Space and ensure no net detriment to biodiversity (through on-site and, if necessary, off-site measures). Overall, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect. It is expected that these requirements limit impacts on the biodiversity value of the site as development occurs, particularly on the SINC. Policy BW1 also states that development proposals must provide a substantial landscape framework to create a new settlement edge to the south and west. The appraisal of the site without considering any potential mitigation set out in the policy identified an uncertain negligible effect in relation to IIA objective 10: landscape. However, given the requirement in the policy for this mitigation measure, the effect is updated to an uncertain minor positive effect. This change of effect reflects the potential for enhancements to settlement edge and the relationship between the settlement and the surrounding countryside.

## **Policy BW2**

**5.380** Land for 120 dwellings is allocated at Albany Farm, Bishops Waltham. The site has been appraised 'policy-off' as site BW4c.

**Table 5.45: Summary of IIA findings**

IIA objective	Site BW4c	Site considering mitigation in Policy BW2
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.381** Policy BW2 outlines that safe vehicle, cycle and pedestrian access should be provided as part of the development. The policy also states that a new/improved footpath/ cycleway should be provided to connect to the surroundings. Furthermore, development proposals must contribute to the expansion of Bishop’s Waltham Infants and Junior Schools. These requirements would likely help to promote the use of active travel at the site and to and from nearby areas. The sustainable transport improvements and improved school capacity would also support improved access to services and facilities with associated benefits relating to congestion, air quality and carbon emissions. As such, the minor negative effect previously recorded for the site in relation IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a negligible effect.

**5.382** Policy BW2 allocates land at the site for formal and informal open space, including an equipped play area. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.383** The site is within close proximity of a locally designated biodiversity site and contains an area of priority habitat. This is reflected in the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity. Policy BW2 requires the retention and enhancement of existing hedgerows, and trees around the site boundary. Specific consideration is to be given to tree belts along the Park Lug. The requirements of the policy could help to preserve the biodiversity value of the site. Therefore, the significant negative effect previously recorded for the site is updated to a minor negative effect.

**5.384** The policy states that the Park Lug should be retained and substantial landscaping should be implemented to create a new settlement edge. The appraisal of the site without considering any potential mitigation set out in the policy identified a negligible effect with uncertainty in relation to IIA objective 10: landscape. However, with this mitigation measure, a minor positive effect with uncertainty has been identified. This change of effect reflects the potential for enhancements to settlement edge and the relationship between the settlement and the surrounding countryside.

**5.385** Policy BW1 states that unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park must be avoided. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect these in the proposals. The appraisal of the site without considering any potential mitigation set out in the policy identified an uncertain negligible effect in relation to IIA objective 11: historic environment. This reflects the findings of the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. The scale of the requirements set out in the policy are not expected to result in enhancements to

the setting of heritage assets related to the site. As such the uncertain negligible effect recorded in relation to IIA objective 11 remains applicable. The uncertainty attached to the effects recorded for IIA objectives 10 and 11 reflect the unknown nature of the specific design to be implemented at the site.

## Policy BW3

**5.386** Land for mixed use development including of employment and a limited amount of market housing is allocated at Land at Tollgate Sawmill, Bishops Waltham. The site has been appraised ‘policy-off’ as site BW5c.

**Table 5.46: Summary of IIA findings**

IIA objective	Site BW5c	Site considering mitigation in Policy BW3
IIA1: Climate Change Mitigation	0	+?
IIA2: Travel and Air Quality	0	+?
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	0	+?
IIA8: Economy	+	+
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.387** Policy BW3 states that the development should explore the potential for a pedestrian/cycle link to the Albany Farm development. The development of a pedestrian/ cycle link would likely help to promote the use of active travel within the settlement thereby reducing emissions, benefiting air quality and supporting access to employment opportunities at the site. As this is not a confirmed mitigation measure, the negligible effect previously recorded for the policy in relation to IIA 1: climate change mitigation, IIA2: transport and air quality and IIA7: access to services is updated to a minor positive effect with uncertainty attached.

**5.388** Policy BW3 requires the site to be master planned to include new open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.389** The site falls within an area of priority habitat and is in close proximity to a locally designated biodiversity site. Policy BW3 states that development proposals must protect, retain and reinforce the existing tree boundaries and hedgerows around the site boundary, as well as retain sufficient space to support trees and tree belts, particularly along the Park Lug. The requirements of the policy could help to preserve the biodiversity value of the site. Therefore, the significant negative effect previously recorded for the site is updated to a minor negative effect.

**5.390** In addition to the requirement for retention and enhancement of existing hedgerows, trees and planting, Policy BW3 sets out that proposals should provide a landscaped buffer between the employment uses and housing on Winters Hill to minimise impacts on residents and the Park Lug. However, the requirements of the policy are not considered substantial enough to result in enhancements to local landscape character. As such, the uncertain negligible effect recorded for the site in relation to IIA objective 10: landscape remains applicable.

**5.391** Policy BW3 states that unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park must be avoided. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect this in the proposals. The appraisal of the site without considering any potential mitigation set out in the policy identified a negligible effect with uncertainty in relation to IIA objective 11: historic environment. This reflects the findings of the SHELAA work which recorded a ‘green’ score for the site in relation to heritage constraints. The scale of the requirements set out in the policy are not expected to result in enhancements to the setting of heritage assets related to the site. As such the uncertain negligible effect recorded in relation to IIA objective 11 remains applicable. The uncertainty attached to the effects recorded for IIA objectives 10 and 11 reflect the unknown nature of the specific design to be implemented at the site.

## Policy BW4

**5.392** Land for 100 homes is allocated at Rareridge Lane, Bishops Waltham is allocated under Policy BW4. The site has been appraised ‘policy-off’ as site BW17.

**Table 5.47: Summary of IIA findings**

IIA objective	Site BW17	Site considering mitigation in Policy BW4
IIA1: Climate Change Mitigation	+	+
IIA2: Travel and Air Quality	+	+
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	+
IIA8: Economy	0?	0?

IIA objective	Site BW17	Site considering mitigation in Policy BW4
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	-?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.393** Policy BW4 requires that pedestrian and cycle access is provided. Furthermore, satisfactory pedestrian and cycle links should be provided to Bishops Waltham centre. These requirements would likely help to promote the use of active travel, both at the site and to the town centre, thereby reducing emissions and could also improve access to services and facilities. However, the scale of the improvements required by the policy are not expected to increase the minor positive effect already recorded in relation to IIA objectives 1 climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.394** The policy requires that new open space is provided within the site. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.395** The site has been assessed as having medium or higher overall landscape sensitivity. Policy BW4 requires the mitigation of impact upon the South Downs National Park, including impact on dark skies. Landscaping is to be provided at the site to aid in the achievement of this and to help create a new settlement edge. Such requirements would help mitigate the potential negative impacts of the development on the setting and integrity of the surrounding

landscape (including that of the National Park). Therefore, the minor negative effect recorded in relation to IIA objective 10: landscape is updated to a negligible effect. The effect is uncertain given that the design of any proposal that might come forward for the site is presently unknown.

**5.396** The uncertain negligible effects previously recorded for the site in relation 11: historic environment reflect the SHELAA work which recorded a ‘green’ score for the site in relation to heritage constraints. However, the heritage assessment work commissioned by the Council, states that the development of the site could have potential to harm to the setting of a number of Listed Buildings including the barns, farmhouse and cottages which together form a significant remnant of the former agrarian community in the area. It is concluded that the development of the site may be appropriate however it is recommended that further phased investigations are carried out based on specific design proposals. It is recommended that the mitigation of effects might be achieved by restricting development towards the south and retaining a landscape buffer along the site’s eastern boundary. Policy BW4 requires the assessment and mitigation of the impacts specifically in relation to the nearby Listed Buildings to the east and south. It is expected that requirements in the policy would help to address the potential for harm identified in relation to the Listed Buildings. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The uncertainty recorded reflects the unknown nature of the detailed design of any proposals that might come forward at the site.

## **Policy CC1**

**5.397** Land is allocated for about 48 dwellings at Clayfield Park, Colden Common. The site has been appraised ‘policy-off’ as site CC2c.

**Table 5.48: Summary of IIA findings**

IIA objective	Site CC2c	Site considering mitigation in Policy CC1
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	--	--
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.398** Policy CC1 requires development proposals to provide pedestrian and cycle link access from the Main Road to Spring Lane. This requirement would likely help to promote the use of active travel within the village thereby reducing emissions, benefiting local air quality and could also improve access to services and facilities. The minor negative effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is therefore updated to a negligible effect.

**5.399** Furthermore, the policy requires development proposals to incorporate onsite informal open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that

could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.400** The site falls within a SSSI IRZ and is in close proximity to a locally designated biodiversity site and an area of priority habitat. Policy CC1 states that development proposals must retain and reinforce planting around the site boundaries. However, the requirements of the policy are not considered substantial enough to result in notable benefits to biodiversity in the area and therefore there is no change to significant negative effect recorded in relation to IIA objective 9: biodiversity and geodiversity.

## Policy CC2

**5.401** Land for 45 homes is allocated at Colden Common Farm, Colden Common is allocated under Policy CC2. The site has been appraised ‘policy-off’ as site CC02.

**Table 5.49: Summary of IIA findings**

IIA objective	Site CC02	Site considering mitigation in Policy CC2
IA1: Climate Change Mitigation	-	0
IA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-

IIA objective	Site CC02	Site considering mitigation in Policy CC2
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	-?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	--
IIA14: Flood Risk	0	0

**5.402** Policy CC2 requires the creation of pedestrian and cycle links across the site and connecting to Main Road to the south. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible. The revised effect reflects the increased potential to access services and facilities by foot and cycle which could have benefits in relation to congestion, air quality and carbon emissions.

**5.403** The policy requires that new open space is provided within the site. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.404** The site is within a SSSI Impact Risk Zone for residential development, within 500m of a locally designated wildlife site or ancient woodland and within 200m of a priority habitat. Policy CC2 requires the retention and reinforcing of important trees and hedgerows within and around the edges of the site, which would support biodiversity. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.405** Policy CC2 requires landscaping to create a new settlement edge as well as the protection of views to the South Downs National Park. Therefore, the uncertain negligible effect previously recorded in relation to IIA objective 10: landscape is updated to an uncertain minor positive effect. This change of effect reflects the potential for enhancements to settlement edge and the relationship between the settlement and the surrounding countryside. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.406** The uncertain negligible effects previously recorded for the site in relation 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. However, the heritage assessment work commissioned by the Council, states that the development of the site could have potential to on the open, rural character of three Listed Buildings, including that of Manor House along with its listed barn and granary. It is recommended that further phased investigations are carried out based on specific design proposals.. Policy CC2 requires the incorporation of screening to the nearby Listed Building Manor House. The requirements of the policy are likely to reduce the potential for harm to the setting of the Listed Buildings. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The uncertainty recorded reflects the unknown nature of the detailed design of any proposals that might come forward at the site.

## **Policy CC3**

**5.1** Land for 35 dwellings is allocated at Main Road, Colden Common. The site has been appraised policy-off as site CC04.

**Table 5.50: Summary of IIA findings**

IIA objectives	Site CC04	Site considering mitigation in Policy CC3
IIA1: Climate Change Mitigation	-	-
IA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	-?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	--
IIA14: Flood Risk	0	0

**5.2** Policy CC3 outlines that safe vehicle, cycle and pedestrian access should be provided from Main Road and that crossing points to Main Road should be provided or contributed to as appropriate. These requirements would likely help to promote the use of active travel at the site and could also improve access to services and facilities. However, the scale of improvements required by the policy are relatively limited; for example, no new cycleways or footpaths linking to the surroundings are required. Therefore, no change is expected to the minor negative effect recorded in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.3** Policy CC3 requires that development of the site incorporates onsite communal open space (informal green space/natural green space). However,

the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.4** The site is within an SSSI Impact Risk Zone for residential development, is in close proximity to Taylor's Copse Local Wildlife Site and is in close proximity to several areas of priority habitat including priority woodland habitat which is adjacent to the north. Policy CC3 requires that onsite open space, including natural space, should be located in the eastern top of the site, towards the location of the priority woodland. The policy also requires the development proposal to retain and reinforce important trees and hedgerows within the site and around its edges. Given the potential for the policy requirements to limit adverse impacts on the biodiversity value of the site, the significant negative effect previously recorded in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.5** The site is assessed as having medium or higher overall landscape sensitivity. Policy CC3 requires that an overall site plan is provided demonstrating a proposal that minimises landscape impacts on the setting of Colden Common and views of the South Downs National Park. It states that development should be sited away from the site frontage behind landscape buffers. Landscaping to create a new settlement edge should be provided to the north of the site and the gap to Twyford village should be retained. As such, the uncertain minor negative effect recorded in relation to IIA objective 10: landscape has been updated to an uncertain negligible effect.

