

**Adrian Fox**  
 Winchester City Council  
 by email

Dear Adrian

**Our reference**

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**Date**

30 January 2026

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**IIA of revised Main Modifications and further additional modifications**

This letter considers the implications of the 'Modifications proposed changes' and 'Further additional modifications' (received on 28 January 2026), for the findings of the Integrated Impact Assessment (IIA) of the Winchester Proposed Submission Local Plan (Regulation 19). The information in this letter is supplementary to the IIA of the Main Modifications final report, dated 18 November 2025.

**Methodology**

The revised Main Modifications to the Winchester Proposed Submission Local Plan proposed in January 2026 have been reproduced in **Table 1** at the end of this letter, together with LUC's assessment of their IIA implications. The approach to assessing the IIA implications was the same as that described in the November 2025 IIA of Main Modifications report. As before, the appraisal included consideration of implications for previously reported equality issues.

As well as revisions to the Main Modifications, the Council also proposed further additional modifications. By definition, additional modifications are changes to the submitted plan that do not materially affect the plan's policies, for example changes to improve clarity, consistency, or fix minor errors. As such they are highly unlikely to be capable of altering the significant effects identified by the IIA. LUC carried out a rapid review of the further additional modifications. This confirmed that the further additional modifications (which have not been reproduced in this document) are minor and do not affect the findings of the IIA of the Proposed Submission Local Plan.

**Findings of the IIA of revised Main Modifications**

In summary, the revised Main Modifications are minor wording changes that improve clarity, update contextual information or remove duplication. As detailed in Table 1, they do not alter the magnitude (negligible, minor or significant) or direction (positive or negative) of the effects identified by the IIA of the Proposed Submission Local Plan.

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### IIA implications of changes to HRA findings

Separately, LUC has considered the implications of the 'Modifications proposed changes' and 'Further additional modifications' (received on 28 January 2026) for the findings of the Regulation 19 Habitats Regulations Assessment (HRA). It was concluded that there will be no change to the previously reported HRA conclusions as a result of these proposed further Main Modifications. There are therefore no changes to the related findings of the IIA.

### Impact of equalities

The revised Main Modifications are not expected to alter the conclusions of the original IIA in relation to equality outcomes.

### Cumulative effects

The revised Main Modifications are not expected to change the cumulative effects that were reported at Regulation 19 stage.

### Monitoring indicators

No amendments are necessary to the monitoring indicators proposed within the Regulation 19 IIA Report.

Yours sincerely

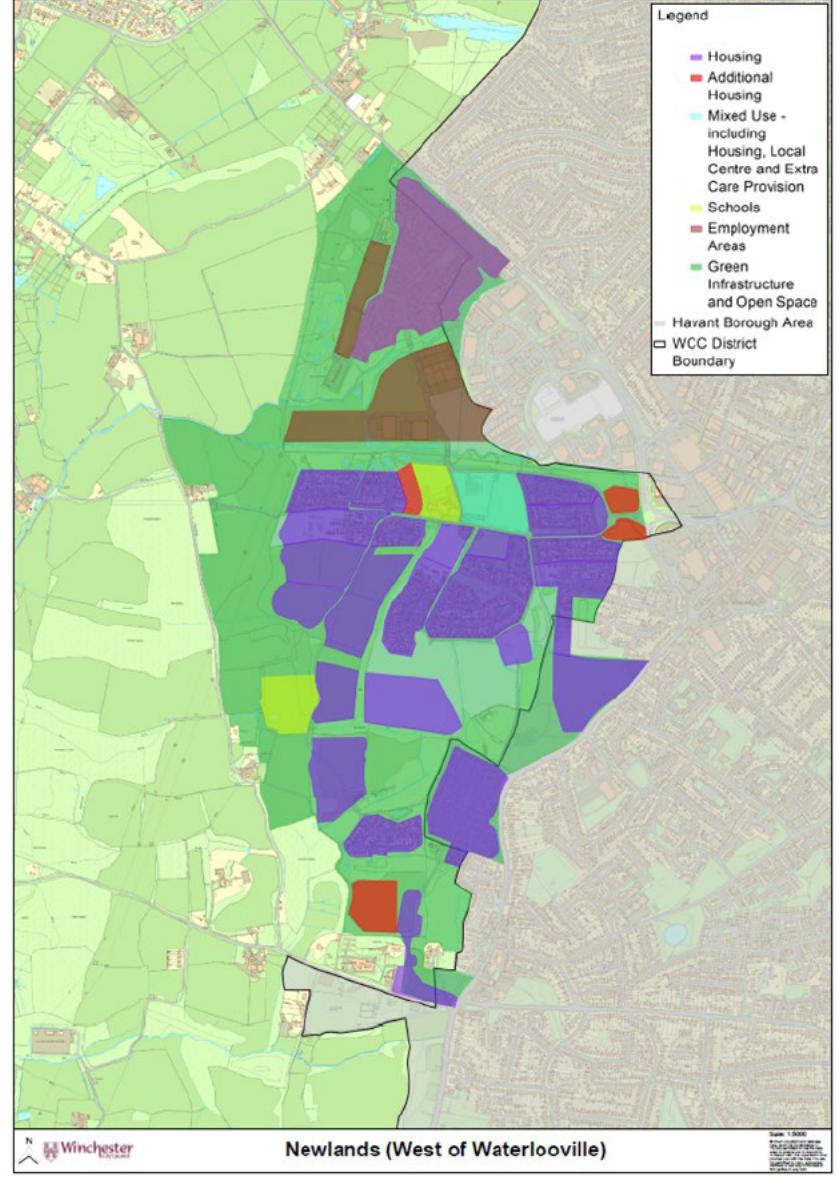


Jon Pearson  
Director, Planning  
[Redacted]

