

Winchester Local Plan Habitats Regulations Assessment

Assessment of Main Modifications

Winchester District Council

Final report

Prepared by LUC

November 2025

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Chapter 1

Introduction

1.1 This report presents an assessment of the implications of the Winchester Local Plan Main Modifications on the previous findings of the Habitats Regulations Assessment (HRA).

1.2 This report assesses the Main Modifications as presented in the schedule dated 27 October 2025; and will be consulted on, along with the proposed amendments to the Local Plan, as part of the Main Modifications consultation.

Previous HRA work

1.3 Assessment of the implications of the Main Modifications has been made with reference to the most recent HRA conclusions for each impact pathway. These are detailed in the following documents and summarised below:

- Winchester Local Plan (Regulation 19) Habitats Regulations Assessment report, July 2024;
- Winchester Local Plan HRA Addendum to Reg.19 HRA, November 2024; and
- Winchester Local Plan HRA Supplementary Information: Air Quality at SAC Compensatory Habitats, March 2025.

Reg.19 HRA

1.4 The Regulation 19 HRA, July 2024, assessed the Proposed Submission version of the Local Plan. The HRA Screening was unable to rule out likely significant effects in relation to:

- Physical damage and loss of habitat;
- Non-physical disturbance;
- Air pollution;
- Changes in water quantity or quality; or
- Recreation pressure.

1.5 However the Appropriate Assessment concluded that safeguards within the Local Plan (primarily policies NE1, NE5, NE16, NE17 and W5; and to a lesser extent CN4, D2, D5, D7, D8, NE3, NE4, NE8, NE11 and NE11) were sufficient to rule out adverse

effects on the integrity of Habitats Sites or their FLL, due to these impacts, (alone or in combination with other plans and projects).

1.6 Although the Local Plan policies were considered sufficient to avoid adverse effects on the integrity of Habitats Sites due to nutrients from wastewater, some of the work on strategic mitigation was still underway at the time of writing; the HRA therefore stated that these would be resolved through a SOCG with Natural England.

1.7 For changes in water quantity and quality relating to abstraction and impacts on the River Itchen SAC, adverse effects on integrity were not anticipated; however, the HRA stated that this would be confirmed via the Statement of Common Ground (SOCG) with Southern Water.

1.8 The conclusions on air quality were based on traffic modelling and air quality assessment, which predicted that one site allocation (W5 Bushfield Camp) would result in significant increases in traffic past the River Itchen SAC. Natural England had advised at the time that a requirement for project level HRA at this site would provide sufficient mitigation for air quality effects.

1.9 The HRA was published for consultation alongside the Proposed Submission Local Plan. Natural England, in its Reg.19 consultation comments, disagreed with the conclusions on air quality, and advised that further mitigation would be required to provide certainty that adverse effects from air pollution on the integrity of River Itchen SAC could be avoided. Natural England also made recommendations in relation to the following:

- A requirement for a district nutrient budget and details of nutrient mitigation throughout the plan period.
- Incorporation of the requirements of recreation mitigation into Local Plan policies.
- The requirement to assess SAC Compensatory Habitats.
- Strengthened policy protection for water quality and functionally linked habitats.

1.10 The Reg.19 HRA assessed one site allocation that was removed from the list of allocated sites prior to publication of the Reg.19 Local Plan for consultation: BW2.

Reg.19 HRA addendum

1.11 The HRA addendum, November 2024, responded to Natural England's Reg.19 comments and provided additional evidence in relation to the following:

- **Air pollution:** updated air quality assessment, based on more detailed traffic modelling, ruled out significant effects at River Itchen SAC due to Bushfield Camp (alone and in combination with the rest of the Local Plan and traffic from other sources).
- **SAC compensatory habitats:** SAC compensatory habitats on the River Test (and tributaries) and River Meon were assessed in same way as other Habitats Sites. Likely significant effects requiring Appropriate Assessment were from direct run-off, abstraction and wastewater (all mitigated as for other Habitats Sites – no adverse effects on integrity) and from air pollution (further work required to assess).
- **Functionally linked habitats associated with Solent Habitats Sites:** updated the interpretation of the Solent Waders and Brent Goose Strategy in the Reg.19 HRA but did not alter the HRA findings (revised policy wording is now captured in Main Modification MM38, see Appendix A).
- **Recreation pressure:** confirmed extension to the Bird Aware Solent mitigation period and made recommendations to ensure that requirements for recreation mitigation at large sites are captured in policy (since addressed in MM79, MM80 and MM109; see Appendix A).
- **Nutrient budget and topic paper:** presented details of the Council's work to quantify and secure strategic mitigation for nutrient neutrality.
- **Agreement of infrastructure provision with Southern Water:** confirmed that proposed infrastructure upgrades align with Local Plan proposals.

1.12 Following this work, Natural England removed their previous objection to the Local Plan, as they agreed that there would be no adverse effects on the integrity of the River Itchen SAC due to air pollution from vehicle emissions (associated with W5 Bushfield Camp).

HRA supplementary information

1.13 The HRA Supplementary Information report on air quality at SAC Compensatory Habitats presented data from the traffic modelling and air quality assessment, to assess the effects of the Local Plan on roads near the River Test (and tributaries: River Bourne, River Dun and River Dever) and River Meon.

1.14 The Appropriate Assessment concluded that there would be no adverse effects on the SAC Compensatory Habitats due to air pollution. Natural England agreed with the conclusions.

Modifications to the Local Plan

1.15 The Main Modifications proposed by Winchester District Council incorporate changes required following the Stage 1 and Stage 2 Examination hearings, and recommendations from the Planning Inspectorate.

1.16 LUC has reviewed all of the proposed modifications and has found that the majority of the proposed Main Modifications and all of the Minor Modifications do not have the potential to affect the HRA findings (as set out in the Reg.19 HRA and its addenda); for example because the changes are minor or because they update a policy that does not result in development or mitigation.

1.17 The modifications that require further consideration as they could affect the HRA findings are those that:

- Alter the overall quantum of development or remove site allocations; or
- Alter the type or scale of development proposed by a policy; or
- Update HRA mitigation embedded within the policies.

1.18 Modifications falling into these categories are reproduced in **Appendix A** and their implications for the HRA findings are assessed in **Chapter 2**.

Chapter 2

Assessment of Main Modifications

2.1 Main Modifications that affect the HRA are set out in Appendix A and assessed below.

Main Modifications with the potential for likely significant effects

Main Modifications that alter quantum of development or remove site allocations

2.2 The following Main Modifications reduce the quantum of development proposed in the Local Plan or remove site allocations:

- MM6, MM49, & MM49: reduce the plan's total quantum of housing provision in Policies SP2 and H1 from 15,115 to 11,000 (with a corresponding reduction across the plan's three spatial areas).
- MM51, MM66, MM78, MM84, MM85, MM89, MM93, MM97, MM99, MM101, MM103, MM112, MM114, MM116 & MM118: carry the overall reduction in quantum of housing provision through to specific locations, in Policy H3 and the lists of site allocations in those areas.
- MM78: identifies one site at which there will be an increase in housing provision – SH1 increases from 300 to 350 homes.
- MM59: increases the plan's identified need for employment development (upper range) and reduces the identified supply at site SH4; the overall quantum provided by the plan remains the same, so the result is a slight redistribution of that development quantum.
- MM86: deletes allocation BW1.

2.3 The following site allocation has also been deleted prior to the Main Modifications, that was assessed in the Reg.19 HRA: BW2 (see Appendix B).

2.4 Changes to the development quantum affect impact pathways associated with air pollution, recreation pressure and water supply/treatment. The deletion of site allocations contributes to changes in development quantum, as above, but also removes location-based impact associated with those allocations, e.g. recreation

pressure, physical damage and loss of habitat, non-physical disturbance and direct pollution. These are considered further below.

Main Modifications that alter the type or scale of development

2.5 The following Main Modifications alter the type or scale of development that a policy applies to:

- MM7: updates the development permitted by Policy SP3 from 'outdoor recreation' to 'essential infrastructure or leisure and recreation development'.
- MM13: revises Policy CN7 so that it applies to 'community energy storage' of less than 100kWh, rather than 'energy storage' more generally; i.e. it restricts development to smaller scale facilities.

2.6 The are considered to be minor in the context of the HRA and do not alter the HRA findings (i.e. the way that these policies were screened in the HRA or the Appropriate Assessment conclusions). These Main Modifications are not considered further in this document.

Main Modifications that update mitigation for HRA

2.7 The following Main Modifications change the wording of policies that have been referred to as mitigation in the HRA:

- MM25: amends Policy T3 to remove reference to parking and update references to 'sustainable transport' to 'walking, wheeling and cycling, and the use of public and shared transport options' and 'active and sustainable modes of travel'. The revisions also now allow applicants to not prioritise 'active and e-mobility travel and car clubs' if it can be demonstrated that they are not appropriate.
- MM29: amends Policy NE3 to say that the Council commits to enhancing and improving the quality of existing open spaces and will work with partner organisations to provide additional strategic open space such as SANGs.
- MM30: clarifies in Policy NE4 that the River Itchen is protected by international and national designation.
- MM31: revises the supporting text of Policy NE5 to add Compensatory SACs to the list of Habitats Sites requiring protection alongside SACs, SPAs and Ramsar sites; refers to the need for strategic assessment of air quality; and clarifies which development the Solent Recreation Mitigation (Bird Aware) applies to.

- MM31: revises Policy NE5 to add Compensatory SACs to the list of Habitats Sites requiring protection alongside SACs, SPAs and Ramsar sites.
- MM32: clarifies in the supporting text to Policy NE6 that, where there is a capacity constraint on the water supply of wastewater network, developers should work with the services provider to deliver required network reinforcement; and that development phasing may need to be delivered in tandem with delivery of infrastructure.
- MM37: clarifies that Policy NE16 applies to any new overnight development, and that nutrient mitigation can be either on-site mitigation or a contribution to strategic mitigation. It also updates references to nutrient mitigation in the supporting text of Policy NE16 to refer to both phosphorus and nitrogen in the River Itchen, references the Council's list of third party mitigation schemes, and says that any new mitigation schemes require Natural England's agreement.
- MM38: adds SAC compensatory habitats to the list of Habitats Sites to which Policy NE17 applies, adds a requirement for buffer zones alongside watercourses, and aligns the policy with the requirements of the Solent Waders and Brent Goose Strategy. These also apply to the policy's supporting text.
- MM70: introduces a new requirement for mitigation in the supporting text of Policy W4 to say that 'due to the proximity of this site to the [Barton Meadows] Nature Reserve, the development should enhance the integrity of the Reserve and manage access so as to achieve this and to divert pressure from the River Itchen SAC.'
- MM71: updates Policy W5 to remove reference to the need for air quality assessment to inform the HRA (following confirmation in the HRA that this is not required); and introduces a new requirement for mitigation into the supporting text for any nutrient neutrality solution that involves on-site wastewater treatment works to assess impacts on River Itchen SAC, including groundwater modelling.
- MM79, MM80 and MM109: incorporate the requirement for a green infrastructure strategy and project level HRA to reduce recreation pressure impacts into strategic policies SH1, SH2, KN1.
- MM92, MM98: adds to the supporting text of Policy NA3 and Policy DEN1 to encourage early engagement with Southern Water as part of the Neighbourhood Planning process.
- MM117: updates references to strategic nutrient mitigation in Policy SU01 to reflect recent work securing infrastructure upgrades.