**5.6** The uncertain negligible effects previously recorded for the site in relation 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. The heritage assessment work commissioned by the Council concludes that development at the site may be appropriate if consideration is given to maintaining the open rural character of the setting for three listed buildings. These are The Malt House and two listed cottages to the west of Main Road. Policy CC3 requires that the setting of the nearby Listed Buildings (The Malt House, King Charles Cottage and Yew Tree

Cottage are adjacent to the site) are preserved by development at the site. The requirements of the policy are likely to reduce the potential for harm to the setting of the Listed Building. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The effects recorded in relation to IIA objectives 10 and 11 remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

## Policy CC4

5.7 Land for 5 dwellings is allocated at Church Lane, Colden Common. The site has been appraised ‘policy-off’ as Site CC15.

**Table 5.51: Summary of IIA findings**

IIA objective	Site CC15	Site considering mitigation in Policy CC4
IIA1: Climate Change Mitigation	-	-
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?

IIA objective	Site CC15	Site considering mitigation in Policy CC4
IIA12: Natural Resources	--	--
IIA13: Water Resources	-	-
IIA14: Flood Risk	0	0

**5.8** Policy CC4 outlines that safe vehicle, cycle and pedestrian access should be provided from Church Lane. These requirements would likely help to promote the use of active travel to and from the site and could also improve access to services and facilities. However, the scale of improvements required by the policy are relatively limited; for example, no new cycleways or footpaths linking to the surroundings are required. Therefore, no change is expected to the minor negative effect recorded in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.9** The policy requires that new open space is provided within the site. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.10** The site is located within an SSSI Impact Risk Zone for residential development and within 500m of several Local Wildlife Sites and Sites of Biological Importance. Policy CC4 requires that an arboricultural survey is undertaken and important trees are retained within the site. Given the potential for the policy requirements to limit adverse impacts on the biodiversity value of the site, the significant negative effect previously recorded in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.11** The site has been assessed as having low overall landscape sensitivity. Policy CC4 states that development should provide landscaping to define a new settlement edge that maintains views to the south from Church Lane. The

uncertain negligible effect previously recorded in relation to IIA objective 10: landscape is therefore updated to an uncertain minor positive effect. This change of effect reflects the potential for enhancements to settlement edge and the relationship between the settlement and the surrounding countryside.

**5.12** The uncertain negligible effects previously recorded for the site in relation 11: historic environment reflect the SHELAA work which recorded a ‘green’ score for the site in relation to heritage constraints. The heritage assessment work commissioned by the Council concludes that consideration should be given to restricting development on this site, in terms of its extent to the west in order to limit visual impacts on Grade II Listed Keeper Cottage. The Policy CC4 requires that development is designed to protect the setting of Listed Building Keepers Cottage to the north-west of the site. The requirements of the policy are likely to reduce the potential for harm to the setting of the Listed Building. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The effects recorded in relation to IIA objectives 10 and 11 remains uncertain given that the specific design of any proposal to be implemented at the site is presently unknown.

## Policy KW1

**5.13** Land for 30 dwellings is allocated at Cornerways and Merrydale, Kings Worthy. The site has been appraised ‘policy-off’ as site KW12.

**Table 5.52: Summary of IIA findings**

IIA objective	Site KW12	Site considering mitigation in Policy KW1
IIA1: Climate Change Mitigation	-	-

IIA objective	Site KW12	Site considering mitigation in Policy KW1
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	-	-
IIA13: Water Resources	-	-
IIA14: Flood Risk	0	0

**5.14** Policy K1 outlines that vehicle, cycle and pedestrian access should be provided from Church Lane. These requirements could help to promote the use of active travel at the site and could also improve access to services and facilities. However, the scale of improvements required by the policy are relatively limited; for example, no new cycleways or footpaths linking to the local centre are required. Therefore, no change is expected to the minor negative effect recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities.

**5.15** Policy KW1 outlines that open space should be incorporated as part of development of the site. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.16** The site is within an SSSI Impact Risk Zone for residential development, is within 500m of several Sites of Biological Importance and within 200m of an area of priority habitat. Policy KW1 requires that an arborticultural survey is undertaken and important trees within the site are retained. Given the potential for these requirements to limit adverse impacts on the biodiversity value of the site, the significant negative effect previously recorded in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.17** The uncertain negligible effects previously recorded for the site in relation 11: historic environment reflect the SHELAA work which recorded a 'green' score for the site in relation to heritage constraints. The heritage assessment work commissioned by the Council concludes that development at the site may be appropriate, subject to consideration of impacts on views down Church Lane to the south. The site is in close proximity to Kings Worthy Conservation Area and a number of Listed Buildings, to the south. Policy KW1 requires that development is designed to protect the setting and important views of the Conservation Area and Listed Buildings along Church Lane. The requirements of the policy are likely to reduce the potential for harm to the settings of these heritage assets as well as in relation to important views to the south. However, the requirements do not include measures for enhancement. Therefore, no change is expected to the uncertain negligible effect previously recorded in relation to IIA objective 11: historic environment. The effect recorded in relation to IIA objective 11 remains uncertain given that the specific design of any proposal that might be implemented at site is presently unknown.

## **Policy KW2**

**5.18** Land for an older person's housing of approximately 70 dwelling equivalents is allocated at the Cart and Horses Public House, Kings Worthy. The site has been appraised 'policy-off' as site KW02.

**Table 5.53: Summary of IIA findings**

IIA objective	Site KW02	Site considering mitigation in Policy KW2
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	0	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	-?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	--
IIA14: Flood Risk	0	0

**5.19** Policy KW2 requires the development proposal to improve pedestrian and cycle access to the site as well as provide a pedestrian link to Hinton Field public open space. This is likely to help encourage the use of more active modes of transport for some journeys to and from the site and may help to improve access to services and facilities for residents and site users. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.20** The site is to be specifically used for older person's accommodation. Policy KW2 requires that open space should be delivered onsite with the aim of creating an attractive and accessible environment. Furthermore, pedestrian links to Hinton Field open space should be incorporated. It is expected that these provisions would benefit public health by supporting potentially vulnerable members of the community and also providing access to open spaces for leisure and recreation for new and existing residents in the area. The negligible effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is therefore updated to a minor positive effect.

**5.21** The site is within a Site of Biological Importance, is within an SSSI Impact Risk Zone for residential development and contains priority deciduous woodland habitat. Policy KW2 requires that an arboricultural survey must be undertaken and the development to retain important trees within the site. A management plan for areas of woodland to be retained should be established. As such, some of the likely negative impacts on biodiversity should be mitigated at the site and the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.22** The site has been assessed as having medium or higher overall landscape sensitivity. Policy KW2 requires that important trees within the site should be retained and protected, particularly those on the site boundaries, which is likely to provide screening to the site and reduce the potential for impacts on the surrounding landscape. Furthermore, the policy requires that onsite open space should be created to retain the openness of the existing settlement gap between Kings Worthy and Abbots Worthy. As such it is expected that policy requirements would help to mitigate adverse effects relating to landscape character and therefore the uncertain minor negative effect previously recorded for the site in relation to IIA objective 10: landscape is updated to an uncertain negligible effect.

**5.23** The uncertain negligible effect recorded for the site in relation to IIA objective 11: historic environment reflects the identification of the site as 'green' in relation to potential heritage constraints. However, the heritage assessment work commissioned by the Council identifies that the appropriateness of

development within the site is likely subject to the retention of the woodland buffer to the south and consideration of the views and setting of Kingsworthy House. Policy KW2 outlines that the development should use retained trees within the site to determine the layout of the development and that the development is designed to protect important views of the Abbots Worthy and Kings Worthy Conservation Areas, the Listed Buildings to the south and the South Downs National Park. The requirements of the policy are also likely to reduce the potential for harm to the settings of the Conservations Areas and Listed Buildings. Therefore, considering the more detailed findings of the heritage assessment work and the requirements set out in the site allocation policy, an uncertain negligible effect is recorded in relation to IIA objective 11: historic environment as part of the policy-on appraisal. The effects recorded in relation to IIA objectives 10 and 11 remain uncertain given that the specific design of any proposal that might be implemented at site is presently unknown.

## Policy NA1

**5.24** Land for 130 dwellings, commercial and parking uses is allocated at The Dean, New Alresford. The site has been appraised ‘policy-off’ as site NA2c.

**Table 5.54: Summary of IIA findings**

IIA objective	Site NA2c	Site considering mitigation in Policy NA1
IIA1: Climate Change Mitigation	+	++/-
IIA2: Travel and Air Quality	+	++/-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	++/-
IIA8: Economy	--	+

IIA objective	Site NA2c	Site considering mitigation in Policy NA1
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.25** Policy NA1 requires the development of the site to incorporate pedestrian improvements. The development is also to contribute to the expansion of Sun Hill Infants and Junior Schools. The delivery of commercial uses alongside new homes at the site and improvements to the active transport network and service offer of the area is likely to reduce the need for residents to travel by car, with associated benefits in relation to air quality and congestion. However, the requirements for the site also include the incorporation of new car parking. This provision is likely to limit the potential for achieving modal shift. Therefore, while the minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a significant positive effect, this is recorded in combination with a minor negative effect.

**5.26** Policy NA1 includes the requirement for the development of the site to incorporate onsite open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.27** The previous appraisal of the site noted the potential loss of an existing employment use within the site. The site allocation policy requires the delivery of commercial uses at the site. These uses are likely to support some job creation in the area and therefore the uncertain significant negative effect previously recorded for the site is updated to a minor positive effect for the site in relation to IIA objective 8: sustainable economic growth.

**5.28** The policy requires that development is delivered alongside landscaping at the existing site boundaries and should provide for improvements to the public realm on The Dean. These requirements could help to improve the aesthetic quality of the area and have benefits for the landscape and townscape in the area. However, the scale of the requirements is not considered to substantial enough to result in a change to the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape.

## Policy NA2

**5.29** Land for mixed use comprising about 10 hectares of residential development (about 325 dwellings), 5 hectares of employment uses (E(g), B2 and/or B8), and 15 hectares of informal and recreational open space and a burial ground, is allocated at Sun Lane, New Alresford. The site has been appraised ‘policy-off’ as site NA3c.

**Table 5.55: Summary of IIA findings**

IIA objective	Site NA3c	Site considering mitigation in Policy NA2
IIA1: Climate Change Mitigation	+	++/-
IIA2: Travel and Air Quality	+	++/-
IIA4: Health and Wellbeing	+	+

IIA objective	Site NA3c	Site considering mitigation in Policy NA2
IIA7: Services and Facilities	+	++/-
IIA8: Economy	0?	+
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	0
IIA14: Flood Risk	0	0

**5.30** Policy NA2 requires provision of housing development on about 10 hectares of land to the north of the site, employment development on about 10 ha of the site and a new access to Alresford Bypass on 5 ha. The development is to be supported by contribution to the expansion of the infants school. The site is also to be delivered to provide or fund off-site vehicle, pedestrian, cycle and public transport improvements. Measures required as the site is delivered, include those to discourage the use of motorised transport. The delivery of employment uses alongside residential development at the site and improvements to the active transport network and service offer of the area is likely to reduce the need for residents to travel by car, with associated benefits in relation to air quality and congestion. The minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a significant positive effect. However, the provision of the new access to Alresford Bypass as part of the development of the site could limit the potential for modal shift to be promoted in the area. Therefore, the significant positive effect is recorded in combination with a minor negative effect.

**5.31** The policy also includes the requirement for proposals to provide approximately 15 ha of open space in the central part of the site including an equipped play area. This will be designed to provide a major new open area for the community and provide for a range of current and future needs of the community's residents. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.32** The provision of a relatively large amount of employment land is likely to have benefits in relation to supporting the sustainable growth of the District's economy. Therefore, the uncertain negligible effect previously recorded for the site in relation to IIA objective 8: economy previously recorded for the site is updated to an uncertain minor positive effect. The effect recorded is still uncertain given the potential for impacts relating to local economic growth will depend partly on the precise design of any proposal that comes forward, which is unknown at this stage.