**Table 1: Further Main Modifications and their implications for the IIA**

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	<b>Winchester Site Allocations</b>		
MM68 (Policy W2)	<p>12.29 As the site is located on one of the key radial routes into the city centre (Andover Road), the City of Winchester Movement Strategy has identified that there is <u>a need to reduce city centre traffic by increasing the number of Park &amp; Ride facilities with a particular need to provide a Park &amp; Ride to the north side of the city. In order to meet this need, there is a requirement to provide appropriate land for an operational park and ride facility of approximately 850 spaces and to contribute to the delivery of that facility, as part of the comprehensive redevelopment of this site. The Park &amp; Ride facility at the SJM Barracks site would need to demonstrate a satisfactory relationship with the Kings Barton 200 space Park &amp; Ride Light site that is located on the opposite side of Andover Road (Policy W1).</u> The location of the Park &amp; Ride facility should be considered as part of the master planning process <u>with details of its scale/height/quantum and access/connectivity arrangements to be submitted as part of the planning application process</u> and be in a location that is physically connected to sustainable modes of transport and capable of providing electrical charging points and cycle parking.</p> <p>xix. The proposals include a Park &amp; Ride facility of approximately 850 spaces <u>and demonstrates the relationship with</u> the 200 space Kings Barton Park &amp; Ride light. The scale and location of the Park &amp; Ride facility <u>should include the provision of charging points and cycle parking that</u> should be determined through the master planning process and <u>details of its scale/height/quantum and access/connectivity arrangements should be submitted as part of the planning application process;</u> and</p>	To address representations from the DIO/Avison Young and seek to add clarity to the interpretation of Policy W2.	<b>No change to IIA findings:</b> this modification provides clarification and more detail in relation to the required Park & Ride facility but does not affect the findings of the IIA.
MM73 (Policy W7)	"xv Provide <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms including addressing any needs for education provision (Primary and Secondary) to meet the needs for the development;"	For consistency purposes.	<b>No change to IIA findings:</b> this modification makes clarifications to policy W7. Wording amendments within the policy would not affect the findings of the IIA.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
MM74 (Policy W8)	<p><input checked="" type="checkbox"/> The proposals consider and address the provision of <u>physical and social</u> infrastructure needed to make the development acceptable in planning terms together with education provision (Primary and Secondary) to meet the needs of the development.</p> <p>Delete criterion vi:</p> <p><del>vi. The proposals assess the impact of buildings heights on views and adjoining areas unless a taller building can be justified in townscape terms. Taller buildings are unlikely to be acceptable in close</del></p>	<p>For consistency purposes.</p> <p>This criterion duplicates criterion vii and is no longer required.</p>	<b>No change to IIA findings (less sustainable):</b> this modification removes a broadly worded height-impact assessment requirement but retains equivalent and more specific controls on building height, views, townscape justification and proximity to residential properties elsewhere, and therefore would not affect the findings of the IIA.
	<b>South Hampshire Urban Area</b>		
MM79 (Policy SH1)	<p>Inset Map on page 370 of the Local Plan (Current Masterplan Newlands (West of Waterlooville)).</p> <p><b>1. Local Centre and Extra Care Reference</b></p> <p>Agree to change the wording in the legend to 'Mixed Use – Housing, Local Centre and Extra Care and Housing' – see map below.</p>	<p>It is envisaged that this area would be predominately residential development but it is appreciated that discussions are still ongoing with HCC regarding the exact location of the Care Home so being more flexible in terms of the wording of the key on the inset map of the Local Plan would be beneficial.</p>	<b>No change to IIA findings:</b> this modification makes clarifications to the legend of the map of (Current Masterplan Newlands (West of Waterlooville)). This further modification does not affect the wording of Policy SH1 and supporting text, which continue to require provision of a modest local centre (policy criterion (ii)) and development of an already-permitted older persons' housing scheme within the local centre (para. 13.10). The findings of the IIA (including the EqIA) are therefore unaffected.

Proposed Modification Ref	Proposed Modification	Reason for Modification	Does it affect IIA findings?
	 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Housing</li> <li>Additional Housing</li> <li>Mixed Use - including Housing, Local Centre and Extra Care Provision</li> <li>Schools</li> <li>Employment Areas</li> <li>Green Infrastructure and Open Space</li> <li>Havant Borough Area</li> <li>WCC District Boundary</li> </ul> <p><b>Newlands (West of Waterlooville)</b></p> <p>Scale 1:5000</p>		