2.8 These Main Modifications largely strengthen policy safeguards identified as necessary in the HRA, and in some cases introduce additional detail or requirements. The implications of these changes for the previous findings of the HRA are discussed below.

Implications for previous HRA findings

Physical damage & loss of habitat and non-physical disturbance

2.9 The Main Modifications result in the removal of site allocation BW1 and site allocation BW2 has been removed since the Reg.19 HRA. . These were not identified as locations in which physical damage and loss of habitat (directly or via functionally linked habitats) could occur.

2.10 The Main Modifications strengthen two of the policies that ensure that effects associated with physical damage and loss of habitat or non-physical disturbance will be avoided:

- Policy NE5 Biodiversity: MM31 adds SAC Compensatory Habitats to the list of Habitats Sites requiring protection; and
- Policy NE17 Rivers, watercourses and their settings: MM38 adds SAC compensatory habitats to the list of Habitats Sites to which the policy applies, adds a requirement for buffer zones alongside watercourses, and aligns the policy with the requirements of the Solent Waders and Brent Goose Strategy (SWBGS).

2.11 The inclusion of SAC Compensatory Habitats and alignment with the SWBGS is as recommended in the previous HRA work and provides clarity on how adverse effects can be avoided. The requirement for buffer zones alongside watercourses is an additional safeguard which strengthens protection of riparian habitats (which may be within/adjacent to a Habitats Site or its functionally linked habitats).

2.12 The Main Modifications do not change the previous HRA conclusions – there are no adverse effects on integrity associated with physical damage and loss of habitat or non-physical disturbance.

Air pollution

2.13 The previous HRA work (HRA addendum and supplementary information) concluded that the Local Plan would not have an adverse effect on the integrity of any Habitats Site or SAC Compensatory Habitats, as a result of air pollution.

2.14 The Main Modifications reduce the overall development quantum of housing development, which is likely to also reduce predicted increases in traffic flows but will not alter the conclusions of the HRA.

2.15 The slight increase in housing numbers at SH1 (+50 homes; MM78) and the redistribution of employment development that could occur due to the reduction in provision at SH4 (2ha; MM59) could alter the distribution of traffic modelled. However, the changes in quantum are considered minor and occur in a similar location (Burridge), so may offset each other. The nearest strategic road to these sites that was modelled in the HRA is the M27 between junctions 9 & 10. Traffic modelling predicted a reduction in traffic in this location due to the Local Plan, and the changes resulting from the Main Modifications (at SH1 and SH4 and the overall reduction in housing quantum) will not result in additional likely significant impacts.

2.16 The Main Modifications also update the wording of some policies relating to air pollution:

- Policy W5 Bushfield Camp: MM71 removes the previous requirement for air quality assessment, as the HRA addendum confirmed that this was no longer needed. This is in line with recommendations arising from the HRA and does not affect the HRA conclusions set out in the HRA addendum and supplementary information.
- Policy NE5 Biodiversity: MM31 revises a paragraph in the supporting text that refers to the need for strategic assessment of air pollution. This is no longer required and the whole of paragraph 7.44 can be removed from the supporting text of NE5.
- Policy T3 Enabling sustainable modes of transport: MM25 changes to description of sustainable transport measures. However, as no mitigation is required in relation to air pollution, this change does not alter the HRA findings.

2.17 The Main Modifications do not change the previous HRA conclusions – there are no adverse effects on integrity associated with air pollution.

Changes in water quantity or quality

2.18 The reduction in the overall quantum of housing development proposed in the Main Modifications (due to reduction in numbers in MM6, MM49, MM49 etc and the deletion of a site allocation in MM86) will reduce the demand for water supply and wastewater treatment, but will not alter the principle that adverse effects associated with these will be avoided due to safeguards in Local Plan policies. The slight increase in the number of homes at SH1 (+50 homes; MM78) will increase the demand for infrastructure in this location but, within the context of the overall reduction in housing numbers, will not result in significant changes to the impact or the requirement for mitigation.

2.19 The Main Modifications result in the removal of site allocation BW1, and site allocation BW2 has been removed since the Reg.19 HRA work.. These were not identified as posing a risk to water quality due to direct pollution.

2.20 Main modifications also update the wording of mitigation embedded within the following policies:

- Policy NE6 Flooding, flood risk and the water environment: MM32 clarifies in the supporting text that developers should work with the water services provider to deliver required network reinforcement and that development phasing may need to be delivered in tandem with infrastructure delivery.
- Policy NE16 Nutrient neutrality: MM37 clarifies that the policy applies to any overnight development (in line with references elsewhere in the plan). It also updates references to nutrient mitigation in the supporting text of Policy NE16 to refer to both phosphorus and nitrogen in the River Itchen, references the Council's list of third-party mitigation schemes, and says that any new mitigation schemes require Natural England's agreement.
- Policy NA3 New Alresford Neighbourhood Plan designated area (MM92) and Policy DEN1 Denmead Neighbourhood Plan designated area (MM98): encourage early engagement with Southern Water as part of the Neighbourhood Planning process.
- Policy W5 Bushfield Camp: MM71 introduces a new requirement for mitigation into the supporting text that any nutrient neutrality that involves on-site wastewater treatment works must assess impacts on River Itchen SAC, including groundwater modelling. This is not required for the HRA and it is recommended that this paragraph is reworded.

2.21 These modifications strengthen and/or add clarity to the mitigation within Local Plan policies, but do not alter the previous HRA conclusions – there are no adverse effects on integrity associated with changes in water quantity or quality.

Recreation pressure

2.22 The reduction in the overall quantum of housing development proposed in the Main Modifications (due to reduction in numbers in MM6, MM49, MM49 etc) will reduce recreation pressure - i.e. the number of new homes proposed within zones of influence for recreation pressure - and will not alter the principle that adverse effects associated with recreation pressure will be avoided due to safeguards in Local Plan policies. The site allocations that have been deleted (BW1 in MM86, and BW2 since the Reg.19 HRA work) are not within the zones of influence of any Habitats Site.

2.23 The slight in the number of homes at SH1 (+50 homes; MM78) will increase the number of homes within the zone of influence of Portsmouth Harbour SPA, Chichester & Langstone Harbours SPA and Ramsar site, and Solent & Dorset Coast SPA. However, the Solent Recreation Mitigation Strategy (Bird Aware Solent) applies to new overnight development in this location, and the Main Modifications do not change that.

2.24 Main modifications also update the wording of mitigation embedded within the following policies:

- Policy NE3 Open space, sport and recreation: MM29 states that the Council commits to enhancing and improving the quality of existing open spaces and will work with partner organisations to provide additional strategic open space such as SANGs.
- Policy NE5 Biodiversity: MM31 clarifies which development the Solent Recreation Mitigation (Bird Aware) applies to.
- Policy SH1 Newlands (West of Waterlooville), Policy SH2 North Whiteley, Policy KN1 Ravenswood: MM79, MM80 and MM109 incorporate the requirement for a green infrastructure strategy and project level HRA to reduce recreation pressure impacts into strategic policies, in line with HRA recommendations.
- Policy W4 Land west of Courtenay Road: MM70 introduces a new requirement for mitigation to 'divert pressure from the River Itchen SAC'. This is not required for the HRA and it is recommended that this is removed or re-worded.

2.25 These modifications strengthen and/or add clarity to the mitigation within Local Plan policies, but do not alter the previous HRA conclusions – there are no adverse effects on integrity associated with recreation pressure.

Chapter 3

Conclusions

3.1 The proposed Modifications to the Local Plan will not alter the previous HRA conclusions, either because they do not result in significant negative changes or because they strengthen or clarify existing safeguards within policy.

3.2 The Local Plan, as proposed to be modified, will not result in adverse effects on the integrity of any Habitats Site, alone or in combination with other plans or projects.

3.3 Whilst the findings of the HRA would not be affected, in the interest of clarity and legibility, the Local Plan Inspector may wish to consider recommending to the Council that the main modifications are amended prior to public consultation, as follows:

- MM31: updates a paragraph in NE5 that refers to strategic air quality assessment. This is no longer required, as the HRA (addendum and supplementary information) demonstrated that the Local Plan will not have an adverse effect due to air pollution. It is recommended that paragraph 7.44 is deleted in its entirety.
- MM70: introduces a new requirement to site Policy W4 to 'divert pressure from the River Itchen SAC'. This is not required for the HRA and has not been raised by Natural England. The proposed modification appears to relate to comments raised by Hampshire and Isle of Wight Wildlife Trust in their Reg.19 representation. Those are concerned with increased visitor numbers to Barton Meadows Nature Reserve, and not the SAC. It is recommended that MM70 is revised to refer to Barton Meadows Nature Reserve, rather than River Itchen SAC.
- MM71: updates a requirement for nutrient mitigation to site Policy W5. The site allocation for W5 does not include residential or overnight accommodation; therefore, the site has not been identified in the HRA as requiring mitigation for nutrient impacts. However, there is a live planning application at the site that includes student accommodation and on-site wastewater treatment. It is recommended that MM71 is revised such that paragraph 12.52 reads: "The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. If a planning application were to come forward at this site that included residential or overnight accommodation, such development would have the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential

accommodation. Any proposed nutrient neutrality solution that involves an onsite wastewater treatment works, would need be accompanied by an assessment of impacts to the River Itchen SAC through discharges from the WwTW including groundwater modelling, and agreed with Natural England and the Environment Agency.

LUC

November 2025

Appendix A

Main Modifications relevant to the HRA

A.1 Table A.1 summarises the proposed Local Plan Main Modifications that are relevant to the HRA, and their implications.

A.2 Modifications that are not listed in this table will not affect the HRA findings.