**5.33** The policy requires retention and reinforcement of existing landscaped boundaries of the site and suitable boundary treatment on western edges. The landscaping to be provided is only required by the policy to address the amenities of existing housing and therefore any potential improvements to local landscape character are likely to be minimal. As such, no change is recorded in relation to the uncertain negligible effect expected in relation to IIA objective 10: landscape for the site. This reflects the low landscape sensitivity of the site in terms of accommodating new development.

**5.34** Policy NA2 also requires that the Groundwater Protection Zone is protected. This requirement will help to mitigate the potential adverse effect of development in relation to groundwater resources given that a small part of the south western portion of the site lies within a SPZ. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 13: water resources is updated to a negligible effect.

## Policy OTO1

5.35 Land for 55 dwellings is allocated at Main Road, Otterbourne. The site has been appraised 'policy-off' as site OT03.

**Table 5.56: Summary of IIA findings**

IIA objective	Site OT03	Site considering mitigation in Policy OTO1
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-?
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	--	--
IIA14: Flood Risk	0	0

5.36 Policy OTO1 outlines that new and improved footpaths and cycleways are to be provided within the site, to link with the existing rights of way network. These requirements would likely help to promote the use of active travel, both at the site and within the village, with benefits relating to reduced local congestion and vehicle emissions. These requirements could also improve access to

services and facilities. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.37** Policy OTO1 allocates land at the site for formal and informal open space, including an equipped play area. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.38** The site is within an SSSI Impact Risk Zone for residential development. It is also within 500m of a locally designated wildlife site (including two Sites of Biological Importance) and areas of ancient woodland, and within 100m of a small river to the north. The site is also adjacent to areas of priority habitat. Policy OTO1 states that the site should include a substantial area of open space. Development should retain existing landscape features, including TPO trees within the site, and should provide new structural landscaping to the boundaries of the site. These measures are likely to help limit impacts on the biodiversity value of the site as development occurs. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.39** The retention of landscape features within the site and new structural landscaping included as part of the policy requirements for the development of the site are likely to protect landscape character in the area. However, there is no explicit requirement in the policy for the incorporation of improvements that would result in notable improvements to the landscape. Therefore, the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape, remains applicable.

**5.40** The site has been assessed as 'green' in relation to heritage constraints through the SHELAA site assessment work. The heritage assessment work

commissioned by the Council concludes that the potential impacts of developing the site in relation to the historic environment are likely to be minimal. Policy OTO1 requires the conservation of the setting of nearby Listed Buildings the Parsonage, Otterbourne House and Meadow Cottage. The requirements of the policy are likely to reduce any residual potential for harm to the settings of the Listed Buildings but do not include measures for enhancement. Therefore, no change is expected to the uncertain negligible effect previously recorded in relation to IIA objective 11: historic environment. The effects recorded in relation to IIA objectives 10 and 11 remain uncertain given that the specific design of any proposal that might be implemented at site is presently unknown.

## Policy SWO1

**5.41** Land for 40 dwellings is allocated at West Hill Road North, South Wonston. The site has been appraised ‘policy-off’ as site SW07.

**Table 5.57: Summary of IIA findings**

<b>IIA objective</b>	<b>Site SW07</b>	<b>Site considering mitigation in Policy SWO1</b>
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	0	0
IIA10: Landscape	-?	0?
IIA11: Historic Environment	0?	0?

IIA objective	Site SW07	Site considering mitigation in Policy SWO1
IIA12: Natural Resources	--	--
IIA13: Water Resources	-	-
IIA14: Flood Risk	0	0

**5.42** Policy SWO1 sets out that the development proposal for the site must set out an overall plan including pedestrian and cycle through and around the site and linkages to existing footpaths. This should include access to the PROW and at the east of the site a new footpath/cycleway link is to be provided to the village centre. These requirements would help to promote the use of active travel within the village and could also improve access to village services. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible. The revised effect reflects the increased potential to access services and facilities by foot and cycle which could have benefits in relation to congestion, air quality and carbon emissions.

**5.43** Policy SWO1 indicates that the site should developed to incorporate on-site open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.44** Policy SWO1 also requires the retention and enhancement of existing hedgerows, trees and planting around the site boundary. A negligible effect is already recorded in relation to IIA objective 9: biodiversity and geodiversity. The requirements of the policy are not considered substantial enough to result in benefits to biodiversity in the area and the negligible effect remains applicable for this IIA objective.

**5.45** In addition to the requirement for retention and enhancement of existing hedgerows, trees and planting, Policy SWO1 sets out that proposals should incorporate landscape buffers to protect wider views from South Wonston village. The site has been assessed as having medium or higher overall landscape sensitivity. The requirements of the policy would help mitigate the potential negative impacts of the development on the setting and integrity of the surrounding landscape. As such, the uncertain minor negative effect previously recorded for the site in relation to IIA objective 10: landscape is updated to uncertain negligible.

**5.46** The site has been assessed as ‘green’ in relation to heritage constraints through the SHELAA site assessment work. This is reflected in the uncertain negligible effect recorded for the site in relation to IIA objective 11: historic environment. The heritage assessment work commissioned by the Council concludes that there are no identified potential impacts for the site in relation to the historic environment. Policy SWO1 includes no requirements that might directly result in enhancements to the historic environment and therefore the uncertain negligible effect remains applicable. The effects recorded in relation to IIA objectives 10 and 11 remain uncertain given that the specific design of any proposal that might be implemented at site is presently unknown.

## Policy SW1

**5.47** Land for 100 dwellings is allocated at The Lakes, Swanmore. The site has been appraised policy-off as site SW1c.

**Table 5.58: Summary of IIA findings**

IIA objectives	Site SW1c	Site considering mitigation in Policy SW1
IIA1: Climate Change Mitigation	-	0

<b>IIA objectives</b>	<b>Site SW1c</b>	<b>Site considering mitigation in Policy SW1</b>
IA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	-	0
IIA7: Services and Facilities	-	0
IIA8: Economy	+	+
IA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	+

**5.48** Policy SW1 outlines that safe vehicle, cycle and pedestrian access should be provided at the site. In addition, new footpaths/cycleway links should be provided through the site or linking with existing development and facilities to the north. These requirements would likely help to promote the use of active travel at and to and from the site and could also improve access to services and facilities. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible.

**5.49** This policy states that SINC's within the site should be retained, improved and managed where possible and should be linked to the provision of substantial on-site open spaces running through the site. These provisions are to be incorporated to provide adequate public open space and wildlife corridors to enhance biodiversity. It is expected that this provision would benefit the

health and wellbeing of new residents at the site, as well as existing residents in the nearby area. Therefore, the minor negative effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is updated to a negligible effect.

**5.50** The site is located within an SSSI Impact Risk Zone for residential development and contains a locally designated wildlife site. The requirement set out through the policy to retain, improve and manage (where possible) the SINC areas will help to mitigate potential adverse impacts on local biodiversity assets. This is complemented by the additional requirement in the policy for important trees and hedgerows to be retained within the site. Given the potential for the policy requirements to limit adverse impacts on the biodiversity value of the site, the significant negative effect previously recorded in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.51** The site has been assessed as having low overall landscape sensitivity. Policy SW1 states that development should provide substantial landscaping to define a strong settlement edge to the south. The uncertain negligible effect previously recorded in relation to IIA objective 10: landscape is therefore updated to an uncertain minor positive effect. This change of effect reflects the potential for enhancements to settlement edge and the relationship between the settlement and the surrounding countryside. The effect remains uncertain given that the specific design of any proposal that might come forward for the site is presently unknown.

**5.52** Policy SW1 states that a surface water drainage assessment should be undertaken for the site and drainage measures or improvements should be implemented where required. This includes providing SuDS and both on and off site drainage improvements. The site has been recorded as having a negligible effect in relation to IIA objectives 13: water resources and 14: flood risk given that less than 25% of the site falls within a higher flood risk area and it does not fall within a SPZ or drinking water safeguard zone. However, the southern edge of the site falls within flood zone 2 and 3. Given that the policy could help to address flood risk at the site and the surrounding area, the negligible effect

previously recorded in relation to IIA objective 14: flood risk is updated to an uncertain minor positive effect.

## Policy WC1

**5.53** Land for mixed use for the development of approximately 100 dwellings, community uses and employment generating uses is allocated at Morgan’s Yard, Waltham Chase. The allocation is included to replace existing jobs lost on the site. The site has been appraised ‘policy-off’ as site WC1c.

**Table 5.59: Summary of IIA findings**

IIA objective	Site WC1c	Site considering mitigation in Policy WC1
IIA1: Climate Change Mitigation	-	++/-
IIA2: Travel and Air Quality	-	++/-
IIA4: Health and Wellbeing	0	+
IIA7: Services and Facilities	-	++/-
IIA8: Economy	--?	+?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.54** Policy WC1 requires the development of the site in line with an agreed masterplan. The development of the site is to include housing, employment uses, communities uses and open space. The policy also requires provision of safe vehicle, pedestrian and cycle access, a new pedestrian link with the nearby school and adequate parking for staff and visitors. The delivery of employment uses at the site and improvements to the service offer of the area is likely to reduce the need for residents to travel by car, with associated benefits in relation to air quality and congestion. However, the requirements for the site also include the incorporation of adequate parking for staff and visitors. This provision is likely to limit the potential for modal shift. Therefore, overall while the minor positive effect previously recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities is updated to a significant positive effect, this is recorded in combination with a minor negative effect.

**5.55** The provision of open space at the site is likely to benefit the health and well being of the existing and new residents of the site and surrounding areas. Therefore, the negligible effect recorded previously for the site is updated to a minor positive effect in relation to IIA objective 4: health and wellbeing.

**5.56** There is existing employment use within the site which could be lost to development. The policy requires the development of the site to incorporate employment generating uses to replace the jobs that would likely be lost. The nature of these uses means they are likely to support some job creation in the area and therefore the uncertain significant negative effect previously recorded for the site is updated to an uncertain minor positive effect for the site in relation to IIA objective 8: sustainable economic growth. Uncertainty remains applicable for the effect recorded given that they will partly depend on the specific uses and design of any proposal for the site, which is currently unknown.

**5.57** The policy requires the existing landscaped boundaries around the site to be maintained and reinforced. This is to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows SSSI and to ensure there will not be any harm to the integrity of the SSSI. However, the site is still within a locally designated biodiversity site and within proximity to priority

habitat. The policy does not explicitly outline the mitigation of impacts relating to the local biodiversity site and priority habitat. Therefore, the significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is updated to a minor negative effect.

**5.58** The requirements included in Policy WC1 for alongside landscaping to be provided along the existing site boundaries could help to improve the aesthetic quality of the area and have benefits for the landscape and townscape in the area. However, the scale of the requirements is not considered to substantial enough to result in a change to the uncertain negligible effect previously recorded for the site in relation to IIA objective 10: landscape.

## Policy WK1

**5.59** Land is allocated for 125 dwellings and public sports provision at Winchester Road and Mill Lane, Wickham. The site has been appraised ‘policy-off’ as site WK2c.

**Table 5.60: Summary of IIA findings**

IIA objective	Site WK2c	Site considering mitigation in Policy WK1
IIA1: Climate Change Mitigation	+	+/-
IIA2: Travel and Air Quality	+	+/-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	+	+/-
IIA8: Economy	0?	0?

IIA objective	Site WK2c	Site considering mitigation in Policy WK1
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	+
IIA14: Flood Risk	0	+

**5.60** Policy WK1 outlines that vehicle, cycle and pedestrian access should be provided at the junction on Winchester Road with improvements to active travel links to be delivered off site to nearby community facilities and the village centre. These requirements could help to promote the use of active travel at the site and to the surroundings and could also improve access to services and facilities. These improvements could also help to limit the potential for carbon emissions and air pollution associated with vehicular travel as the site is occupied. However, the improvements required at the site are not considered substantial enough to warrant an overall significant positive effect and therefore no change is expected to the minor positive effect recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel and air quality and 7: services and facilities. Given that the requirements for the development of the site also include an element of new car parking, the positive effect for each of these objectives is now combined with a minor negative effect. The potential for achieving modal shift in the plan area is unlikely to be supported by incorporating dedicated space for car parking.

**5.61** Policy WK1 also requires that land at Mill Lane will support the provision of sports pitches and open space. However, the requirements of the policy do not include more substantial improvements (such as new healthcare facilities) that could benefit public health and therefore the minor positive effect previously

recorded for the site in relation to IIA objective 4: health and wellbeing remains applicable.