Table A.1: HRA implications of proposed Main Modifications

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
MM6 (Policy SP2)	<p>Strategic Policy SP2 Spatial Strategy and Development Principles</p> <p>Amend criteria i to iii of Policy SP2 as follows –</p> <p>i. Winchester Town will make provision for about 5,640 4,445 new homes...</p> <p>ii. The South Hampshire Urban Areas will make provision for about 5,650 3,880 new homes...</p> <p>iii. The Market Towns and Rural Area will make provision for about 3,850 2,675 new homes...</p>	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
MM7 (Policy SP3)	<p>Strategic Policy SP3 Development in the Countryside</p> <p>Amend policy as follows:</p> <p>In the countryside, defined as land outside the settlement boundaries, the Local Planning Authority will only permit the following types of development:</p>	Clarifies the type of development permitted by the policy and alters impacts associated with type of use (e.g. air pollution, light/noise).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>i. Development in accordance with Site Allocations as set out in this Plan or any made Neighbourhood Plans; or</p> <p>ii. Development which has an operational need for a countryside location, such as agriculture, horticulture, forestry, <u>essential infrastructure</u> or <u>leisure and recreation development in accordance with Policy NE13</u> outdoor recreation; or</p> <p>...</p>	
MM13 (Policy CN7)	<p>Change policy title:</p> <p>Policy CN7</p> <p>Energy Storage <u>Community Energy Storage</u></p> <p>Amend policy as follows:</p> <p>Development proposals that involve <u>community</u> energy storage will be supported subject to meeting the following criteria:</p> <p>i. The <u>community</u> energy storage facility <u>is less than 100kWh and</u> is, where possible, co-located with existing and proposed renewable energy development;</p> <p>...</p>	Clarifies the scale of development permitted by the policy and alters impacts associated with the scale of energy storage (e.g. light/noise).
MM25 (Policy T3)	<p>Supporting text:</p> <p>Amend paragraph 6.33 as follows:</p>	Updates a policy referred to as mitigation in the HRA (air pollution).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>6.33 Planning applications will be required to demonstrate through the design process how sustainable transport modes of travel, mobility parking and access to public transport has been prioritised over private car parking and access. <u>Planning applications will be required to ensure that through the design process (policy D1), they have demonstrated how developments will facilitate walking, wheeling and cycling, and the use of public and shared transport options, integrating them into the site layout from the outset. The policy requires that applicants ensure that design proposals respond sensitively to the character of the surrounding area.</u> The design and layout should be safe, attractive and functional. It should avoid potential conflicts between the various users and make car travel the lowest priority. It should be designed in a way that connects together the new development to the Public Rights of Way network and the nearest public transport facility.</p> <p>Amend policy title, criteria as follows and subsequently renumber:</p> <p>Policy T3</p> <p><u>Enabling Sustainable Travel Modes of Transport and the Design and Layout of Parking for New Developments</u> <u>Prioritising Active and Sustainable Modes of Travel</u></p> <p>In order to prioritise sustainable and active modes of travel planning applications (excluding householder applications) will be required to demonstrate through the design process the need for parking provision. New development, will only be permitted where:</p> <p>i. Priority is given for active and e-mobility travel and car clubs (<u>unless the applicant can demonstrate that this would not be appropriate</u>);</p>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<ul style="list-style-type: none"> ii. Parking is provided on site, it will have there are facilities for charging of plug in and other ultra-low emission vehicles in safe, accessible and convenient locations in accordance with the Building Regulations; iii. The design incorporates parking provision, which has drop off spaces, vehicular access and kerbside space for servicing and loading where appropriate; iv. Opportunities have been explored through the design process to incorporate, where appropriate shared spaces; v. As part of the overall design the scheme takes account of the character of the surrounding area in accordance with High Quality Places SPD or its successor; <u>and</u> vi. The design provides attractive, landscaped and safe parking areas which are overlooked by dwellings or other areas of active public use providing surveillance and are accompanied with associated long term maintenance plans; vii. Signage and lighting is provided in places where it is necessary which are of a high quality design appropriate to the location;. viii. Includes permeable parking surfaces unless there are overriding evidenced reasons that prevents their use; and ix. Any surfaces used should be appropriate to the site context and expected level of use. 	
MM29 (Policy NE3)	<p>Supporting text:</p> <p>Amend paragraph 7.29 as follows –</p> <p>7.29 The Open Space Assessment 2022 specifies the amount and type of facilities currently available, by Parish, together with an assessment of deficiency.</p>	Updates a policy referred to as mitigation in the HRA (recreation pressure).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p><u>The Council will seek to enhance and improve the quality of existing open spaces particularly where deficiencies are identified. The Council will work with partner organisations such as PfSH to provide additional strategic open space such as Suitable Alternative Natural Greenspaces (SANGs).</u></p>	
MM30 (Policy NE4)	<p>Supporting text:</p> <p>Amend paragraph 7.35 as follows:</p> <p>7.35 Green infrastructure also forms a valuable contribution to the setting of Winchester Town, through extensive tree coverage and areas of open land such as the Water Meadows, which come into heart of the town providing public access to the wider countryside. Some of this countryside is within the South Downs National Park. The River Itchen also passes through the Town and is protected by <u>international and</u> national designation recognising the exceptional quality of this chalk river and its environs.</p>	Updates a policy referred to as mitigation in the HRA (general protection).
MM31 (Policy NE5)	<p>Supporting text:</p> <p>Amend paragraphs 7.39, 7.44 and 7.45 as follows:</p> <p>7.39 Winchester district has many areas which are noted for their natural beauty and biodiversity value. These areas also support a wide variety of species and habitats, and form an important part of the network of biodiversity sites within the wider environment. They include the Itchen chalk river, the Upper Hamble Estuary and Woods and coastal habitats of the Solent and Southampton Water. The importance of these areas is recognised by the statutory and policy protection afforded to nationally protected sites including Special Areas of Conservation (SAC), <u>Compensatory SAC's</u> and Special Protection Areas (SPA), as well as to Ramsar wetland sites. Plans or projects proposing</p>	Updates a policy referred to as mitigation in the HRA (general protection, air pollution, recreation pressure).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>development that is not directly connected with the management of these sites, but that is likely to have a significant effect on them, must ensure that effects are avoided or adequately mitigated. If adverse effects on site integrity cannot be avoided or mitigated then reasons of overriding public interest must be demonstrated and compensation measures provided.</p> <p>7.44 In addition, the Habitats Regulation Assessment and Sustainability Appraisal advise that a strategic approach to air quality management is required, <u>including a strategic assessment of the Plan to consider potential impacts from air quality</u>. This is to ensure the continued protection of sites of national importance, as well as local nature conservation sites given the planned level of growth. The location of air quality monitoring sites and the setting of thresholds to trigger further investigation should be determined through lower level assessments and, where appropriate, be applied as a condition on planning permissions</p> <p>7.45 The Council is part of the Solent Recreation Mitigation Partnership (SRMP), also known as Bird Aware Solent. The Council has worked with the Partnership to form a Mitigation Strategy to counteract impacts associated with recreation pressure from residential development within 5.6km (the 'zone of influence') of Statutory Designated Habitat Sites in the Solent (Solent & Southampton Water SPA/Ramsar; Chichester & Langstone Harbours SPA/Ramsar; Portsmouth Harbour SPA; and Solent & Dorset Coast SPA). Development proposals <u>that result in a net increase in residential units</u> will need to demonstrate that negative effects can be <u>avoided or mitigated by contributing or they must contribute</u> towards the strategic mitigation measures put in place by Bird Aware Solent. <u>Some other types of development (such as care homes, student accommodation) may also need to address recreational disturbance both alone and in-combination</u>. Development will be assessed on a case-by-case basis.</p>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>Policy NE5 Biodiversity</p> <p>Amendment to criterion iv as follows –</p> <p>New development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, including impacts on <u>to functionally linked land and SAC compensatory habitats are appropriately avoided, mitigated or compensated in line with mitigation hierarchy and will be subject to HRA.</u></p> <p>Developments within 500 metres of the SPA/Ramsar FLL <u>Habitats Site, Compensatory Habitats Site or Functionally Linked Land (FLL)</u> should produce a Construction Environmental Management Plan (CEMP) to address potential impacts to these habitats during the construction phase;</p>	
MM32 (Policy NE6)	<p>Supporting text:</p> <p>Amend paragraph 7.55 as follows:</p> <p>7.55 It is important that there is adequate capacity both on and off the site to serve development and that it would not lead to problems for existing users. Where there is a capacity problem <u>constraint on the main public water or wastewater network, we encourage the developer to work closely with the service provider on the delivery of the required network reinforcement to ensure there is no detriment to the operation of the network caused by the wastewater flows or water consumption from the</u></p>	Updates a policy referred to as mitigation in the HRA (abstraction, wastewater).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p><u>development, and no improvements are programmed by the water company, the council will require the developer to fund appropriate improvements which must be The work should be completed prior to occupation of the development, and phasing of the occupation may be required in tandem with the delivery of the infrastructure.</u></p>	
MM37 (Policy NE16)	<p>Supporting text:</p> <p>Amend paragraphs 7.112, 7.114 and 7.115 as follows:</p> <p>7.112 The council needs to consider the impacts of nitrogen on the Solent SAC which covers sites in the south of the district. The issues with phosphorus <u>and nitrogen</u> draining into the catchment for the River Itchen covers a significant part of the district including areas to the north and east of Winchester and Natural England advises that phosphorus and nitrogen are causing adverse environmental effects on the quality of the river.</p> <p>7.114 There are a number of strategic mitigation sites that have been brought forward over the few years by landowners both in the district and neighbouring areas. Developers can acquire nutrient credits from these land owners, which equate to and 'offset' the amount of mitigation required for a development, to ensure that any adverse impact upon the quality of the water environment of protected sites is avoided. The Council have produced a Nutrient Topic Paper which sets out the supply of nutrient mitigation, including the Council's own mitigation schemes. <u>Details of available and suitable third party mitigation schemes are provided on the Council's website.</u></p> <p>7.115 The Local Plan may be able to help by allocating land for use in mitigation which could include using nature based solutions such as planting woodland or creating</p>	<p>Updates a policy referred to as mitigation in the HRA (wastewater).</p>

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>wetland habitat in appropriate locations. <u>Any nutrient mitigation schemes brought forward should be agreed with Natural England.</u></p> <p>New paragraph after current paragraph 7.115 –</p> <p><u>The Local Nature Recovery Strategy for Hampshire should, when published, be used to guide the location and design of nutrient mitigation schemes to ensure that they make positive contribution towards the Local Nature Recovery Network, in particular, the identified priorities for nature recovery as set out in Local Nature Recovery Strategy.</u></p> <p>Policy NE16</p> <p>Nutrient Neutrality Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent and the River Itchen</p> <p>Amendment to criterion i as follows –</p> <p>Planning permission will only be granted where the integrity of nationally protected sites is not adversely affected by new <u>overnight</u> development.</p> <p>Amendment to criterion ii as follows:</p>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>When assessing applications for development the impacts of increased nutrients from these sites will be considered. Permission will be granted only where effects can either be excluded or, if that is not possible, mitigation by nutrient neutrality is achieved following the guidance provided by Natural England <u>either through:</u></p> <ul style="list-style-type: none"> • <u>A developer-provided on site solution agreed with Natural England; and/or</u> • <u>A financial contribution towards a strategic mitigation scheme.</u> <p>thereby avoiding any adverse impact upon the quality of the water environment of the sites; and</p>	
MM38 (Policy NE17)	<p>Supporting text:</p> <p>Amend paragraph 7.118 as follows:</p> <p>7.118</p> <p>A small number of Solent Wader and Brent Goose Strategy (SWBGS) sites ("functionally linked land") are identified around the Upper Hamble as supporting high tide roosts of birds from the Solent and Southampton SPA/Ramsar. The Solent Wader and Brent Goose mapping is available on Solent Waders & Brent Goose Strategy – coastal bird conservation, waders and brent geese data and mapping solentwbgs.wordpress.com.</p> <p><u>There is a minimum requirement of one year's ecological survey to confirm the classification of a site (three years where classification is disputed).</u></p> <p>New paragraph after current 7.123:</p>	Updates a policy referred to as mitigation in the HRA (general protection for functionally linked habitats and SAC compensatory habitats).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p><u>The creation of buffer zones between built development and river/watercourse banks (at a minimum of 10 metres¹) provide multiple benefits for water quality, pollution prevention, flood risk management, habitat connection and biodiversity.</u></p> <p>¹<u>3D buffer strips</u></p> <p>Policy NE17</p> <p>Rivers, watercourses and their settings</p> <p>Amend policy as follows:</p> <p>Development proposals that affect rivers, watercourses or their settings will be permitted where they conserve and enhance the following;</p> <p>i. Water quality and quantity, and help achieve requirements of the Water Framework Directive and Habitats Regulations or their replacement, in the case of the River Itchen SAC and Upper Hamble (Solent Maritime SAC, and Solent & Southampton Water SPA/Ramsar); <u>SAC compensatory habitats on the River Meon, River Dever, River Dun, Bourne Rivulet, and River Test;</u> and habitats relied upon as identified in the Solent Wader and Brent Goose Strategy (SWBGS);</p> <p>ii. Ability of groundwater, surface water features and watercourse corridors to function as natural flood management areas throughout seasonal variations, within the immediate</p>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>vicinity, and both upstream and downstream of the site of the proposal including for flood risk management purposes; and</p> <p>Specifically for surface water features and watercourse corridors;</p> <p>iii. Increasing biodiversity;</p> <p>iv. Character, appearance and setting;</p> <p>v. Public access to and along the waterway for recreational opportunities and the importance of providing canopy shading for both the natural water environment and for people walking beside the waterway;</p> <p>vi. Include measures to eliminate risk of pollution to groundwater, surface water and watercourse corridor features which would harm their ecological and/or chemical status.</p> <p>vii. <u>Creation of adequate natural buffers zones between riverbanks/watercourse banks and any built development. These buffer zones should be kept free of any structures to allow the natural watercourse environment to flourish;</u></p> <p>The loss of habitats identified as 'Primary Support Areas', 'Secondary Support Areas' or 'Low Use' sites in the SWBGS do not require <u>project level</u> HRA but <u>and if identified</u> mitigation / compensation should be provided in line with the SWBGS.</p>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA									
MM49 (Policy H1)	<p>Supporting text:</p> <p>Amend supporting text as follows –</p> <p>9.4 The current (March 2024) Standard Method figure <u>as at March 2024</u> is 676 dwellings per annum...</p> <p>Delete paragraph 9.12</p> <p>The evidence base (in particular the Winchester district Strategic Housing Market Assessment) confirms the scale of need for the various types of housing. In addition, the National Planning Policy Framework (NPPF) requires that 10% of the overall number of homes provided on larger sites should be an affordable home ownership product. 'First Homes' are now 9.9 The Strategic Issues and Priorities consultation document (SIP) set out four possible 'spatial distribution' options: the Government's preferred discounted market tenure, with a requirement that these form at least 25% of all affordable housing delivered by developers through planning obligations. The remaining types of affordable housing to be delivered can be determined by the Local Plan, which can also change the minimum discount required for First Homes and set eligibility criteria.</p> <p>Revise Table H1 as follows –</p> <table border="1" data-bbox="440 1125 1343 1406"> <thead> <tr> <th data-bbox="440 1125 759 1283">Years of Plan Period <u>Housing Need</u></th><th data-bbox="759 1125 1055 1283">Standard Method Need</th><th data-bbox="1055 1125 1343 1283">x Number of Years</th></tr> </thead> <tbody> <tr> <td data-bbox="440 1283 759 1347">2020-2021</td><td data-bbox="759 1283 1055 1347">685</td><td data-bbox="1055 1283 1343 1347">685 x 1 = 685</td></tr> <tr> <td data-bbox="440 1347 759 1406">2021-2022</td><td data-bbox="759 1347 1055 1406">6661</td><td data-bbox="1055 1347 1343 1406">666 x 1 = 666</td></tr> </tbody> </table>	Years of Plan Period <u>Housing Need</u>	Standard Method Need	x Number of Years	2020-2021	685	685 x 1 = 685	2021-2022	6661	666 x 1 = 666	<p>Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).</p>
Years of Plan Period <u>Housing Need</u>	Standard Method Need	x Number of Years									
2020-2021	685	685 x 1 = 685									
2021-2022	6661	666 x 1 = 666									

Proposed Modification reference	Proposed Main Modification			Implications for the HRA							
	2022-2023	707	$707 \times 1 = 707$								
	2023-2024	691	$691 \times 1 = 691$								
	2024-2040	676	$676 \times 16 = 10,816$								
<p>Revise paragraphs 9.15 and 9.18 as follows –</p> <p>9.15 The Standard Method need is therefore currently 13,565 10,816 dwellings for the district over the Local Plan period to 2040 (see Table H1 -bottom left)...</p> <p>9.18 There are a large number of sites which already have consent for residential development, some of which have been completed since the start of the Local Plan period (20202024), or which are allocated by the existing Local Plan but have not yet been developed.</p> <p>Revise Table H2 as follows -</p> <table border="1" data-bbox="428 1029 1641 1350"> <thead> <tr> <th data-bbox="428 1029 1012 1109">Winchester District Housing Need</th><th data-bbox="1012 1029 1641 1109">Winchester District Housing Provision</th></tr> </thead> <tbody> <tr> <td data-bbox="428 1109 1012 1350"> Standard Method need for Plan period 2020 2024 - 2040 (see Table H1) </td><td data-bbox="1012 1109 1641 1350"> 13,565 10,816 </td></tr> <tr> <td data-bbox="428 1109 1012 1350"></td><td data-bbox="1012 1109 1641 1350"> Completions since start of Local Plan period (2020- 20232024-2025 </td></tr> <tr> <td data-bbox="428 1109 1012 1350"></td><td data-bbox="1012 1109 1641 1350"> 3,170 834 </td></tr> </tbody> </table>			Winchester District Housing Need	Winchester District Housing Provision	Standard Method need for Plan period 2020 2024 - 2040 (see Table H1)	13,565 10,816		Completions since start of Local Plan period (2020- 2023 2024-2025		3,170 834	
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	3,170 834										

Proposed Modification reference	Proposed Main Modification				Implications for the HRA
	Unmet Needs Allowance (for unmet need in neighbouring authorities)	1,900 <u>495**</u>	Outstanding planning permissions Other Commitments (previous Local Plans incl. SDNP) Windfall development Additional allocations made in this Local Plan <u>SDNP completions, permissions and windfall</u>	6,780 <u>5,186</u> 745 <u>579</u> 1,895 <u>1,495</u> 2,875 <u>2,905</u> 312	
	Total District Housing Requirement	15,465* <u>11,311*</u>	Total District Housing Provision*	15,465 <u>11,311</u>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>* Includes approximately 350 <u>312</u> dwellings within the South Downs National Park part of Winchester district.</p> <p><u>** It has been agreed that to reflect the total unmet need in the housing market area would necessitate the following;</u></p> <ul style="list-style-type: none"> <u>To Portsmouth City Council: 30% apportionment of the unmet need housing allowance in the Winchester District Local Plan;</u> <u>To Havant Borough Council: 70% apportionment of the unmet need housing allowance in the Winchester District Local Plan;</u> <p><u>(based upon the unmet need allowance of 1,900495 homes, this would equate to 570 150 homes for Portsmouth City and 1,330-345 homes for Havant Borough).</u></p> <p>Revise Paragraphs 9.20 as follows –</p> <p>9.20 Table H2 shows that sufficient housing provision is proposed to meet the Winchester district housing requirement, which includes an estimated <u>350</u><u>312</u> dwellings within the South Downs National Park part of the district and an unmet needs allowance of 1,900 <u>495</u> dwellings as a contribution towards the unmet needs of neighbouring areas in South Hampshire. The remaining requirement for the Local Plan area (excluding the estimated <u>350</u> <u>312</u> in the South Downs National Park part of the district) is <u>15,115</u> <u>10,999</u> dwellings. Some <u>64%</u> <u>53%</u> of the district requirement is met by dwellings that have either been completed or which already have planning consent. A further <u>12%</u> <u>13%</u> are expected from windfall development <u>2024-2040</u> and this is based on cautious assumptions derived from the Assessment of Windfall Trends and Potential 2021. Therefore, less than <u>25%</u> <u>34%</u> of provision is from Local Plan allocations (either carried forward or new), giving</p>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>a high level of certainty over the delivery of this additional housing</p> <p>Strategic Policy H1 Housing Provision</p> <p>Amend policy as follows:</p> <p>Housing will be permitted to provide for the scale, types and tenures of housing needed in the Local Plan area over the Plan period (20204-2040), including a contribution towards the unmet needs of adjoining areas. Provision is made for the development of about 15,115 11,000 dwellings (net) in this period (excluding the South Downs National Park area), by prioritising suitable previously developed land within defined settlement boundaries, completion of strategic allocations at Kings Barton (North Winchester), Newlands (West of Waterlooville) and North Whiteley, and delivery of sites allocated within and adjoining the most sustainable settlements, in accordance with the Local Plan's spatial strategy (set out in Policy SP2). Housing development will be distributed between the three spatial areas as follows:</p> <ul style="list-style-type: none"> i. Winchester Town about 5,640 4,445 dwellings ii. South Hampshire Urban Areas about 5,650 3,880 dwellings iii. Market Towns and Rural Area about 3,825 2,675 dwellings. 	
MM51 (Policy H3)	<p>Strategic Policy H3 Spatial Housing Distribution</p>	Reduces quantum of development and alters impacts associated with

Proposed Modification reference	Proposed Main Modification				Implications for the HRA																																						
	<p>Amend housing provision figures in the table as follows:</p> <table border="1" data-bbox="440 398 1641 1355"> <thead> <tr> <th data-bbox="440 398 736 510">Spatial Area</th><th data-bbox="736 398 1051 510">Settlements / Area</th><th data-bbox="1051 398 1365 510">Housing Provision</th><th data-bbox="1365 398 1641 510">New Allocations Proposed</th></tr> </thead> <tbody> <tr> <td data-bbox="440 510 736 621">Winchester Town</td><td data-bbox="736 510 1051 621"></td><td data-bbox="1051 510 1365 621">5,6404,445</td><td data-bbox="1365 510 1641 621">1,410</td></tr> <tr> <td data-bbox="440 621 736 668"></td><td data-bbox="736 621 1051 668">Winchester</td><td data-bbox="1051 621 1365 668"></td><td data-bbox="1365 621 1641 668"></td></tr> <tr> <td data-bbox="440 668 736 796">South Hampshire Urban Areas</td><td data-bbox="736 668 1051 796"></td><td data-bbox="1051 668 1365 796">5,6503,880</td><td data-bbox="1365 668 1641 796">500 530</td></tr> <tr> <td data-bbox="440 796 736 1034" rowspan="3"></td><td data-bbox="736 796 1051 907">Newlands (West of Waterlooville)</td><td data-bbox="1051 796 1365 907"></td><td data-bbox="1365 796 1641 907"></td></tr> <tr> <td data-bbox="736 907 1051 986">Whiteley</td><td data-bbox="1051 907 1365 986"></td><td data-bbox="1365 907 1641 986"></td></tr> <tr> <td data-bbox="736 986 1051 1034">Botley</td><td data-bbox="1051 986 1365 1034"></td><td data-bbox="1365 986 1641 1034"></td></tr> <tr> <td data-bbox="440 1034 736 1177">Market Towns and Rural Area</td><td data-bbox="736 1034 1051 1177"></td><td data-bbox="1051 1034 1365 1177">3,8252,675</td><td data-bbox="1365 1034 1641 1177">965</td></tr> <tr> <td data-bbox="440 1177 736 1225"></td><td data-bbox="736 1177 1051 1225">Market Towns:</td><td data-bbox="1051 1177 1365 1225">1,375850</td><td data-bbox="1365 1177 1641 1225">200</td></tr> <tr> <td data-bbox="440 1225 736 1355"></td><td data-bbox="736 1225 1051 1355">Bishops Waltham New Alresford</td><td data-bbox="1051 1225 1365 1355"></td><td data-bbox="1365 1225 1641 1355"></td></tr> </tbody> </table>	Spatial Area	Settlements / Area	Housing Provision	New Allocations Proposed	Winchester Town		5,6404,445	1,410		Winchester			South Hampshire Urban Areas		5,6503,880	500 530		Newlands (West of Waterlooville)			Whiteley			Botley			Market Towns and Rural Area		3,8252,675	965		Market Towns:	1,375850	200		Bishops Waltham New Alresford			this (e.g. air pollution, recreation pressure, water supply/treatment).			
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Proposed Modification reference	Proposed Main Modification				Implications for the HRA
		Larger Rural Settlements:	1,570 <u>880</u>	610 410	
		Colden Common Denmead Kings Worthy Swanmore Wickham			
		Intermediate Rural Settlements:	360 <u>340</u>	155	
		Hursley Otterbourne South Wonston Sutton Scotney Waltham Chase			
		Remining rural Area	520 <u>605</u>	0 200	
	Winchester District		15,115 <u>11,000</u>	2,875 <u>2,905</u>	
MM59 (Policy E1)	Supporting text:				Reduces quantum of development and alters