**5.62** The site is within a SSSI IRZ and also includes areas of a local biodiversity site and a priority habitat. Policy WK1 requires development proposals to retain and protect the important belt of protected trees along the north-eastern boundary of the site. It is also set out in the supporting text of the policy that the local biodiversity designation should be protected as part of the development to ensure no net loss of biodiversity. The significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is therefore updated to a minor negative effect. The requirements of the policy are likely to limit the potential for loss of biodiversity value within the site

**5.63** Policy WK1 requires the development of the site to provide substantial landscaping to create a new settlement edge to the north and west. Existing important trees and hedgerows should be retained and enhanced as part of this approach. As such, the uncertain negligible effect recorded in relation to IIA objective 10: landscape has been increased to an uncertain minor positive effect. The updated effect reflects the potential for the development to improve the settlement edge and the relationship between the developed area and the open countryside. Uncertainty is attached to the positive effect given that the precise design of the development to be implemented is unknown.

**5.64** The requirements of the policy include measures relating to the management of surface water. In line with the policy-off appraisal, the site falls outside of areas at higher risk of being subject to surface water flooding. The requirement of the policy is likely to mitigate any residual issues relating to this issue. No change to the negligible effect for the site in relation to IIA objective 14: flood risk is recorded.

## **Policy WK2**

**5.65** Land is allocated for 80 dwellings and the provision of public open space at The Glebe, Wickham. The site has been appraised 'policy-off' as Site WK3c.

**Table 5.61: Summary of IIA findings**

IIA objective	Site WK3c	Site considering mitigation in Policy WK2
IIA1: Climate Change Mitigation	+	+
IIA2: Travel and Air Quality	+	+
IIA4: Health and Wellbeing	+	++
IIA7: Services and Facilities	+	+
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	+?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.66** Policy WK3c outlines that safe vehicle, cycle and pedestrian access should be provided by means of an improved A32/A334 junction, with pedestrian/cycle accesses provided at this point and to the north, on School Road and Southwick Road. It also states that improvements should be provided to enable pedestrians and cyclists to access the village centre and facilities. These requirements would likely help to promote the use of active travel at the site and could also improve access to services and facilities. However, the improvements required at the site are considered to relatively small in scale and not substantial enough to justify a significant positive effect. Therefore, no

change is expected to the minor positive effect recorded for the site in relation to IIA objectives 1: climate change mitigation, 2: travel air quality and 7: services and facilities.

**5.67** Policy WK2 also includes the provision of 3 ha of public space. The development should also contribute to improvements to Wickham Recreation Ground. It is expected that these requirements would benefit the health and wellbeing of new residents at the site as well as existing residents in the surrounding areas. Residents could potentially make use of this new open space and the improved recreation ground for recreational activities. The minor positive effect previously recorded for the site in relation to IIA objective 4: health and wellbeing is therefore updated to a significant positive effect.

**5.68** The site is within a SSSI IRZ and is in close proximity to a locally designated biodiversity site and an area of priority habitat. Policy WK3c requires development proposals to retain and reinforce important trees and hedgerows within and around the edges of the site as part of substantial landscaping. The significant negative effect previously recorded for the site in relation to IIA objective 9: biodiversity and geodiversity is therefore updated to a minor negative effect. The requirements of the policy are likely to limit the potential for loss of biodiversity value within the site.

**5.69** Policy WK2 requires development to provide substantial landscaping to create a new settlement edge to the north and east. As such, the uncertain negligible effect recorded in relation to IIA objective 10: landscape has been updated to an uncertain minor positive effect. This reflects the potential for the creation of a new settlement edge to improve the relationship of the developed area with the wider countryside.

**5.70** Furthermore, Policy WK2 states that the archaeology of the site will be taken into account in the planning of the site, as to prevent damage to the heritage of the site. The appraisal of the site without considering any potential mitigation set out in the policy identified an uncertain negligible effect in relation to IIA objective 11: historic environment. This reflects the assessment of the site as 'green' in relation to heritage constraints through the SHELAA site

assessment work. The requirements of the policy are likely to protect any archaeological value of the area. However, these requirements are not considered to be of a scale to result in improvements to the setting of heritage assets in the area and therefore the uncertain negligible effect remains applicable. Uncertainty is attached to the effects recorded in relation to IIA objectives 10 and 11 given that the precise design of the development to be implemented is unknown.

**5.71** The requirements of the policy include measures relating to the management of surface water. In line with the policy-off appraisal, the site falls outside of areas at higher risk of being subject to surface water flooding. It is noted, however, that an area at higher risk of flooding from surface water sources is located beyond the north east edge of the site. The requirement of the policy is likely to mitigate any residual issues relating to this issue. No change to the negligible effect for the site in relation to IIA objective 14: flood risk is recorded.

## **Policy WK3**

**5.72** The site allocations chapter of the draft Local Plan document also sets out an area of land to remain as open and undeveloped between the North of Fareham Strategic Development Area (Welborne) and the settlements of Knowle and Wickham. The new development at the SDA is to comprise approximately 6,000 new homes focussed towards the City of Portsmouth. None of development will be provided within Winchester District. The open and undeveloped rural character of the land set out under Policy WK3 is to be retained through the application of Policy NE7 which provides the policy direction for settlement gaps in the District. Policy NE7 is appraised separately in this report and the detailed findings are not repeated at this point. A summary of the likely effects of maintaining this area as open and undeveloped in line with Policy NE7 is provided below. This should be read in conjunction with the more detailed appraisal of Policy NE7 earlier in this report.

**5.73** Most notably the retention of the land as undeveloped and open will help to preserve habitats and wider ecological connectivity, landscape character within open countryside, the setting of heritage assets and maintain areas at which natural drainage patterns will be maintained. The most positive effects are therefore expected in relation to IIA objectives IIA9: biodiversity and geodiversity, 10: landscape, 11: historic environment, and 14: flood risk.

**5.74** The potential to support a more compact form of development at settlements and limit the wider sprawl of development in the plan area is also likely to help reduce the need to travel by car and could encourage trips by active modes to nearby services and facilities and jobs to the benefit of public health. It is also likely to help preserve the identity of settlements and ingrain a sense of ownership among the local community. The preservation of local character and settlement identity could benefit the visitor economy. Positive effects are therefore also likely in relation to IIA objectives 2: transport and air quality, 4: health and wellbeing, 5: community cohesion and safety, 7: access to services, facilities and jobs and 8: sustainable economic growth. Given that the policy is likely to make most types of development unacceptable within the settlement gap, the positive effects for these IIA objectives are combined with negative effects. There is potential for some residents to have to travel to other settlements to access certain types of development where it cannot be provided within the settlement they live because of the restrictive nature of the policy. The policy is likely to make most type of economic and housing development unacceptable within this land. Negative effects are therefore expected for IIA objectives 6: housing and 8: sustainable economic growth. This is part of an overall mixed effect for IIA objective 8.

## **Policy WK4**

**5.75** Land for 200 homes is allocated at Ravenswood, Wickham. The site has been appraised 'policy-off' as site WI18.

**Table 5.62: Summary of IIA findings**

IIA objective	Site WI18	Site considering mitigation in Policy WK4
IIA1: Climate Change Mitigation	-	0
IIA2: Travel and Air Quality	-	0
IIA4: Health and Wellbeing	0	+
IIA7: Services and Facilities	-	0
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.76** Policy WK4 requires that development proposals provides safe vehicle, pedestrian and cycle access including satisfactory pedestrian and cycle links to Knowle centre. These requirements would likely help to promote the use of active travel within the village thereby reducing emissions and could also improve access to services and facilities. The appraisal of the site without considering any potential mitigation set out in the policy identified a minor negative effect in relation to IIA objectives 1: climate change mitigation, and 2: travel and air quality and 7: services and facilities. Given the improvements required by the policy these effects are updated to negligible. The revised effect reflects the increased potential to access services and facilities by foot and cycle which could have benefits in relation to congestion, air quality and carbon emissions.

**5.77** The policy requires the provision of Knowle Triangle and Moen Water Meadows as green infrastructure and the development proposal to include open space provision that serves the development. It is expected that this provision would benefit the health and wellbeing of new residents at the site as well as existing residents in the surrounding areas. The negligible effect recorded for the site in relation to IIA objective 4: health and wellbeing is therefore increased to a minor positive effect.

**5.78** Policy WK4 requires that development proposals provide appropriate buffering of Ravenswood Hospital and Dash Wood. It outlines that the impacts upon Dash Wood, an adjacent Local Wildlife Site and area of Ancient Woodland, should be appropriately managed. However, the site remains within the SSSI Impact Risk Zone for residential applications due. It is located within a Site of Biological Importance and contains Ravenswood Row Local Wildlife Site which is also a priority woodland habitat. The policy does not explicitly outline the mitigation of impacts on this area of woodland. Therefore, while some negative effects have been mitigated and the significant negative effect previously recorded is reduced, a minor negative effect is still expected in relation to IIA objective 9: biodiversity and geodiversity.

## **Settlement boundary adjustment at South Wonston**

**5.79** The site allocations chapter of the draft Local Plan document also includes adjustment of the settlement boundary at the Intermediate Rural Settlement of South Wonston towards Chaucer Close. The site is not allocated for development, however, as set under Policy H4: Development within settlements, where development within the settlement boundary accords with the plan, it will be permitted. The boundary adjustment takes in only a small area of land with limited capacity for development. Any development at the site would effectively represent a 'rounding out' of the settlement.

**5.80** The potential effects of the boundary adjustment at South Wonston are set out in the table below. The effects are described below the table.

**Table 5.63: Likely sustainability effects for settlement boundary adjustment at South Wonston**

IIA Objective	Boundary adjustment at South Wonston
IIA1: Climate Change Mitigation	0
IIA2: Transport and Air Quality	-
IIA3: Climate Adaptation	0
IIA4: Health and Wellbeing	+
IIA5: Community Cohesion and Safety	0
IIA6: Housing	<b>0</b>
IIA7: Access to Services, Facilities and Jobs	-
IIA8: Sustainable Economic Growth	<b>0</b>
IIA9: Biodiversity and Geodiversity	-
IIA10: Landscape and Character	0?
IIA11: Historic Environment	<b>0?</b>
IIA12: Natural Resources	--
IIA13: Water Resources	-
IIA14: Flood Risk	0

**5.81** The adjustment of the settlement boundary at South Wonston means that development to the north of Chaucer Close would be more acceptable in planning terms. South Wonton is an Intermediate Rural Settlement that provides access to a primary school, healthcare centre and numerous bus stops that provide relatively frequent services to the larger settlements of Winchester Town and Whitchurch. However, the settlement lacks access to a nearby

secondary school as well as a town, district or local centre. Therefore, residents are likely to have to travel longer distances to access some services and facilities and jobs where new development occurs at the settlement. A minor negative effect is expected in relation to IIA objective 2: transport and air quality and 7: access to services, facilities and jobs.

**5.82** The good access provided to a healthcare centre for residents at the settlement is complemented by good access to open space, including South Wonston Recreation ground. Therefore, a minor positive effect is recorded in relation to IIA objective 4: health and wellbeing. The boundary adjustment incorporates land that has potential to accommodate a limited number of new homes. However, no development is allocated at this location through the plan and therefore a negligible effect is recorded in relation to IIA objectives 6: housing and 8: sustainable economic growth.

**5.83** South Wonston is relatively unconstrained by national or local biodiversity assets that might otherwise be adversely affected by new development as a result of construction activities or increased pollution or disturbance as occupation occurs. There are areas of priority habitat to the north of the settlement, however, these lie more than 200m from the proposed boundary adjustment. A negligible effect is therefore expected in relation to IIA objective 9: biodiversity and geodiversity. If developed, the area within the boundary adjustment would effectively 'round out' South Wonston and would not represent a substantial incursion into the open countryside. There are also no heritage assets within close proximity to the land in question. Negligible effects there are therefore recorded for the proposed settlement boundary adjustment in relation to IIA objectives 10: landscape and character and 11: historic environment. These effects are uncertain given that they will be dependently partly on the specific design of any development that comes forward and this is presently unknown.

**5.84** Given that the entirety of the land is greenfield and has grade 3 agricultural value, a significant negative effect is expected in relation to IIA objective 12: natural resources. Furthermore, the land also lies within a drinking water safeguarding zone. Development within this area may need to be subject to

additional pollution control measures to ensure the protection of public water supplies. Therefore, a minor negative effect is expected in relation to IIA objective 13: water resources.