Proposed Modification reference	Proposed Main Modification	Implications for the HRA																					
	<p>Amend paragraph 10.13 and Table B as follows:</p> <p>10.13 The economic strategy of the local plan has been informed by an updated employment land study; the Employment and Town Centre Uses Study 2024 (ETCUS). The main findings of this study regarding future needs for employment land are set out below:</p> <ul style="list-style-type: none"> • Additional employment land need 2022-2040 of between 27.6ha – <u>37.8</u>38.9ha for the Winchester Plan area. • The current identified supply suggests sufficient land to meet identified needs. • No need for large warehousing or logistics sites, but localised needs for mid-sized units, with flexibility between B2/B8 uses. • Rural areas are an important contribution to supply, development is coming forward, no justification to change current approach. <p>Table B: Allocated Sites and Estimated employment land (p.263)</p> <table border="1" data-bbox="428 939 1574 1315"> <thead> <tr> <th data-bbox="428 939 938 1018">Site name and notes</th><th data-bbox="938 939 1253 1018">Total area of site (ha)</th><th data-bbox="1253 939 1574 1018">Estimated amount of employment land (ha)</th></tr> </thead> <tbody> <tr> <td data-bbox="428 1018 938 1058">Bushfield Camp (Policy W5)</td><td data-bbox="938 1018 1253 1058">20.0</td><td data-bbox="1253 1018 1574 1058">11.8</td></tr> <tr> <td data-bbox="428 1058 938 1129">Central Winchester Regeneration (Policy W7)</td><td data-bbox="938 1058 1253 1129">4.5</td><td data-bbox="1253 1058 1574 1129">1.0</td></tr> <tr> <td data-bbox="428 1129 938 1209">Solent Business Park (Policy SH4)</td><td data-bbox="938 1129 1253 1209">4.0</td><td data-bbox="1253 1129 1574 1209"><u>4.0</u>2.0</td></tr> <tr> <td data-bbox="428 1209 938 1248">Tollgate Sawmill (Policy BW3)</td><td data-bbox="938 1209 1253 1248">2.2</td><td data-bbox="1253 1209 1574 1248">2.2</td></tr> <tr> <td data-bbox="428 1248 938 1288">Morgan's Yard (Policy WC1)</td><td data-bbox="938 1248 1253 1288">2.8</td><td data-bbox="1253 1248 1574 1288">0.18</td></tr> <tr> <td data-bbox="428 1288 938 1328">Total</td><td data-bbox="938 1288 1253 1328">33.2</td><td data-bbox="1253 1288 1574 1328"><u>19.18</u>17.18</td></tr> </tbody> </table>	Site name and notes	Total area of site (ha)	Estimated amount of employment land (ha)	Bushfield Camp (Policy W5)	20.0	11.8	Central Winchester Regeneration (Policy W7)	4.5	1.0	Solent Business Park (Policy SH4)	4.0	<u>4.0</u> 2.0	Tollgate Sawmill (Policy BW3)	2.2	2.2	Morgan's Yard (Policy WC1)	2.8	0.18	Total	33.2	<u>19.18</u> 17.18	<p>impacts associated with this (e.g. air pollution, water supply/treatment).</p>
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Proposed Modification reference	Proposed Main Modification	Implications for the HRA																							
	<p>Amend paragraph 10.17 and Table C as follows:</p> <p>10.17 Therefore, in total the Plan makes provision for an estimated 39.36ha of employment land, against an identified need of 27.6ha – 37.838.9ha.</p> <p>Table C: Comparison of need and supply by type of employment land (p.264)</p> <table border="1" data-bbox="440 573 1603 918"> <thead> <tr> <th data-bbox="440 573 990 695" rowspan="2">Site name and notes</th><th colspan="3" data-bbox="990 573 1603 695">Land requirements (ha)</th></tr> <tr> <th data-bbox="990 626 1147 695">Offices</th><th data-bbox="1147 626 1439 695">Industrial and warehousing</th><th data-bbox="1439 626 1603 695">Total</th></tr> </thead> <tbody> <tr> <td data-bbox="440 695 990 735">Identified need – Lower Range</td><td data-bbox="990 695 1147 735">3.3</td><td data-bbox="1147 695 1439 735">24.3</td><td data-bbox="1439 695 1603 735">27.6</td></tr> <tr> <td data-bbox="440 735 990 775">Identified need – Upper Range</td><td data-bbox="990 735 1147 775">12.2</td><td data-bbox="1147 735 1439 775">26.7</td><td data-bbox="1439 735 1603 775">37.838.9</td></tr> <tr> <td data-bbox="440 775 990 843">Supply – current expectations of uses where known</td><td data-bbox="990 775 1147 843">17.29 13.29</td><td data-bbox="1147 775 1439 843">0.28</td><td data-bbox="1439 775 1603 843">47.5713.57</td></tr> <tr> <td data-bbox="440 843 990 918">Supply – sites with no particular prescription</td><td data-bbox="990 843 1147 918">21.79 23.79</td><td data-bbox="1147 843 1439 918"></td><td data-bbox="1439 843 1603 918">21.79 23.79</td></tr> </tbody> </table>	Site name and notes	Land requirements (ha)			Offices	Industrial and warehousing	Total	Identified need – Lower Range	3.3	24.3	27.6	Identified need – Upper Range	12.2	26.7	37.8 38.9	Supply – current expectations of uses where known	17.29 13.29	0.28	47.57 13.57	Supply – sites with no particular prescription	21.79 23.79		21.79 23.79	
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Identified need – Upper Range	12.2	26.7	37.8 38.9																						
Supply – current expectations of uses where known	17.29 13.29	0.28	47.57 13.57																						
Supply – sites with no particular prescription	21.79 23.79		21.79 23.79																						
MM66 (Development Allocations Winchester)	<p>Winchester Site Allocations</p> <p>Replace table on page 307</p> <table border="1" data-bbox="440 1209 1641 1314"> <thead> <tr> <th data-bbox="440 1209 1372 1314">Winchester Town Housing Sources</th><th data-bbox="1372 1209 1641 1314">No. of dwellings</th></tr> </thead> </table>	Winchester Town Housing Sources	No. of dwellings	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).																					
Winchester Town Housing Sources	No. of dwellings																								

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	Net completions in or adjoining settlements (2020 – 2023)(2024-2025)	879124
	Outstanding permissions (at 20232025) (excluding Barton Farm)	328238
	Windfall allowance	1,035900
	Student Accommodation (dwelling equivalents)	200
	Local Plan allocation carried forward (Policy W1, Barton Farm)	15411,324
	New Local Plan allocation (Policy W2, Sir John Moore Barracks)	900
	New Local Plan allocation (Policy W3, St Peter's Car Park)	30
	New Local Plan allocation (Policy W4, Courtenay Road)	150
	New Local Plan allocation (revised carried forward allocation) (Policy W7, Central Winchester Regeneration area)	300
	New Local Plan allocation (revised carried forward allocation) (Policy W8, Station Approach area)	250
	New Local Plan allocation (Policy W9, Bar End Depot)	30
	Total Provision 2020 – 2040-2024-2040	56434,446
	[Updated numbers are also copied into the relevant site allocation policies – not reproduced here.]	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
MM70 (Policy W4)	<p>Supporting text:</p> <p>Amend paragraph 12.41 as follows:</p> <p>12.41 To the north is an important tree belt for bats and beyond this the Barton Meadows Nature Reserve which was provided in conjunction with development at Barton Farm. The Barton Meadows Nature Reserve is an important corridor for wildlife and creates a wider landscape in which wildlife can travel, contributing to the Nature Recovery Network. Due to the proximity of this site to the Nature Reserve, the <u>development should</u> scope to enhance <u>the integrity of</u> the Reserve and manage access <u>so as to achieve this and to divert pressure from the River Itchen SAC</u>. to it should be investigated. The site is within the currently defined Winchester to Kings Worthy / Headbourne Worthy settlement gap. However, it is well-contained and suited to development and development would not extend the built-up area beyond its current northern boundary, helping to retain the openness of the settlement gap.</p>	Introduces an additional requirement for mitigation relating to the HRA (recreation pressure).
MM71 (Policy W5)	<p>Supporting text:</p> <p>Amend paragraph 12.52 as follows:</p> <p>12.52 The site is located within the upper catchment of the River Itchen and feeds one of the River Itchen's tributaries known as Nuns Walk Stream. Development of the land therefore has the potential to impact upon the nationally protected site of the River Itchen SAC and other sites in the wider Solent area in terms of nutrients (phosphates and nitrates) in wastewater produced by new housing and other forms of overnight residential accommodation. <u>Any nutrient neutrality solution that involves an onsite wastewater treatment works, will need to be accompanied by an assessment of impacts to the River Itchen SAC through discharges from the WwTW including groundwater</u></p>	Introduces an additional requirement for mitigation relating to the HRA (wastewater).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p><u>modelling, and agreed with Natural England and the Environment Agency.</u></p> <p>Policy W5 Bushfield Camp</p> <p>Deletion of criterion xv and new criterion xix as follows –</p> <p>xv. Where it has been demonstrated that the proposals will have a significant adverse effect on the integrity of the River Itchen SAC it must be demonstrated, as part of the design process, that adequate measures in line with Policy NE1 and Policy D7, will be put in place to avoid or mitigate any adverse effects. Such measures must be agreed with the Council and Natural England. In order to assist the Council in Policy W5 Bushfield Camp – continued carrying out a Habitats Regulations Assessment, the developer will be required to provide evidence to inform the Appropriate Assessment. This is likely to include an air quality assessment of the effects of the development on the River Itchen SAC as a result of any increase in traffic associated with the development. The effects on local roads in the vicinity of the proposed development on nearby designated nature conservation sites, and the impacts on vulnerable sites from air quality effects on the wider road network in the area can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required;</p> <p><u>xix. Occupation of the development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.</u></p>	
MM78	South Hampshire Urban Area Allocations	Reduces quantum of development and alters

Proposed Modification reference	Proposed Main Modification	Implications for the HRA																				
(South Hampshire Urban Area)	<p>Replace table on page 367.</p> <table border="1" data-bbox="440 409 1641 1357"> <thead> <tr> <th data-bbox="440 409 1349 478">South Hampshire Urban Areas Housing Sources</th><th data-bbox="1349 409 1641 478">No. of dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="440 478 1349 589">Net Completions at Newlands (West of Waterlooville) (2020—2023<ins>2024-2025</ins>)</td><td data-bbox="1349 478 1641 589">293 128</td></tr> <tr> <td data-bbox="440 589 1349 668">Net Completions at Whiteley (2020—2023<ins>2024-2025</ins>)</td><td data-bbox="1349 589 1641 668">973 459</td></tr> <tr> <td data-bbox="440 668 1349 732">Net completions at Botley bypass</td><td data-bbox="1349 668 1641 732">31</td></tr> <tr> <td data-bbox="440 732 1349 875">Outstanding Newlands (West of Waterlooville) permissions (at 2023<ins>2025</ins>) / Local Plan allocation carried forward (Policy SH1)</td><td data-bbox="1349 732 1641 875">1206 1001</td></tr> <tr> <td data-bbox="440 875 1349 1002">Outstanding Whiteley permissions (at 2023<ins>2025</ins>) / Local Plan allocations carried forward (Policies SH2, SH3)</td><td data-bbox="1349 875 1641 1002">2560 1648</td></tr> <tr> <td data-bbox="440 1002 1349 1129">Outstanding Botley bypass permission (at 2023<ins>2025</ins>) - Local Plan allocation carried forward (Policy SH6)</td><td data-bbox="1349 1002 1641 1129">115 84</td></tr> <tr> <td data-bbox="440 1129 1349 1193">Windfall allowance</td><td data-bbox="1349 1129 1641 1193">0</td></tr> <tr> <td data-bbox="440 1193 1349 1304">Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1)</td><td data-bbox="1349 1193 1641 1304">300 350</td></tr> <tr> <td data-bbox="440 1304 1349 1357">New Sites allocated at Whiteley in this Plan (Policy SH2)</td><td data-bbox="1349 1304 1641 1357">200 180</td></tr> </tbody> </table>	South Hampshire Urban Areas Housing Sources	No. of dwellings	Net Completions at Newlands (West of Waterlooville) (2020— 2023 <ins>2024-2025</ins>)	293 128	Net Completions at Whiteley (2020— 2023 <ins>2024-2025</ins>)	973 459	Net completions at Botley bypass	31	Outstanding Newlands (West of Waterlooville) permissions (at 2023 <ins>2025</ins>) / Local Plan allocation carried forward (Policy SH1)	1206 1001	Outstanding Whiteley permissions (at 2023 <ins>2025</ins>) / Local Plan allocations carried forward (Policies SH2, SH3)	2560 1648	Outstanding Botley bypass permission (at 2023 <ins>2025</ins>) - Local Plan allocation carried forward (Policy SH6)	115 84	Windfall allowance	0	Additional capacity proposed at Newlands (West of Waterlooville) (policy SH1)	300 350	New Sites allocated at Whiteley in this Plan (Policy SH2)	200 180	impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
South Hampshire Urban Areas Housing Sources	No. of dwellings																					
Net Completions at Newlands (West of Waterlooville) (2020— 2023 <ins>2024-2025</ins>)	293 128																					
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Proposed Modification reference	Proposed Main Modification	Implications for the HRA	
	Total Provision 2020—2040 2024-2040	56473881	
MM79 (Policy SH1)	<p>Policy SH1 Newlands (West of Waterloo)</p> <p>Amend policy as follows:</p> <p>...</p> <p><u>ix. Implement a Green Infrastructure Strategy for the additional approximately 350 dwellings to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites. New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed with Natural England, as part of a project-level HRA</u></p>		
MM80 (Policy SH2)	<p>Policy SH2 North Whiteley</p> <p>Amendments to criteria ix and x as follows –</p> <p>ix. Assess the impact of development both on site and in combination with other nearby sites on habitats and biodiversity <u>through a project level HRA</u> (especially those of national and international importance such as the River Hamble and the Solent); and</p> <p>x. Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off- site measures required to mitigate harmful impacts on</p>		Updates a policy referred to as mitigation in the HRA (general protection, recreation pressure).

Proposed Modification reference	Proposed Main Modification	Implications for the HRA						
	European sites. New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed with Natural England, as part of a project-level HRA.							
MM84 (The Market Towns and Rural Area Allocations)	The Market Towns and Rural Area Allocations Replace table on page 389 – 390 <table border="1" data-bbox="440 680 1641 1372"> <thead> <tr> <th data-bbox="440 680 826 791">Area / Settlements</th> <th data-bbox="826 680 1253 791">Housing Approach</th> <th data-bbox="1253 680 1641 791">Approximate Housing Provision 20202024-2040</th> </tr> </thead> <tbody> <tr> <td data-bbox="440 791 826 1372"> Market Towns Bishop's Waltham New Alresford </td><td data-bbox="826 791 1253 1372"> The more sustainable 'market towns' were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop's Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale. Taking account of recent completions, commitments, windfall </td><td data-bbox="1253 791 1641 1372"> 1375 845 </td></tr> </tbody> </table>	Area / Settlements	Housing Approach	Approximate Housing Provision 2020 2024 -2040	Market Towns Bishop's Waltham New Alresford	The more sustainable 'market towns' were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop's Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale. Taking account of recent completions, commitments, windfall	1375 845	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
Area / Settlements	Housing Approach	Approximate Housing Provision 2020 2024 -2040						
Market Towns Bishop's Waltham New Alresford	The more sustainable 'market towns' were asked to identify new sites for 100 to 120 dwellings each. A site is allocated at Bishop's Waltham for about 100 dwellings. New Alresford is taking forward a Neighbourhood Plan and will also need to identify new sites of this scale. Taking account of recent completions, commitments, windfall	1375 845						

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>and existing allocations which have not yet been completed and are carried forward, each settlement can achieve over 600 <u>around 300-500 dwellings</u> over the Plan period <u>2024-2040</u>.</p>	
	<p>Larger Rural Settlements</p> <p>Colden Common</p> <p>Denmead</p> <p>Kings Worthy</p> <p>Swanmore</p> <p>Wickham</p> <p>The larger rural settlements were asked to identify new sites for 90 to 100 dwellings each. Sites are allocated for this scale of housing in Kings Worthy, Colden Common and Wickham. Denmead is taking forward a Neighbourhood Plan and will also need to identify new sites for about 100 dwellings. At Wickham there is also an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services.</p>	<p><u>1570 880</u></p>

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>Taking account of the varying levels of recent completions, commitments, windfall and existing allocations which have not yet been completed and are carried forward, each settlement can achieve between about 160 to 360 <u>150-200</u> dwellings.</p> <p>Following assessment of potential sites and updating of the settlement hierarchy, the settlement of Waltham Chase has been moved from this category to the 'intermediate rural settlements' grouping.</p>	
<u>Intermediate Rural Settlements</u> Hursley	<p>The smaller 'intermediate' rural settlements were asked to identify new sites for 50 to 60 dwellings each. Sites of about 40 to 60 dwellings</p>	<u>360</u> <u>340</u>

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	<p>Otterbourne South Wonston Sutton Scotney Waltham Chase</p> <p>are allocated at South Wonston, Otterbourne and Sutton Scotney. Hursley has been added to this level of the hierarchy following a reassessment of the hierarchy, so was not originally given a housing target. However, a Neighbourhood Plan is being prepared for Hursley which may identify sites.</p> <p>Waltham Chase has been added to this category and has existing site allocations with remaining capacity for about 80 additional dwellings. No new allocations are proposed in Waltham Chase.</p> <p>Taking account of the variations in the levels of recent completions, commitments and existing</p>	

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	allocations between these settlements, there is a wide range of housing capacities within the smaller rural settlements, ranging from about 20 to 100 dwellings.	
	Remaining Rural Area In the remaining rural area, planning policies allow for modest development within defined settlements. This is reflected in the level of recent completions, commitments and the windfall allowance, which indicate a capacity of about <u>520605</u> dwellings for this area. No new allocations are made in this area. This includes 200 dwelling at Knowle, where there is also an opportunity to bring forward a site which has community support.	<u>520605</u>
	'MTRA' AREA TOTAL	<u>3,825 2670</u>

Proposed Modification reference	Proposed Main Modification	Implications for the HRA														
MM85 (Market Town – Bishops Waltham)	Market Town – Bishops Waltham Replace table on page 391 <table border="1" data-bbox="440 516 1650 1118"> <thead> <tr> <th data-bbox="440 516 1358 579">Bishop's Waltham Housing Sources</th><th data-bbox="1358 516 1650 579">No. of dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="440 579 1358 699">Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td data-bbox="1358 579 1650 699"><u>340-1</u></td></tr> <tr> <td data-bbox="440 699 1358 818">Outstanding permissions (at 2023<u>5</u>) including Local Plan allocations carried forward (Policy BW1)</td><td data-bbox="1358 699 1650 818"><u>225 152</u></td></tr> <tr> <td data-bbox="440 818 1358 913">Remaining Local Plan allocations (at 2023<u>5</u>) carried forward (Policy BW3)</td><td data-bbox="1358 818 1650 913">10</td></tr> <tr> <td data-bbox="440 913 1358 977">Windfall allowance</td><td data-bbox="1358 913 1650 977"><u>9069</u></td></tr> <tr> <td data-bbox="440 977 1358 1064">New Site allocated in this Plan (Policy BW4)</td><td data-bbox="1358 977 1650 1064">100</td></tr> <tr> <td data-bbox="440 1064 1358 1118">Total Provision 2020 – 2040-2024-2040</td><td data-bbox="1358 1064 1650 1118">765332</td></tr> </tbody> </table>	Bishop's Waltham Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	<u>340-1</u>	Outstanding permissions (at 2023 <u>5</u>) including Local Plan allocations carried forward (Policy BW1)	<u>225 152</u>	Remaining Local Plan allocations (at 2023 <u>5</u>) carried forward (Policy BW3)	10	Windfall allowance	<u>9069</u>	New Site allocated in this Plan (Policy BW4)	100	Total Provision 2020 – 2040-2024-2040	765332	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
Bishop's Waltham Housing Sources	No. of dwellings															
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	<u>340-1</u>															
Outstanding permissions (at 2023 <u>5</u>) including Local Plan allocations carried forward (Policy BW1)	<u>225 152</u>															
Remaining Local Plan allocations (at 2023 <u>5</u>) carried forward (Policy BW3)	10															
Windfall allowance	<u>9069</u>															
New Site allocated in this Plan (Policy BW4)	100															
Total Provision 2020 – 2040-2024-2040	765332															
MM86 (Policy BW1)	Policy BW1 The Vineyard/Tangier Lane Delete allocation – Policy BW1, paragraphs 14.11 to 14.13 of the supporting text and associated site plans and other elements.	Deletes an allocation, which will remove any location-based impacts associated with this development location.														