## Sites for Gypsy and Traveller accommodation

### Policy H16

**5.85** Land for Gypsy and Traveller use is allocated at The Nurseries, Shedfield. The site is currently occupied but not all plots are authorised. The site has been appraised ‘policy-off’ as site TR4c.

**Table 5.64: Summary of IIA findings**

IIA objective	Site TR4c	Site considering mitigation in Policy H16
IIA1: Climate Change Mitigation	-	-
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	+	+
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--

IIA objective	Site TR4c	Site considering mitigation in Policy H16
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.86** Policy H16 requires the whole site to be occupied by people meeting the definition of travelling showpeople and in addition requires the provision of suitable landscape proposals, particularly along the western boundary of the site and between the plots. This is to screen views and reinforce the site’s visual containment. Furthermore, there is a requirement to avoid further expansion of the site beyond the currently defined extent of the site.

**5.87** The site has already been appraised as having low landscape sensitivity. It is not expected that the mitigation within the policy for suitable landscape proposals would be of a scale to result in improvements to local landscape character. Therefore, no change is made to uncertain negligible effect previously recorded in relation to objective IIA objective 10: landscape.

**5.88** The site is also required to meet the criteria of Policy H12 which set the general requirements for developments for Gypsies, Travellers and Travelling Showpeople. The requirements included in Policy H12 may help to address some of the adverse effects identified when considering the requirements of Policy H16 only. Policy H12 has been appraised separately in this report.

## Policy H17

**5.89** Land for Gypsy and Traveller use is allocated at Carousel Park, Micheldever. Carousel Park has consent for 9 large travelling showpersons’ plots and the policy aims to increase this by approximately 8 plots. The site has been appraised ‘policy-off’ as site TR3c.

**Table 5.65: Summary of IIA findings**

IIA objective	Site TR3c	Site considering mitigation in Policy H17
IIA1: Climate Change Mitigation	-	-
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	-	-
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	-
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	0	0
IIA13: Water Resources	-	0
IIA14: Flood Risk	0	0

**5.90** Policy H17 requires the whole site to be occupied by people meeting the definition of travelling showpeople. The policy requires the biodiversity of the adjacent Site of Importance for Nature Conservation (SINC) to be protected. In addition, the site’s visual containment should be reinforced by providing and retaining a bund and landscaping around the whole site boundary. There is also the requirement to avoid further expansion of intensification beyond the currently defined extent of the site.

**5.91** The close proximity of the site to local biodiversity designations and priority habitats to the west account for the significant negative effect recorded for the site through the policy-off appraisal in relation to IIA objective 9:

biodiversity and geodiversity. The requirements in the policy to protect the SINC are likely to help mitigate the significant negative effects previously recorded for the site. As such an updated minor negative effect is recorded in relation to this IIA objective.

**5.92** The site has already been appraised as having low landscape sensitivity. It is not expected that the mitigation within the policy for landscape proposals would be of a scale to result in improvements to local landscape character. Therefore, no change is made to uncertain negligible effect previously recorded in relation to objective IIA objective 10: landscape.

**5.93** The site is also required to meet the criteria of Policy H12 which set the general requirements for developments for Gypsies, Travellers and Travelling Showpeople. The requirements included in Policy H12 may help to address some of the adverse effects identified when considering the requirements of Policy H17 only. Policy H12 has been appraised separately in this report.

## Policy H18

**5.94** Land for Gypsy and Traveller use is allocated at Tynefield caravan park, Whiteley. The site has consent for 20 traveller pitches and was previously operated as a public site by Hampshire County Council for 18 pitches. The Traveller Site Deliverability Assessment 2022 indicates that the site could be reconfigured to accommodate approximately 30 pitches. The site has been appraised ‘policy-off’ as site TR1c.

**Table 5.66: Summary of IIA findings**

IIA objective	Site TR1c	Site considering mitigation in Policy H18
IIA1: Climate Change Mitigation	-	-

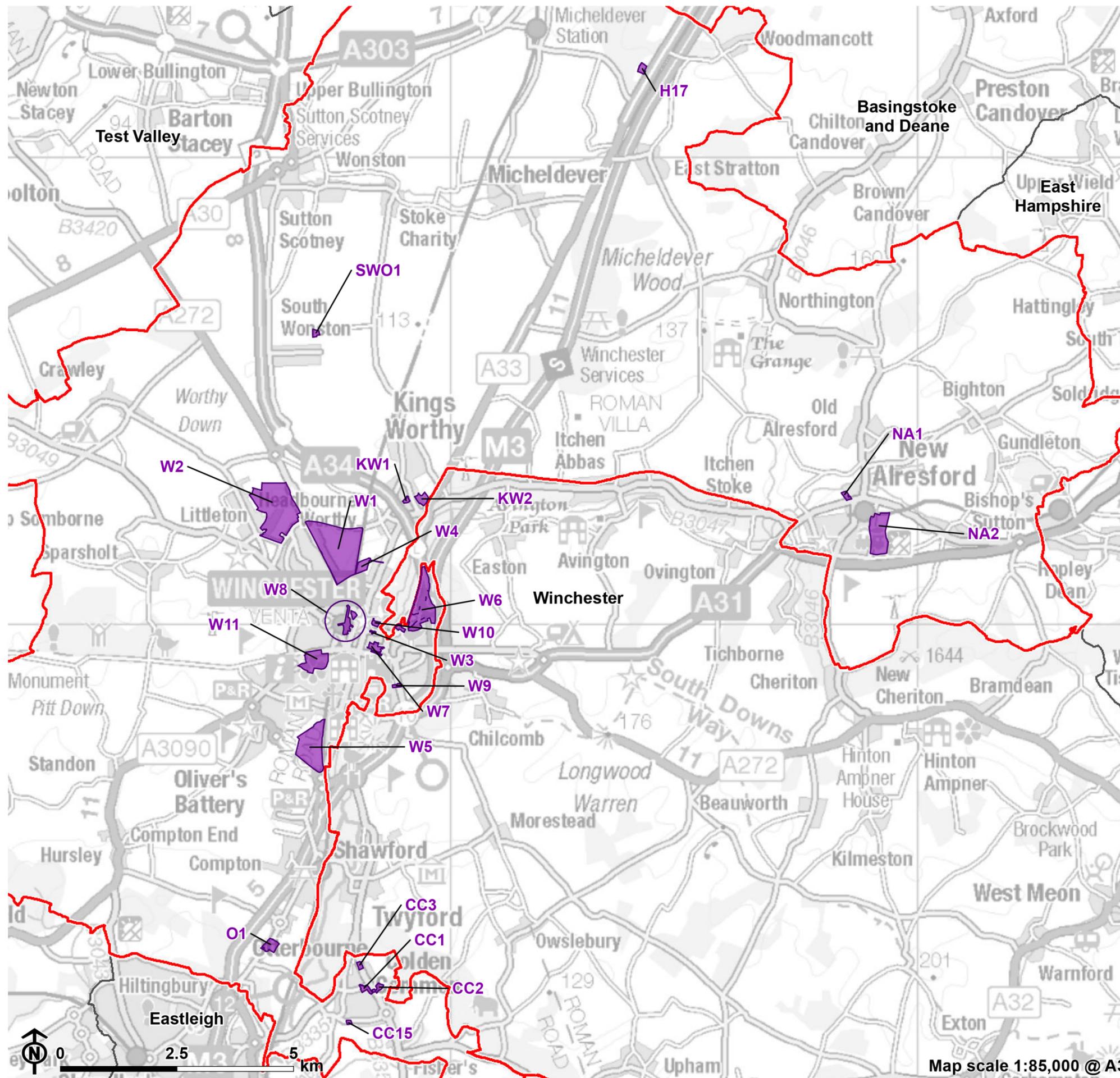
IIA objective	Site TR1c	Site considering mitigation in Policy H18
IIA2: Travel and Air Quality	-	-
IIA4: Health and Wellbeing	-	0
IIA7: Services and Facilities	-	-
IIA8: Economy	0?	0?
IIA9: Biodiversity and Geodiversity	--	--
IIA10: Landscape	0?	0?
IIA11: Historic Environment	0?	0?
IIA12: Natural Resources	--	--
IIA13: Water Resources	0	0
IIA14: Flood Risk	0	0

**5.95** Policy H18 requires the whole site to be occupied by people meeting the definition of travelling showpeople. The policy also requires the site to be redeveloped to provide approximately 30 gypsy and traveller pitches, laid out to achieve satisfactory living standards and minimise disturbance from the nearby M27 motorway.

**5.96** The policy requires the development to be delivered to minimise disturbance from the nearby M27 motorway. The policy off site appraisal work identified that much of the site is subject to higher noise levels from this road at night time and during the 16-hour period between 0700 – 2300. The mitigation required as part of development is likely to mitigate adverse effects relating to the health and wellbeing for new residents at the site and the minor negative effect previously recorded for the site is updated to a negligible effect. It is notable, however, that this site is still not within 1.2km of a health care facility which limits the potential for a more positive effect being identified.

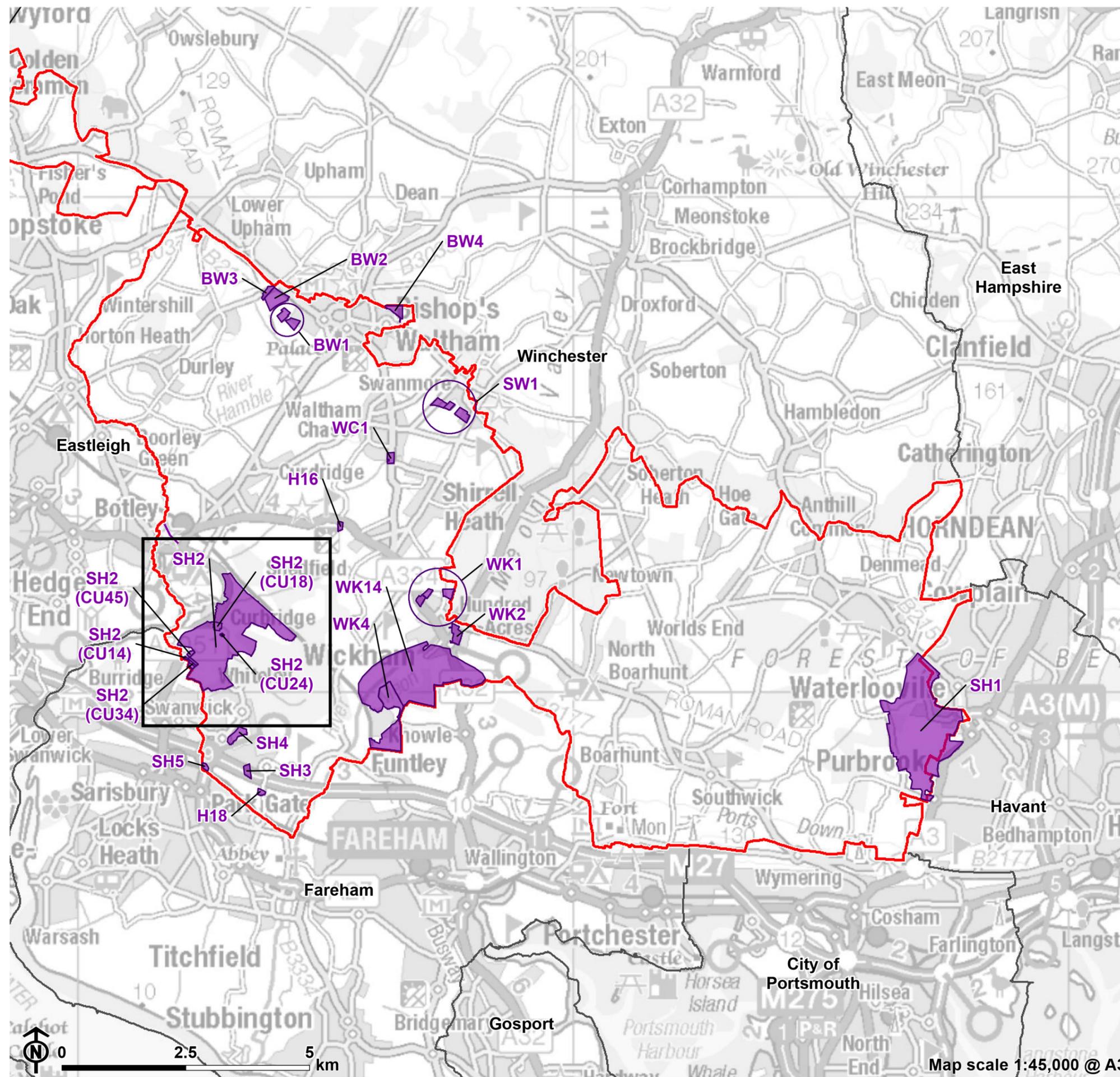
**5.97** The site is also required to meet the criteria of Policy H12 which set the general requirements for developments for Gypsies, Travellers and Travelling Showpeople. The requirements included in Policy H12 may help to address some of the adverse effects identified when considering the requirements of Policy H18 only. Policy H12 has been appraised separately in this report.