Proposed Modification reference	Proposed Main Modification	Implications for the HRA														
		Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).														
MM89 (Market Towns – New Alresford)	Market Towns – New Alresford Replace table on page 405 <table border="1" data-bbox="440 727 1641 1364"> <thead> <tr> <th data-bbox="440 727 1338 807">New Alresford Housing Sources</th><th data-bbox="1338 727 1641 807">No. of dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="440 807 1338 902">Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u></td><td data-bbox="1338 807 1641 902">782</td></tr> <tr> <td data-bbox="440 902 1338 1021">Outstanding permissions (at 2023<u>5</u>) including Local Plan allocations carried forward (Policies NA1 (part), NA2)</td><td data-bbox="1338 902 1641 1021">330 <u>344</u></td></tr> <tr> <td data-bbox="440 1021 1338 1117">Remaining Local Plan allocations (at 2023) carried forward (Policy NA1 (part))</td><td data-bbox="1338 1021 1641 1117">10</td></tr> <tr> <td data-bbox="440 1117 1338 1188">Windfall allowance</td><td data-bbox="1338 1117 1641 1188">90 69</td></tr> <tr> <td data-bbox="440 1188 1338 1291">New Sites to be allocated in Neighbourhood Plan (Policy NA3)</td><td data-bbox="1338 1188 1641 1291">100</td></tr> <tr> <td data-bbox="440 1291 1338 1364">Total Provision 2020 – 2040 <u>2024-2040</u></td><td data-bbox="1338 1291 1641 1364">608 515</td></tr> </tbody> </table>	New Alresford Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u>	782	Outstanding permissions (at 2023 <u>5</u>) including Local Plan allocations carried forward (Policies NA1 (part), NA2)	330 <u>344</u>	Remaining Local Plan allocations (at 2023) carried forward (Policy NA1 (part))	10	Windfall allowance	90 69	New Sites to be allocated in Neighbourhood Plan (Policy NA3)	100	Total Provision 2020 – 2040 <u>2024-2040</u>	608 515	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
New Alresford Housing Sources	No. of dwellings															
Net Completions in or adjoining settlement (2020-2023) <u>(2024-2025)</u>	782															
Outstanding permissions (at 2023 <u>5</u>) including Local Plan allocations carried forward (Policies NA1 (part), NA2)	330 <u>344</u>															
Remaining Local Plan allocations (at 2023) carried forward (Policy NA1 (part))	10															
Windfall allowance	90 69															
New Sites to be allocated in Neighbourhood Plan (Policy NA3)	100															
Total Provision 2020 – 2040 <u>2024-2040</u>	608 515															

Proposed Modification reference	Proposed Main Modification	Implications for the HRA												
MM92 (Policy NA3)	<p>Supporting text:</p> <p>New paragraph after 14.43 as follows –</p> <p><u>As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.</u></p>													
MM93 (Larger Rural Settlements – Colden Common)	<p>Larger Rural Settlements – Colden Common</p> <p>Replace table on page 419</p> <table border="1" data-bbox="428 859 1641 1353"> <thead> <tr> <th data-bbox="428 859 1327 923">Colden Common Housing Sources</th><th data-bbox="1327 859 1641 923">No. of dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="428 923 1327 1034">Net Completions in or adjoining settlement (2020–2023) (2024-2025)*</td><td data-bbox="1327 923 1641 1034">116 -1</td></tr> <tr> <td data-bbox="428 1034 1327 1113">Outstanding permissions (at 2023) 5</td><td data-bbox="1327 1034 1641 1113">0 5</td></tr> <tr> <td data-bbox="428 1113 1327 1225">Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)</td><td data-bbox="1327 1113 1641 1225">48</td></tr> <tr> <td data-bbox="428 1225 1327 1304">Windfall allowance</td><td data-bbox="1327 1225 1641 1304">50 47</td></tr> <tr> <td data-bbox="428 1304 1327 1353">New Site allocated in this Plan (Policy CC2)</td><td data-bbox="1327 1304 1641 1353">45</td></tr> </tbody> </table>	Colden Common Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020–2023) (2024-2025)*	116 -1	Outstanding permissions (at 2023) 5	0 5	Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)	48	Windfall allowance	50 47	New Site allocated in this Plan (Policy CC2)	45	<p>Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).</p>
Colden Common Housing Sources	No. of dwellings													
Net Completions in or adjoining settlement (2020–2023) (2024-2025)*	116 -1													
Outstanding permissions (at 2023) 5	0 5													
Remaining Local Plan allocations (at 2023) carried forward (Policy CC1)	48													
Windfall allowance	50 47													
New Site allocated in this Plan (Policy CC2)	45													

Proposed Modification reference	Proposed Main Modification		Implications for the HRA												
	New Site allocated in this Plan (Policy CC3) New Site allocated in this Plan (Policy CC4) Total Provision 2020—2040 2024-2040	35 10 304 189													
	*this figure is negative due to the demolition of a dwelling.														
MM97 (Larger Rural Settlements – Denmead)	Larger Rural Settlements – Denmead Replace table on 435 <table border="1" data-bbox="440 827 1641 1355"> <thead> <tr> <th data-bbox="440 827 1349 891">Denmead Housing Sources</th><th data-bbox="1349 827 1641 891">No. of dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="440 891 1349 1002">Net Completions in or adjoining settlement (2020-2023) (2024-2025)*</td><td data-bbox="1349 891 1641 1002">117 0</td></tr> <tr> <td data-bbox="440 1002 1349 1113">Outstanding permissions (at 20235) including Neighbourhood Plan allocation (DNP Policy 2iv)</td><td data-bbox="1349 1002 1641 1113">33 29</td></tr> <tr> <td data-bbox="440 1113 1349 1225">Remaining Neighbourhood Plan allocations (at 20235) (DNP Policies 2ii and 2iv)</td><td data-bbox="1349 1113 1641 1225">2824</td></tr> <tr> <td data-bbox="440 1225 1349 1288">Windfall allowance</td><td data-bbox="1349 1225 1641 1288">50 47</td></tr> <tr> <td data-bbox="440 1288 1349 1355">New Sites to be allocated in DNP Review (Policy D1)</td><td data-bbox="1349 1288 1641 1355">100</td></tr> </tbody> </table>	Denmead Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)*	117 0	Outstanding permissions (at 2023 5) including Neighbourhood Plan allocation (DNP Policy 2iv)	33 29	Remaining Neighbourhood Plan allocations (at 2023 5) (DNP Policies 2ii and 2iv)	2824	Windfall allowance	50 47	New Sites to be allocated in DNP Review (Policy D1)	100	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).	
Denmead Housing Sources	No. of dwellings														
Net Completions in or adjoining settlement (2020-2023) (2024-2025)*	117 0														
Outstanding permissions (at 2023 5) including Neighbourhood Plan allocation (DNP Policy 2iv)	33 29														
Remaining Neighbourhood Plan allocations (at 2023 5) (DNP Policies 2ii and 2iv)	2824														
Windfall allowance	50 47														
New Sites to be allocated in DNP Review (Policy D1)	100														

Proposed Modification reference	Proposed Main Modification			Implications for the HRA												
	Total Provision 2020—2040 2024-2040		328 200													
MM98 (Policy DEN1)	<p>Supporting text:</p> <p>New paragraph after 14.86 as follows –</p> <p><u>As part of the Neighbourhood Planning process, early engagement with Southern Water is encouraged regarding the allocation of sites in the Neighbourhood Plan in order to assess the capacity of their water and wastewater networks.</u></p>															
MM99 (Larger Rural Settlements – Kings Worthy)	<p>Larger Rural Settlements – Kings Worthy</p> <p>Replace table on page 439.</p> <table border="1" data-bbox="428 939 1641 1390"> <thead> <tr> <th data-bbox="428 939 1365 1007">Kings Worthy Housing Sources</th><th data-bbox="1365 939 1641 1007">No. of dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="428 1007 1365 1109">Net Completions in or adjoining settlement (2020–2023) <u>(2024-2025)*</u></td><td data-bbox="1365 1007 1641 1109">36 -1</td></tr> <tr> <td data-bbox="428 1109 1365 1177">Outstanding permissions (at 20235)</td><td data-bbox="1365 1109 1641 1177">41 10</td></tr> <tr> <td data-bbox="428 1177 1365 1245">Windfall allowance</td><td data-bbox="1365 1177 1641 1245">50 47</td></tr> <tr> <td data-bbox="428 1245 1365 1314">New Site allocated in this Plan (Policy KW1)</td><td data-bbox="1365 1245 1641 1314">45</td></tr> <tr> <td data-bbox="428 1314 1365 1390">New Site allocated in this Plan (Policy KW2)</td><td data-bbox="1365 1314 1641 1390">75</td></tr> </tbody> </table>				Kings Worthy Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020–2023) <u>(2024-2025)*</u>	36 -1	Outstanding permissions (at 20235)	41 10	Windfall allowance	50 47	New Site allocated in this Plan (Policy KW1)	45	New Site allocated in this Plan (Policy KW2)	75
Kings Worthy Housing Sources	No. of dwellings															
Net Completions in or adjoining settlement (2020–2023) <u>(2024-2025)*</u>	36 -1															
Outstanding permissions (at 20235)	41 10															
Windfall allowance	50 47															
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New Site allocated in this Plan (Policy KW2)	75															

Proposed Modification reference	Proposed Main Modification			Implications for the HRA											
	Total Provision 2020—2040 2024-2040		217 176												
	*this figure is negative due to the demolition of a dwelling.														
MM101 (Larger Rural Settlements – Swanmore)	Larger Rural Settlements – Swanmore														
	Replace table on page 447.														
	<table border="1"> <thead> <tr> <th data-bbox="428 688 1388 759">Swanmore Housing Sources</th> <th data-bbox="1388 688 1731 759">No. of dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="428 759 1388 862">Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td data-bbox="1388 759 1731 862">13 31</td></tr> <tr> <td data-bbox="428 862 1388 950">Outstanding permissions (at 2023)</td><td data-bbox="1388 862 1731 950">65 53</td></tr> <tr> <td data-bbox="428 950 1388 1053">Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)</td><td data-bbox="1388 950 1731 1053">3617</td></tr> <tr> <td data-bbox="428 1053 1388 1140">Windfall allowance</td><td data-bbox="1388 1053 1731 1140">50 47</td></tr> <tr> <td data-bbox="428 1140 1388 1196">Total Provision 2020—2040 2024-2040</td><td data-bbox="1388 1140 1731 1196">164 148</td></tr> </tbody> </table>				Swanmore Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	13 31	Outstanding permissions (at 2023)	65 53	Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	3617	Windfall allowance	50 47	Total Provision 2020—2040 2024-2040
Swanmore Housing Sources	No. of dwellings														
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	13 31														
Outstanding permissions (at 2023)	65 53														
Remaining Local Plan allocation (at 2023) carried forward (Policy SW1)	3617														
Windfall allowance	50 47														
Total Provision 2020—2040 2024-2040	164 148														
Larger Rural Settlements – Wickham and Knowle															
Replace Wickham Housing Sources table on page 453.															

Proposed Modification reference	Proposed Main Modification	Implications for the HRA											
Wickham and Knowle)	<p>Wickham Housing Sources</p> <table> <tr> <td data-bbox="428 335 1349 398">Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td> <td data-bbox="1349 335 1731 398">No. of dwellings 118 18</td> </tr> <tr> <td data-bbox="428 510 1349 605">Outstanding permissions (at 20235) including Local Plan allocations carried forward (Policies WK1, WK2)</td> <td data-bbox="1349 510 1731 605">88 4</td> </tr> <tr> <td data-bbox="428 621 1349 684">Windfall allowance</td> <td data-bbox="1349 621 1731 684">50 47</td> </tr> <tr> <td data-bbox="428 700 1349 764">New Sites allocated in this Plan (Policies WK5, WK6)</td> <td data-bbox="1349 700 1731 764">100</td> </tr> <tr> <td data-bbox="428 780 1349 807">Total Provision 2020—2040-2024-2040</td><td data-bbox="1349 780 1731 807">356 169</td><td></td></tr> </table>	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	No. of dwellings 118 18	Outstanding permissions (at 20235) including Local Plan allocations carried forward (Policies WK1, WK2)	88 4	Windfall allowance	50 47	New Sites allocated in this Plan (Policies WK5, WK6)	100	Total Provision 2020—2040-2024-2040	356 169		recreation pressure, water supply/treatment).
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	No. of dwellings 118 18												
Outstanding permissions (at 20235) including Local Plan allocations carried forward (Policies WK1, WK2)	88 4												
Windfall allowance	50 47												
New Sites allocated in this Plan (Policies WK5, WK6)	100												
Total Provision 2020—2040-2024-2040	356 169												
MM109 (Policy KN1)	<p>Supporting text:</p> <p>Delete paragraph 14.141</p> <p>14.141 Engagement with Southern Water will be required in order to coordinate emerging water supply pipeline project proposals with development.</p> <p>Policy KN1 Ravenswood</p> <p>Amend policy as shown:</p> <p>Land at Ravenswood House, as shown on the Policies Map, is allocated for the</p>	Updates a policy referred to as mitigation in the HRA (recreation pressure).											

Proposed Modification reference	Proposed Main Modification	Implications for the HRA		
	<p>development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation, agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:</p> <p>Amendment to criterion ix and new criterion xi as follows –</p> <p>ix. Provide a connection to a the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.</p> <p><u>xi. Implement a Green Infrastructure Strategy to avoid harmful impacts and mitigate the local and wider impacts of the development, including their phasing and long-term management and any off-site measures required to mitigate harmful impacts on European sites. New green infrastructure must seek to provide facilities for dog walking and local walks, to reduce trips to the SPA/Ramsar sites, and design of the greenspace must be agreed with Natural England, as part of a project-level HRA</u></p>			
MM112 (Intermediate Rural Settlements – Otterbourne)	<p>Intermediate Rural Settlements – Otterbourne</p> <p>Replace table on page 477</p> <table border="1" data-bbox="428 1247 1731 1314"> <tr> <th data-bbox="428 1247 1349 1314">Otterbourne Housing Sources</th> <th data-bbox="1349 1247 1731 1314">No. of dwellings</th> </tr> </table>	Otterbourne Housing Sources	No. of dwellings	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
Otterbourne Housing Sources	No. of dwellings			

Proposed Modification reference	Proposed Main Modification	Implications for the HRA												
	<p>Net Completions in or adjoining settlement (2020-2023) (2024-2025) 2 0</p> <p>Outstanding permissions (at 20235) 0 1</p> <p>Windfall allowance 20 18</p> <p>New Site allocated in this Plan (Policy OT1) 55</p> <p>Total Provision 2020—2040-2024-2040 77 74</p>													
MM114 (Intermediate Rural Settlements – South Wonston)	<p>Intermediate Rural Settlements – South Wonston</p> <p>Replace table on page 483</p> <table border="1" data-bbox="428 907 1641 1358"> <thead> <tr> <th data-bbox="428 907 1349 970">South Wonston Housing Sources</th><th data-bbox="1349 907 1641 970">No. of dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="428 970 1349 1066">Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td data-bbox="1349 970 1641 1066">4 0</td></tr> <tr> <td data-bbox="428 1066 1349 1161">Outstanding permissions (at 20235) 2 0</td><td data-bbox="1349 1066 1641 1161"></td></tr> <tr> <td data-bbox="428 1161 1349 1256">Windfall allowance 20 18</td><td data-bbox="1349 1161 1641 1256"></td></tr> <tr> <td data-bbox="428 1256 1349 1352">New Site allocated in this Plan (Policy SW1) 40</td><td data-bbox="1349 1256 1641 1352"></td></tr> <tr> <td data-bbox="428 1352 1349 1358">Total Provision 2020—2040-2024-2040</td><td data-bbox="1349 1352 1641 1358">66 58</td></tr> </tbody> </table>	South Wonston Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	4 0	Outstanding permissions (at 20235) 2 0		Windfall allowance 20 18		New Site allocated in this Plan (Policy SW1) 40		Total Provision 2020—2040-2024-2040	66 58	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
South Wonston Housing Sources	No. of dwellings													
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	4 0													
Outstanding permissions (at 20235) 2 0														
Windfall allowance 20 18														
New Site allocated in this Plan (Policy SW1) 40														
Total Provision 2020—2040-2024-2040	66 58													

Proposed Modification reference	Proposed Main Modification	Implications for the HRA												
MM116 (Intermediate Riral Settlements – Sutton Scotney)	Intermediate Riral Settlements – Sutton Scotney Replace table on page 491 <table border="1" data-bbox="440 516 1650 970"> <thead> <tr> <th data-bbox="440 516 1347 595">Sutton Scotney Housing Sources</th><th data-bbox="1347 516 1650 595">No. of dwellings</th></tr> </thead> <tbody> <tr> <td data-bbox="440 595 1347 707">Net Completions in or adjoining settlement (2020-2023) (2024-2025)</td><td data-bbox="1347 595 1650 707">0</td></tr> <tr> <td data-bbox="440 707 1347 770">Outstanding permissions (at 20235)</td><td data-bbox="1347 707 1650 770">0</td></tr> <tr> <td data-bbox="440 770 1347 834">Windfall allowance</td><td data-bbox="1347 770 1650 834">20 18</td></tr> <tr> <td data-bbox="440 834 1347 897">New Site allocated in this Plan (Policy xxSU01)</td><td data-bbox="1347 834 1650 897">60</td></tr> <tr> <td data-bbox="440 897 1347 970">Total Provision 2020—2040</td><td data-bbox="1347 897 1650 970">80 78</td></tr> </tbody> </table>	Sutton Scotney Housing Sources	No. of dwellings	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	0	Outstanding permissions (at 20235)	0	Windfall allowance	20 18	New Site allocated in this Plan (Policy xx SU01)	60	Total Provision 2020—2040	80 78	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
Sutton Scotney Housing Sources	No. of dwellings													
Net Completions in or adjoining settlement (2020-2023) (2024-2025)	0													
Outstanding permissions (at 20235)	0													
Windfall allowance	20 18													
New Site allocated in this Plan (Policy xx SU01)	60													
Total Provision 2020—2040	80 78													
MM117 (Policy SU01)	Supporting text: Amend paragraph 14.178, 14.183 and 14.184 as follows: 14.178 Sutton Scotney is within the group of 'intermediate' settlements, with an aim to identify new sites for 50-60 dwellings. There are currently foul drainage issues but these are due to be resolved by Southern Water in March 2025. It is expected that there is capacity for the development of about 80 dwellings in Sutton Scotney, which can be achieved as follows: Southern Water are currently delivering a project to upgrade their wastewater treatment sites located at Saddlers Close & Gratton Close. These	Updates the requirements for mitigation (wastewater).												

Proposed Modification reference	Proposed Main Modification	Implications for the HRA		
	<p><u>sites require upgrades to ensure that they are compliant with new environmental standards and to prevent pollution spills. The project is due for completion in March 2025. A second project is required to upgrade the 'receiving' sewer network in the Harestock sewer catchment, which will be delivered as a business priority early in the next water industry Financial Plan period of 2025 – 2030. These schemes, once completed, will be sufficient to allow the sewer catchments serving Sutton Scotney to meet the growth needs projected in the plan and any new drainage connections from existing properties.</u></p> <p>...</p> <p>Policy SU01</p> <p>Land at Brightlands</p> <p>Amendments to criterion xvii and xviii and new criterion xix as follows –</p> <p>xvii. Occupation of development will be phased to align with and drain to the new sewerage pipeline between delivery of Wastewater Infrastructure upgrades at Sutton Scotney, and South Wonston, and Harestock the delivery of sewerage infrastructure, in consultation with the service provider. Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;</p>			
MM118 (Intermediate Rural Settlements – Waltham Chase)	Intermediate Rural Settlements - Waltham Chase Replace table on page 497 <table border="1" data-bbox="428 1320 1731 1396"> <thead> <tr> <th data-bbox="428 1320 1388 1396">Waltham Chase Housing Sources</th> <th data-bbox="1388 1320 1731 1396">No. of dwellings</th> </tr> </thead> </table>	Waltham Chase Housing Sources	No. of dwellings	Reduces quantum of development and alters impacts associated with this (e.g. air pollution, recreation pressure, water supply/treatment).
Waltham Chase Housing Sources	No. of dwellings			

Proposed Modification reference	Proposed Main Modification	Implications for the HRA
	Net Completions in or adjoining settlement (2020-2023) (2024-2025)	8 3
	Outstanding permissions (at 2023) 5	9 86
	Remaining Local Plan allocations (at 2023) carried forward (Policy WC1)	80
	Windfall allowance	20 18
	Total Provision 2020—2040 2024-2040	117 107

Appendix B

Site allocations assessed in the HRA

B.1 List of site allocations assessed in the Reg.19 HRA and those that have been removed or amended since – revisions are shown ~~struck through~~.

Table B.1 Site allocations assessed in the HRA

Policy reference	Site name	Type of site (main uses)
BW1	The Vineyard/Tangier Lane	Residential Deleted in MM86
BW2	Albany Farm	Residential Deleted before Reg.19 Local Plan was published for consultation
BW3	Tollgate Sawmill	Residential
BW4	Land north of Rareridge Lane	Residential
CC1	Clayfield Park	Residential
CC2	Colden Common Farm	Residential
CC3	Land at Main Road	Residential
CC4	Land adjoining 85 Church Lane	Residential
D1	Denmead Neighbourhood Plan	Residential
H16	The Nurseries	Residential
H18	Tynefield	Residential
KN1	Ravenswood	Residential
KW1	Cornerways and Merrydale	Residential
KW2	Land adjoining Cart and Horses PH	Residential
HU1	Hursley Neighbourhood Plan	Residential
NA1	The Dean	Residential
NA2	Sun Lane	Residential Employment Burial ground

Policy reference	Site name	Type of site (main uses)
NA3	Alresford Neighbourhood Plan	Residential
OTO1	Land Off Main Road Otterbourne	Residential
SH1	West of Waterlooville Newlands	Residential Employment
SH2	North Whiteley	Residential
SH3	Whiteley Green	Residential Education
SH4	Solent 1 Business Park	Employment
SH6	Botley Bypass	Transport
SU01	Brightlands, Sutton Scotney	Residential
SW1	The Lakes	Residential
SW01	Land at West Hill Road North	Residential
W1	Barton Farm	Residential Employment
W2	Sir John Moore Barracks	Residential Park & ride
W3	St Peter's Car Park	Residential
W4	Courtenay Road	Residential
W5	Bushfield Camp	Employment Education
W6	Winnall	Employment
W7	Central Winchester Regeneration Scheme	Residential Employment
W8	Station Approach	Employment Residential
W9	Bar End Depot	Residential Employment
W10	River Park Leisure Centre	Employment Education
W11	University Hospital Area	Residential
WC1	Morgans Yard	Residential

Policy reference	Site name	Type of site (main uses)
		Employment
WK1	Winchester Road	Residential
WK3	Welborne	Open space
WK5	Land at Junction of Mill Lane	Residential
WK6	Land at Southwick Road / School Road	Residential

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