Figure 5.1a: Potential Allocated Sites (North)

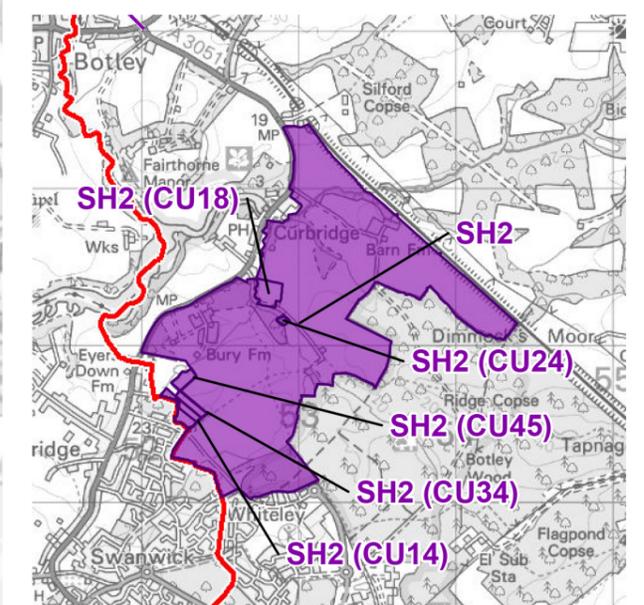


- Local Plan area
- Local Authority boundary
- Potential allocated site

Figure 5.1b: Potential Allocated Sites (South)



- Local Plan area
- Local Authority boundary
- Potential allocated site



## Chapter 6

### Cumulative effects

**6.1** The cumulative effects assessment considers the total effects of the policies and site allocations in the draft Local Plan document taken as a whole on each of the IIA objectives. A summary of the likely sustainability effects of these is presented in Table 6.1 below. The effects of each individual policy (including the site allocation policies) set out in the plan are presented in Table 6.2 later in this section.

**Table 6.1: Cumulative effects of the Winchester District Local Plan (Regulation 18) document**

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

IIA objective	Cumulative effect of Local Plan policies
IIA11: Historic Environment	+/-
IIA12: Natural Resources	+/-
IIA13: Water Resources	+/-
IIA14: Flood Risk	+/-

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

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

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

6.3 The policies in the plan are drafted to respond to the locally declared climate emergency and the District’s aim of becoming carbon neutral by 2030. The spatial strategy for the District (Policy SP2) and particularly the distribution of new homes (Policies H1 and H3) which will account for vast majority of development over the plan period, directs a portion of that development to

larger proposed strategic allocations within Winchester Town and the South Hampshire Urban Areas (West of Waterlooville and North Whiteley). The scale of growth at these sites may provide increased potential for new low carbon energy infrastructure (such as district heating and combined heat and power (CHP)) to be provided and a high number of homes to be connected. The development principles included under Policy SP2 require new developments to address their impact on climate change and renewable energy.

**6.4** 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. 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.

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

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

**6.6** The relatively high number of homes (around 15,700) to be delivered in the District over the plan period is likely to contribute increased air pollutants and greenhouse gas emissions in the plan area. Emissions are likely from car travel and as homes and businesses are occupied and require power and heat. The potential to reduce travel by private vehicle is likely to be highest where development is delivered at locations which have good access to existing and planned for services and facilities and public transport links. The spatial strategy (Policy SP2) and housing distribution policies (H1 and H3) guide much of the new growth to larger existing settlements and planned for new neighbourhoods (most notably at Winchester Town and the South Hampshire Urban Areas) with only limited growth at smaller settlements, most notably at the Intermediate Rural Settlements. These locations provide better access to services and facilities and jobs as well as public transport links. A railway station is accessible within Winchester Town centre. There are also rail services accessible in relatively close proximity to the South Hampshire Urban Areas towards Whiteley at Botley and Swanwick. However, it should be noted that focussing much of the growth within Winchester Town may see the intensification of air pollution within the AQMA that has been declared at the town centre, with vehicle movements likely to increase within that area. However, the trend towards less polluting vehicles is likely to help mitigate these types of effects. The Winchester Town area has the strongest labour pull in the plan area and is also the area with the lowest average carbon emissions per commuter. Directing a large proportion of growth towards this settlement is likely to encourage the use of more sustainable modes of transport amongst new residents. The ELR (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 by 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.

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

**6.8** The 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 service provision is phased alongside housing development to avoid overburdening existing services. This approach is likely to help reduce the potential need for residents to travel longer distances to services which they might otherwise not be able to access near to them. The development principles included under Policy SP2 also seek to address the issue of adequate infrastructure and service provision by requiring that service capacity for new development is 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.

**6.9** The draft Local Plan contains a suite of policies (CN1 to CN7) set out to directly address the issue of climate change mitigation and adaptation in the District. The strategic approach to mitigating climate change is set out under Policy CN1. This policy identifies that sustainable modes of transport should be fully incorporated into the layout of new developments. Importantly for larger developments, the plan requires (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 peoples (including those with disabilities) should be met.

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

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

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

**6.12** 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 more substantial settlements. These policies also set out strategic allocations for continued development at Winchester Town and the South Hampshire Urban Areas where the scale of growth could support substantial, connected green infrastructure which is likely to support climate change adaptation such as flood risk management and provision of green space to support potential ecological changes that result from climate change.

**6.13** 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 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, this includes through Policy NE4 which requires developments to maintain, protect and enhance the existing green infrastructure in a manner that allows for adaptation to climate change.

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

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

**6.15** The relatively high level of total 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 could put pressure on healthcare facilities. However, by directing much of the growth to the larger settlements and planned for strategic sites (most notably at Winchester Town and within the South Hampshire Urban Areas) the number of residents who would lack good access to healthcare facilities should be relatively limited. The scale of development at larger sites is also likely to support new service provision which would benefit existing as well as new residents. The plan allows for some limited level of growth at the Intermediate Rural Settlements where there is likely to be good access to countryside (which can benefit health) but there is likely to be a need for residents to travel longer distances to access more substantial and specialist healthcare facilities. The development principles included under Policy SP2 are expected to help address issues relating to overburdening of services and facilities given the requirement for development to provide for any additional capacity needed in a timely manner. Impacts on public health will also be influenced by sources of pollution, such as noise pollution within the noise contour associated with Southampton Airport. The development plan has not included any allocations within this area which extends into the western part of the District. There is potential for road and rail noise to affect some of the sites proposed for allocation, particularly those within Winchester Town. Within Winchester Town new allocations also have the potential to be adversely affected by air pollution given the declaration of the AQMA within the town centre. Parts of site allocations W7 and W8 are covered by this area.

**6.16** The draft Local Plan includes a number of policies which are likely to directly support improvements in public health. This includes Policy T1 which sets out support for the design of new development to minimise the need for car travel and the introduction of the concept of a 15 minute neighbourhood. This

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

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

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

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

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

**6.19** 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 of the plan. Larger developments should create places of distinction with timely delivery of infrastructure and community services. The plan sets out an overarching approach to promote sustainable and active modes of transport. It is noted that these types of transport options may traditionally be less useful for certain groups. However, the plan includes policies (most notably T2, T3 and T4) that support access for residents and visitors who may have mobility issues and may need parking facilities. The provision of new open space alongside development will also be of importance in terms of allowing for informal interaction between residents and providing spaces for community gatherings. This is provided for under Policy NE11. The approach to housing which is

adaptable to meet the needs of older people and people with disabilities as well as self-build homes which can better meet the needs of certain residents is addressed under Policies H5, H6 and H7. These policies also set out the approach to affordable homes, with larger schemes 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.

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

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

**6.21** 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.

**6.22** 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 useful for meeting the needs of a range of residents within the community, including older

people and people with mobility issues. Furthermore, ensuring that a proportion of new homes are adaptable to better meet the needs of older people will help to meet the changing needs of an aging population. Policy H5 also requires that all dwellings delivered should meet the nationally described space standard. It is expected that this will help to ensure that homes delivered provide adequate living space for residents.

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

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

**6.24** The aspiration to deliver development in a manner that will provide a high proportion of residents with good access to services and facilities and jobs aligns with the aspiration to reduce the need for residents to travel and improve air quality in the District which has been addressed under IIA objective 2. As described in more detail under IIA objective 2, the spatial strategy (Policy SP2) and the strategic housing policies (H1 and H3) focus much of the development and housing growth towards the more developed areas and incorporates a number of strategic allocations within Winchester Town and the South Hampshire Urban Areas. The spatial distribution of economic growth (Policy E2) aligns the strategy for economic development with the main areas for housing development at Winchester Town and the South Hampshire Urban Areas while seeking to maintain existing employment in the Market Towns and Rural Area and allowing for some appropriate level of growth at these locations. The alignment of housing and employment growth is expected to help instil self containment and good access to jobs across much of the District. As noted under IIA objective 2, however, there is potential for the continuation of existing commuting patterns out of the South Hampshire Urban Areas towards larger settlements outside of the District. The delivery of the new strategic sites at North Whiteley and West of Waterlooville as sustainable neighbourhoods is

likely to help instil a degree of self containment at these locations and reduce the need to travel longer distances for services and jobs. However, the limited level of growth within more rural locations will mean that some residents have to travel longer distances to access jobs and certain types of services and facilities. The phasing of development in line with Policy H2 is expected to allow for adequate service 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. The development principles included under Policy SP2 also seek to address the potential issue of overburdening by requiring that existing infrastructure and services are tested and that timely arrangements are made for new capacity where need is identified.

**6.25** Policy D5 requires that larger developments are masterplanned to ensure the creation of good quality places. These types of developments should incorporate appropriate employment provision and community facilities which is likely to ensure good access for residents at these types of schemes. The plan also sets out an approach to protect the viability of its town centres as important providers of services and facilities and locations for economic functions. Policy E3 sets out the strategy for town centres and the hierarchy of centres in the District. This policy supports a range of appropriate uses in the town centres as well as the use of centres as locations for visitor and retail functions. The character and heritage value of these areas is to be respected which will help to maintain their attractiveness for potential visitors and long terms viability as service providers accessible to a high number of people. The function of town centres for retail and other town centre uses is further protected under Policy E4, with larger out of centre developments for retail or leisure required to be supported by an impact assessment. Through Policy E5 the plan seeks to enhance opportunities for employment by supporting this type of development within established, traditional and well served locations. This includes within the settlement boundaries, as extensions to business or redevelopment to existing sites for alternative employment uses. Existing shops, services and facilities are protected from change of use or redevelopment under Policy E8. Importantly, the policy also supports new or improved facilities where they are in line with the spatial strategy with provisions that would not serve a local function to be located within centres where they can be accessible to a high number of residents. Access to jobs, services and facilities will also be influenced by

transport provisions made in the District. The plan incorporates an approach which prioritises access by public and sustainable modes. This includes the concept of a 15 minute neighbourhood, which will provide good access to services and facilities for most residents. Importantly, Policy T1 also includes the requirement for connections to benefit all users, including those with disabilities and reduced mobility. Given the prioritisation of sustainable transport in the plan, connections serving all user types and parking which is delivered to meet the needs of specialist groups (Policy T2) will be of particular importance for those with more limited mobility.

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

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

**6.27** 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 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.

**6.28** 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.

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

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

**6.30** The relatively high amount of development proposed through the spatial strategy (Policy SP2) and the housing delivery policies (H1 and H3) is inevitably likely to have some detrimental effects in terms of designated biodiversity and geodiversity sites and wider ecological networks in the District. Where development occurs on greenfield sites it is likely that some presently undisturbed habitats may be lost or experience fragmentation or pressures from new human activities in the area. It is, however, recognised that brownfield sites can still harbour valuable biodiversity, and furthermore that intensively cultivated greenfield sites may have limited ecological value.

**6.31** 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 upon and are likely to help mitigate adverse effects and to bring about some enhancements to the District's ecological networks. While the level of development set out under Policy SP2 is inevitably likely to have some detrimental effects on biodiversity, the development principles also set out under this policy require development to maintain and enhance the importance of the environmental assets. The design-related policies set out in the plan are also expected to help benefit biodiversity, for example by requiring through Policy D1 that development is connected to the green/blue infrastructure network and is supported by a landscape framework that improves local biodiversity. The plan also includes a number of policies that directly relate to protecting biodiversity and the natural environment. The overarching approach to protecting and enhancing biodiversity assets and the wider natural environment is set out under Policy NE1 which requires that developments avoid harm to key species and 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.

**6.32** Other policies that will be of importance in terms of support existing habitats and species in Winchester District include Policies NE7, NE8, NE9, NE10 and NE11. These policies are drafted to help protect important gaps undeveloped between settlements, the special purposes of the South Downs National Park as well as the existing network of open spaces in Winchester District while requiring that new open spaces are delivered to support new development in the plan area. Policy NE16 is also included to help protect the integrity of the Solent SAC and the River Itchen SAC with particular consideration to be given to the issue of nutrient neutral given the sensitivities of these sites to the issue of water quality. However, at this stage the HRA work [\[See reference 31\]](#) undertaken for the Winchester District (Regulation 18) Local

Plan 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.

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

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

**6.34** The Local Plan seeks to deliver a relatively high number of new homes in Winchester District and the level of greenfield land take needed to support this growth and associated infrastructure will have inevitable impacts on the established character of settlements and the countryside. The spatial strategy (SP2) and strategic housing policies (H1 and H3) direct much of the growth towards Winchester Town and the South Hampshire Urban Areas where the presently more development nature of these settlements may mean they can accommodate growth with more limited impacts on landscape character. The delivery of large scale strategic allocations may provide opportunities for a coordinated approach to the provision of strategic green infrastructure which can help to improve the relationship of the settlements in question with the surrounding countryside. Furthermore, the spatial strategy limits the level of growth at the smaller Intermediate Rural Settlements. The phasing of housing growth set out under Policy H2 means that the likelihood of any one settlement

being overburdened with growth to the detriment of settlement identity will be limited. However, it is notable that providing a relatively high level of development at Winchester Town has the potential for impacts on the setting of the South Downs National Park which borders the settlement to the east. The development principles included alongside the spatial strategy for Winchester District seek to mitigate the potential impacts of development on the local landscape by requiring that proposals maintain and enhance landscape assets and achieve a high standard of design that is sensitive to local character.

**6.35** 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.

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

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

**6.37** 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. While a number of the site

allocations are at brownfield land where redevelopment may provide opportunities for improvements to the built environment, the focus of most growth is at the 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. The development principles included through Policy SP2 are likely to help limit the potential for adverse impacts relating to the historic environment. These principles set out that a high standard of design should be achieved at new developments and that development should consider the sensitivity of sites in relation to character, setting and cultural heritage.

**6.38** The draft Local Plan includes a number of policies that are included specifically to address the conservation and enhancement of the historic environment. The strategic approach to ensuring the positive contribution of development to the District's historic environment is set out under Policy HE1, with the overarching approach to assessing heritage assets through a heritage impact assessment included under Policy HE2. Measures to ensure the protection of different types of heritage assets and archaeology are included under Policies HE3 to HE13. Support for bringing non-designated historic rural and industrial heritage assets back into use through conversion and for improving the functioning of heritage assets in terms of energy efficiency are set out under Policies HE13 and HE14. These policies are likely to help bring heritage assets back into appropriate use thereby reducing the potential for them to fall into disrepair. The suite of design policies included in the 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.

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

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

**6.40** As development occurs over the plan period, greenfield land take will be required and there is potential for development to result in loss of access to and/or the sterilisation of mineral resources. The spatial strategy (Policy SP2), including the distribution of housing growth (Policies H1 and H3) directs development to numerous greenfield sites at which the loss of greenfield land will not be possible to mitigate. Most of these greenfield sites take in areas of Grade 3 agricultural land. There is limited potential for loss of Grade 2 land where development is allocated towards the planned North Whiteley neighbourhood. At a number of brownfield sites within Winchester Town there is potential to promote the more efficient use of land resources through redevelopment of those sites. The potential for reuse of brownfield sites in Winchester Town is a common theme identified for the Areas of Opportunity set out in the draft Local Plan, all of which contain a large proportion of previously developed land. The development principles included under the spatial strategy for the District seek to promote the more efficient use of natural resources at development sites including through the recycling of materials onsite. They also require developments to address potential impacts relating to waste/recycling.

**6.41** 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.

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

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

**6.43** 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.

**6.44** 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 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 excluded or mitigation by nutrient neutrality in line with Natural England guidance. However, at this stage the HRA work [\[See reference 32\]](#) undertaken for the Winchester District (Regulation 18) 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.

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

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

**6.46** The delivery of a relatively high level of development in Winchester District will invariably result in an increase in the extent of impermeable surfaces as greenfield land take occurs. Loss of greenfield and soil sealing will limit the areas at which surface water can safely infiltrate and is likely to disrupt natural drainage patterns. The 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.

**6.47** 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.

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

**Table 6.2: Total effects of policies included in the Winchester District Local Plan (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
Policy CN5	++	+	0	+	++	0	0	++	+/-	+/-	+/-	+	0	0

Chapter 6 Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy CN6	++	+	0	+	0	0	0	0	+/-	+/-	+/-	0	0	0
Policy CN7	++	+	0	+	0	0	0	0	+/-	+/-	+/-	0	0	0
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
Policy D8	0	0	0	+	0	0	0	0	0	0	0	++	+	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy 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	+
Policy NE8	0	0	0	+	0	--	-	+/-	++	++	+	0	0	+

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy 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
Policy HE6	0	0	0	0	0	-	0	-	0	+	++	0	0	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy 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	+
Policy H5	0	0	0	0	++	++/- ?	0	0	0	0	0	0	0	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy 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
Policy E4	0	+	0	+	+	0	++	++	0	+	0	0	0	0

**Chapter 6** Cumulative effects

<b>Policies</b>	<b>IIA 1</b>	<b>IIA 2</b>	<b>IIA 3</b>	<b>IIA 4</b>	<b>IIA 5</b>	<b>IIA 6</b>	<b>IIA 7</b>	<b>IIA 8</b>	<b>IIA 9</b>	<b>IIA 10</b>	<b>IIA 11</b>	<b>IIA 12</b>	<b>IIA 13</b>	<b>IIA 14</b>
Policy 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
Policy W8	++/-	++/-	N/A	+	N/A	N/A	++/-	0?	-	+	0?	0	0	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy 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
Policy CC2	0	0	N/A	+	N/A	N/A	0	0?	-	+?	0?	--	--	0

**Chapter 6** Cumulative effects

<b>Policies</b>	<b>IIA 1</b>	<b>IIA 2</b>	<b>IIA 3</b>	<b>IIA 4</b>	<b>IIA 5</b>	<b>IIA 6</b>	<b>IIA 7</b>	<b>IIA 8</b>	<b>IIA 9</b>	<b>IIA 10</b>	<b>IIA 11</b>	<b>IIA 12</b>	<b>IIA 13</b>	<b>IIA 14</b>
Policy 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
Settlement boundary adjustment at South Wonston	0	-	0	+	0	0	-	0	-	0?	0?	--	-	0

**Chapter 6** Cumulative effects

Policies	IIA 1	IIA 2	IIA 3	IIA 4	IIA 5	IIA 6	IIA 7	IIA 8	IIA 9	IIA 10	IIA 11	IIA 12	IIA 13	IIA 14
Policy 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

# Chapter 7

## Monitoring

7.1 The SEA Regulations require that:

“the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring”.

7.2 Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

7.3 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and on the significant effects where there is uncertainty in the IIA and where monitoring would enable preventative or mitigation measures to be taken.

7.4 Because of the early stage of the Winchester Local Plan, monitoring measures have been proposed in this IIA Report in relation to all of the IIA objectives in the IIA framework. As the Local Plan is progressed further and the likely significant effects are identified with more certainty, it may be appropriate to narrow down the monitoring framework to focus on a smaller number of the IIA objectives.

**7.5** The section below sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan. The proposed framework that the Council intends to use as part of its Authorities Monitoring Report relating to the monitoring of the policies included in the Local Plan has been used as a starting point for drafting the framework below. Further refinement will likely be necessary as the final Local Plan is produced. This will be addressed in the next iteration of the IIA Report.

**7.6** The data used for monitoring will, in some cases, be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

## **Proposed monitoring framework for the Winchester Local Plan**

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

### **Proposed monitoring indicators**

- Number of non-residential completions which achieve 'BREAAAM Excellent' standard.
- Total emissions of CO<sub>2</sub> for District.

- Carbon emissions by sector (Industrial & Commercial, Domestic and Road) and per capita.
- Number of permissions for renewable energy installations

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

### **Proposed monitoring indicators**

- Proportion of households with two or more cars.
- Travel to work data (mode and distance).
- Exceedances in UK Air Quality.
- Number of AQMA's in District.

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

### **Proposed monitoring indicators**

- Number of non-residential completions which achieve 'BREAAAM Excellent' standard.
- Number of new areas dedicated to open spaces uses in conjunction with development.
- Amount and type of open space provided with new developments.
- Number of planning applications that involve the loss of open space through development.

IJA 4: To improve public health and wellbeing and reduce health inequalities in the District.

### Proposed monitoring indicators

- Number of new areas dedicated to open spaces uses in conjunction with development.
- Any losses of open space or sport and recreation facilities as a result of development
- Amount and type of open space provided with new developments.
- Number of planning applications that involve the loss of open space through development.

IJA 5: To support community cohesion and safety in the District.

### Proposed monitoring indicators

- Number of retirement dwellings/care home permitted
- Indices of Multiple Deprivation

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

### Proposed monitoring indicators

- Completions data for housing and economic development.

- Number of affordable housing exception schemes that are granted planning permission
- Number of new homes that have been granted planning permission.
- Number, size and type of homes that are granted planning permission/refused/appeals upheld in relation to different dwelling size and type.
- Number and tenure of affordable housing homes that are granted planning permission/refused/appeals upheld.
- Net additional dwellings allowed in the countryside.
- Number, type and tenure of affordable dwellings delivered on rural exception sites.

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

### **Proposed monitoring indicators**

- Number of C1, D1, D2 uses granted permission.
- Total revenue from CIL contributions.
- Total revenue from Section 106.
- Amount of leisure space in town, district and local centres.

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

### Proposed monitoring indicators

- Change of use/loss of employment land/gain of employment floorspace.
- Total number of jobs in Winchester District.
- Levels of Unemployment.
- Employment land available.
- Employment rates based on gender, age, race and ethnicity.

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

### Proposed monitoring indicators

- Amount of loss of areas of biodiversity importance.
- Delivery of BAP targets.
- Condition of SSSIs and SINCs, extent of BAP priority habitats and trends for BAP priority species.
- Register of where offsetting is provided including financial contributions and land.
- Number of applications that are refused planning permission for not preserving ancient woodlands, important hedgerows, special trees and distinctive ground flora and subsequent appeal being upheld.
- The condition of SSSI, SINC, LNR etc. being maintained and improved.
- River quality.

- Area (ha) or % of habitats infringed by planning applications.
- % of District classified as Ancient Woodland.

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

### **Proposed monitoring indicators**

- Number of new homes granted planning permission/refused/appeals upheld that are located outside of the settlement boundaries / infilling.
- Recommendations made by Winchester City Council which are not supported by the South Down National Park authority.

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

### **Proposed monitoring indicators**

- Number of legal agreements that have been entered into which would indicate whole/part loss of a heritage asset.
- Number of sites/buildings on the Heritage at Risk register.
- Number of planning applications Conservation Areas approved/refused.
- Number of Listed Building Consents approved/refused.
- Number of Schedule Monument consents approved/refused.

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

### **Proposed monitoring indicators**

- Number of planning applications that are located on brownfield land.
- Number of applications that are refused with objections from Environmental Protection and subsequent appeals allowed.
- District recycling rates.

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

### **Proposed monitoring indicators**

- Number of refurbishments and other non-domestic development meeting BREEAM water efficiency credits.
- Number of planning applications that achieve nutrient neutrality.
- Section 106 contributions to Solent Bird Aware.
- Improved public access to waterways for recreational opportunities where appropriate.

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

### **Proposed monitoring indicators**

- Permissions granted contrary to advice of Environment Agency on flooding and water quality grounds.
- Percentage of new development located in floodplain.

## Chapter 8

# Conclusions and next steps

**8.1** This document has considered the sustainability implications of the policies and site allocations proposed in the Winchester District (Regulation 18) Local Plan. These have been subject to assessment against the IIA objectives developed at the scoping stage of the IIA process.

**8.2** In general, the policies appraised have been found to have a wide range of minor positive and significant positive effects in relation to the IIA objectives, although a number of potential minor and significant negative impacts have also been identified. Negative effects have mostly been identified in relation to the location of development where it is close to sensitive environmental receptors in Winchester District. A number of adverse effects have also been identified in relation to the land take required to support the level of development to be provided over the plan period. While the spatial strategy included in the plan takes forward a number of development allocations within the settlement boundaries of Winchester Town where the redevelopment of brownfield land would be achieved, much of the development beyond this settlement would be on greenfield land. Development within the District also has the potential for negative effects in relation to the South Downs National Park and the internationally designated biodiversity sites of the River Itchen and the Solent. Given that a proportion of the development is provided at the main settlements of the plan area, there is also potential for adverse effects relating to the historic environment. This reflects the distribution of heritage assets within the District, many of which lie within the main settlement of Winchester Town, with the larger settlements of New Alresford, Bishops Waltham and Wickham also containing a relatively high number of designated heritages assets including areas of land that fall within Conservation Areas [\[See reference 33\]](#). Furthermore, the overall level of growth set out in the plan also the potential to intensify the issue of water stress which the District presently faces, particularly in light of the effects of climate change.

**8.3** The spatial strategy directs much of the development to the main settlement of Winchester Town and the planned neighbourhoods of West of Waterlooville and North Whiteley, with development also to be distributed across the larger settlements within the Market Towns and Rural Area. This approach will make good use of existing services and facilities in the large settlements and areas that allow for access to jobs. Large scale, mixed use and residential sites are included in Winchester Town and the South Hampshire Urban Area. These large scale allocations will support affordable housing delivery as well as being of sufficient scale to support the incorporation of significant new services and facilities to benefit both existing residents in the District and residents of the new homes provided. In all, the plan provides for development to meet the needs of the District in line with the Government's Standard Method calculation (14,178 homes) plus a buffer of 1,500 homes. This buffer responds to the potential for future changes to the Standard Method or could contribute towards the unmet needs of neighbouring areas in South Hampshire. The plan also includes policies to ensure that new housing meets the nationally described space standard. Housing development should also include a range of types and sizes, in line with recent evidence. Accessible, adaptable and specialist homes should also be provided for, responding positively to the trend for an increasingly elderly population in the District. Policy is also included to require that larger schemes incorporate at least 40% of new homes as affordable units. These policies will support social inclusion and community cohesion by providing accommodation for those who might otherwise be under represented in the housing market.

**8.4** Evidence shows that no net increase in the total amount of employment land is needed for the District over the plan period over and above what has already been allocated in the current adopted Local Plan. This is dependent on 20 ha of employment land at Bushfield Camp being carried forward from the currently adopted Local Plan. However, there are areas around Winchester Town where some high quality, flexible office development is needed and in the southern part of the District where the exact nature of employment may change. The plan sets out the spatial distribution for economic growth in the District to include a number of sites which are within or well related to the central areas of Winchester Town, the development of which is likely to support the viability of the settlement. Economic growth beyond these locations will involve the

continued development of existing allocations in the South Hampshire Urban Area as well as more limited growth at the Market Towns and larger settlements in the Rural Areas. The approach within the Market Towns and Rural Areas is to support the growth and maintenance of existing employment thereby limiting the potential for new large scale employment growth at more rural locations. It is expected that the overall approach will support the viability the existing settlements and the planned neighbourhoods of West of Waterlooville and North Whiteley. Providing for the required level of economic growth in the District alongside required new service provision will help to support a degree of self-containment. This is of particular importance given the level of out commuting from parts of the South Hampshire Urban Area towards nearby larger settlement including Fareham, Southampton, Portsmouth and Eastleigh.

**8.5** Policies are also set out to help support Town Centre locations as areas for community and economic activities. This includes policy to maintain the Primary Shopping Areas of Winchester, Whiteley, Bishop's Waltham, New Alresford and Wickham. Development proposals within the Town Centres will be decided upon in light of the Town Centre hierarchy. Changes in the use of town centre locations and in working patterns have resulted from the COVID-19 pandemic. Policies relating to the economy and the District's Town Centres are included to try to address the effects of these changes, which are presently still emerging.

**8.6** The plan sets out three area-specific policies for the approach to development within Winchester Town, the South Hampshire Urban Area and the Market Towns and Rural Areas. These policies are included to respond to the sensitivities of these areas and support the overarching spatial strategy for the District. Furthermore, the site specific policies included in the plan include requirements for mitigation and enhancement that address many potential adverse effects. The plan also includes a number of development principles which sit as part of the spatial strategy for the District, with which development proposals should accord. These principles require developments to respond to climate change and maintain and enhance the importance of the District's and surrounding areas' environmental, heritage and landscape assets. Importantly the principles also require that new developments evaluate existing infrastructure and service capacity and, where required, that new provisions are made in a timely manner. This requirement, considered alongside the individual

site allocation policies, will help to support a greater level of self-containment in Winchester District.

**8.7** The plan includes policies that seek to conserve and enhance the District's key landscape and biodiversity assets, in light of the potential impacts that could arise from the planned growth. This includes a requirement for a minimum 10% biodiversity net gain at developments. Development is also required to avoid adverse effects on the international sites of the Solent and River Itchen, with particular regard to be had to the key issue of nutrient neutrality. Policy NE16 is also included to help protect the integrity of the Solent SAC and the River Itchen SAC with particular consideration to be given to the issue of nutrient neutral given the sensitivities of these sites to the issue of water quality. However, at this stage the HRA work [See reference 34] undertaken for the Winchester District (Regulation 18) Local Plan 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 plan requires that development adjoining the South Downs National Park must accord with the statutory purposes and duty of the National Park, which will help to protect its natural beauty as well as its value in terms of wildlife and cultural heritage. The plan includes support for travel by more sustainable and active modes with development to prioritise public transport, walking and cycling in the hierarchy transport modes. The concept of 15 minute neighbourhoods must also be used to inform developments. It is expected that the policies seeking to achieve higher levels of travel by sustainable modes will also help to minimise negative impacts on air quality. This will be of particular importance towards the central areas of Winchester Town. There is already increased potential to encourage travel by sustainable modes at these locations given the wide range of services and facilities and public transport options that are easily accessible. An approach which results in a higher proportion of journeys being made by sustainable modes will also help to address the exist issues of congestion and air pollution towards the AQMA within Winchester Town.

**8.8** The draft Local Plan supports the Council's ambition to be a carbon neutral council by 2024, with carbon neutrality to be achieved across the District by

2030. The plan includes requirements for development proposals to accord with the energy hierarchy, which prioritises minimisation of energy demand through a 'fabric first approach'. This is in addition to the requirement for developments to demonstrate the lowest level of carbon emissions that is practical and viable. These requirements will not only help to limit domestic carbon emissions but are also likely to help limit energy bills for residents. As such there is potential to reduce fuel poverty for some residents and improve social equity. The plan also includes policies to support the District's long term adaptation to the effects of climate change. Requirements included relate to the incorporation of elements of green infrastructure which can support cooling and the infiltration of surface water, water use management and conservation and the design and orientation of buildings to support adaptation to the increased potential for extreme weather events and temperatures.

**8.9** In considering the total effects of all of the draft Local Plan's policies and site allocations together, the IIA found that have significant positive effects are expected in relation to:

- IIA objective 1: climate change mitigation;
- IIA objective 2: travel and air quality (combined with a minor negative effect);
- IIA objective 3: climate change adaptation;
- IIA objective 4: health and wellbeing (combined with a minor negative effect);
- IIA objective 5: community cohesion;
- IIA objective 6: housing;
- IIA objective 7: access to job, services and facilities (combined with a minor negative effect);
- IIA objective 8: sustainable economic growth.

**8.10** A significant negative effect was identified for the draft Local Plan in relation to:

- IIA objective 9: biodiversity and geodiversity (combined with a minor positive effect).

## Next steps

**8.11** This IIA Report will be available for consultation alongside the Winchester District Local Plan (Regulation 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 described in earlier chapters of this report, as well as other relevant factors (including the outcomes of the consultation) when making final decisions with regards to which of the site options and policy options to take forward as part of the Local Plan.

**8.12** 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.

**8.13** 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

September 2022

# References

- 1 Explanatory Memorandum to the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 No. 1232
- 2 [Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government \(2015, updated 2020\) Strategic environmental assessment and sustainability appraisal \[online\]](#)
- 3 The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (2007) SI No. 2007/1843. TSO (The Stationery Office), London.
- 4 The Conservation of Habitats and Species Regulations 2017 (2017) SI No. 2017/1012, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579), TSO (The Stationery Office), London.
- 5 [Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government \(2019\) Appropriate assessment: Guidance on the use of Habitats Regulations Assessment \[online\]](#)
- 6 This original scoping process is described in the SA Scoping Report prepared by LUC in July 2020.
- 7 In line with government guidance published 16 December 2020.
- 8 Since the SIP was consulted on in Spring 2021, WCC's standardised methodology figure has increased to 715 dwellings per annum.
- 9 Since the SIP was published and consulted upon, the Plan period has now been rolled forward to 2039.
- 10 Heritage Architecture - HCC Property Services (2022) Heritage review of Strategic Housing and Economic Land Availability Assessment sites
- 11 Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework
- 12 HM Government (January 2018) A Green Future: Our 25 Year Plan to Improve the Environment

## References

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- 13** HM Government (2021) Environment Act 2021 [online]. Available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>
- 14** Ministry of Housing, Communities and Local Government (July 2018) Housing Delivery Test Measurement Rule Book
- 15** HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online], available at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/673203/25-year-environment-plan.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf)
- 16** Ministry of Housing, Communities and Local Government (2018) Government response to the draft revised National Planning Policy Framework consultation
- 17** Ibid
- 18** Ibid
- 19** HM Government (2021) Environment Act 2021 [online]. Available at: <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>
- 20** Ibid
- 21** A circular economy (often referred to simply as “circularity”) is an economic system aimed at eliminating waste and the continual use of resources. Circular systems employ reuse, sharing, repair, refurbishment, remanufacturing and recycling to create a close-loop system, minimising the use of resource inputs and the creation of waste, pollution and carbon emissions.
- 22** Partnership for Urban South Hampshire (2018) Integrated Water Management Study. [online] Available at: <https://www.push.gov.uk/wp-content/uploads/2018/07/IWMS-Appendix-1.pdf>
- 23** Data in relation to this IIA objective made use of was at the MSOA level.
- 24** Close proximity is taken to be within 2km. This is the longest distance for which a more favorably score could be recorded for residential sites where a secondary school is within this distance of a site.
- 25** Stantec on behalf of Winchester City Council (2020) Winchester City Council Employment Land Study.

## References

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- 26** IRZs are declared by Natural England to protect SSSIs from types and scales of development that may result in adverse effects relating the particular sensitivities of the features for which sites are notified. Given the limited amount of information available about the site options appraised at this early stage, the use of development expected at the site has been used to consider the potential for adverse effects on SSSIs. The scale of development has not. As such a precautionary approach has been taken to the identification of adverse effects. In effect, this means that where a site falls within an IRZ identified for the use being considered at that site, an adverse effect is identified.
- 27** Heritage Architecture - HCC Property Services (2022) Heritage review of Strategic Housing and Economic Land Availability Assessment sites
- 28** Natural England (2016) A review of nature-based interventions for mental health care
- 29** Partnership for Urban South Hampshire (2018) Integrated Water Management Study. [online] Available at:  
<https://www.push.gov.uk/wpcontent/uploads/2018/07/IWMS-Appendix-1.pdf>
- 30** Heritage Architecture - HCC Property Services (2022) Heritage review of Strategic Housing and Economic Land Availability Assessment sites
- 31** LUC on behalf of Winchester City Council (2022) Winchester District (Regulation 18) Local Plan Habitats Regulations Assessment
- 32** LUC on behalf of Winchester City Council (2022) Winchester District (Regulation 18) Local Plan Habitats Regulations Assessment
- 33** It should be noted that the appraisal of the individual sites set out as preferred allocations has been informed by the more detailed heritage assessment work undertaken by the Council.
- 34** LUC on behalf of Winchester City Council (2022) Winchester District (Regulation 18) Local Plan Habitats Regulations Assessment.