

Note for the Inspector – amendments to the Main Modifications (MM) or new MM's arising from the Local Plan examination

This document shows the modifications that have been added to document SD14a Schedule of Proposed Modifications since the 30th April 2025.

New Main Modification MM88

Replace map currently on page 2 of the Local Plan to show the different spatial areas: Winchester Town South Hampshire Urban Areas, Market Towns and Rural Areas (including Countryside)

LOCAL PLAN GEOGRAPHIC AREA



High Quality well Designed Places and Living Well

Amendment to MM14 (Policy D5)

Pages 97 and 98 – revise title as follows – MASTERPLANS/ **AND** CONCEPT MASTERPLANS

Replace paragraphs 5.70 to 5.72 with the following –

5.70 The site allocations in this Plan identify where a Masterplan is required to support planning applications, and indicate the scope of what is required. These seek to ensure that there is sufficient understand of how the site will work as a whole when taking decisions on planning applications.

5.71 For significant development sites, a Concept Masterplan is required, to be agreed with the Council and endorsed as a material planning consideration, prior to the submission of a planning application.

5.72 Significant development sites are sites which have an impact on the community and may have the potential to deliver benefits to that community through the development. The significance of development may not arise because of the scale of the development proposed but be a result of the impact on the local character of the place into which it is to be introduced.

5.73 The City Council will determine whether a development site qualifies as Significant Development and requires a concept masterplan as part of any pre-application engagement.

5.74 Concept Masterplans are part of the process of design. They establish the vision and aspiration for a new development, explore the different possible scenarios, engage with all stakeholders to refine the development proposal, and finally identify how the development will be managed for the future.

5.75 Irrespective of size, all significant development will be considered individually, unless a Supplementary Planning Document (SPD) has been adopted for the site so as not to add unnecessarily to the financial burdens on development as supported by National Policy. The Council will seek to engage with landowner and developers through this master planning approach as part of a Planning Performance Agreement.

5.76 Further guidance is set out in the document “*Master planning Approach to Concept Masterplans*” which is available on for the Council’s Website at <https://www.winchester.gov.uk/historic-environment/urban-design/concept-masterplanning>

Page 99

Revise title of page as follows – **CONCEPT** MASTERPLANS

Revise title of Policy as follows – Strategic Policy D5 **Concept** Masterplans (and throughout the Plan)

Revise the first three paragraphs of Policy D5 as follows –

In the interests of sustainable development and good quality place-making in order to secure long term benefits for the district, when proposals come forward on **significant development** larger sites ~~that may be brought forward in phases~~ the local planning authority will seek to ensure that a **concept** masterplan is developed and agreed for the site.

Proposals for significant development on sites occupied by major landowners/users will be permitted where they accord with the Development Plan and are consistent with a comprehensive and evidence based site wide **concept** masterplan which demonstrates how high quality design will be delivered for the whole site which has involved and engaged with stakeholders and communities. These should be agreed with the local planning authority and show how the wider implications or cumulative benefits of developing the site can be addressed.

~~Any a~~**Applications** for significant development on sites occupied by major landowners/users should be preceded by a **concept masterplan**, and is expected to achieve the following objectives proportionate to the scale of the site and proposed development:

Amend criterion xii as follows –

xii. Incorporate a green **and blue** infrastructure strategy, providing an integrated network of green **and blue** spaces, taking advantage of opportunities for off-site links to the countryside, South Downs National Park where applicable and wider green **and blue** network, and where necessary providing alternative recreational space to mitigate potential environmental impacts of development;

Amendment to MM15 - the first column of MM15 incorrectly states that this MM relates to 'Policy D6' when it should be 'Policy D7'.

Amend the wording of the 1st column:

MM15 (~~Policy D6~~ **D7**)

New Main Modification MM89

D8 Contaminated Land

Proposed new modification to para. 5.90 on page 105 of the Plan as follows –

5.90 If a previous land use indicates the possibility of contamination, further investigations must be undertaken by suitably qualified and experienced persons and adequate information submitted as part of the planning application. **Where appropriate, additional necessary information will be secured through planning condition. But it is essential that planning applications are supported by sufficiently robust and detail information to enable a decision to be made on the principle of development and the type and disposition of uses.**

The reason for this is to clarify the amount of information which is required to accompany planning applications.

Biodiversity and the Natural Environment

Amendment to MM26 (Policy NE8)

Supporting text:

7.68 **The National Parks and Access to the Countryside Act, as amended by Section 245 of the Levelling Up and Regeneration Act 2023, in exercising or performing functions in relation to the South Downs National Park relevant authorities must seek to further t**The two statutory purposes of the South Downs National Park. **The National Park purposes** are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- To promote opportunities for the understand and enjoyment of the special qualities of the National Park by the public.

7.69 The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. A considerable amount of land within the district is ~~immediately adjacent to the boundary~~ **within the setting** of the SDNP and development there could have the potential to cause adverse impacts if this is not considered early in the planning stage. It is therefore considered to have a plan which is silent on impacts on the national park is not a suitable alternative policy approach.

7.70 In ~~delivering~~ **pursuit of** the National Park's purposes, the National Park Authority has a duty to seek to foster the social and economic well-being of the local communities within the National Park.

7.71 The South Downs National Park is an International Dark Sky Reserve. The adopted South Downs ~~National Park~~ **Local** Plan identifies a dark sky core and buffer and transition zones. Development proposals in ~~close proximity to~~ **within the setting of** the National Park and have significant external lighting are expected to refer to the Dark Skies Technical Advice Note published by the SDNPA and demonstrate how it conserves or enhances the intrinsic qualities of the dark night sky and the setting of the national park.

7.72 The adopted South Downs ~~National Park~~ **Local** Plan is supported by assessments of landscape character and tranquillity.

Policy NE8

South Downs National Park

Development in ~~close proximity~~ **within the setting of** the South Downs National Park will only be permitted where it would be in accordance with the statutory purposes and duty for National Parks as specified in the National Parks and Access to Countryside Act 1949, as amended by the Environment Act **1995 Section 245 of**

the Levelling Up and Regeneration Act 2023, and where they conserve and enhance the intrinsic quality of dark night skies and the setting of the National Park.

Development proposals in ~~close proximity to~~ **within the setting of** the South Downs National Park are expected to take account of the National Park assessments of landscape and tranquillity and demonstrate how a proposal conserves and enhances the special qualities of the Park.

Amendment to MM29 (NE16)

Supporting text:

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. **Details of available and suitable third party mitigation schemes are provided on the Council's website¹.**

Amendment to criterion ii as follows:

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 **either through:**

- **A developer-provided on site solution agreed with Natural England; and/or**
- **A financial contribution towards a strategic mitigation scheme.**

thereby avoiding any adverse impact upon the quality of the water environment of the sites; and

The Historic Environment

Amendment to MM32 (Policy HE2)

Policy HE2

Applicants must describe the significance of any affected heritage assets, **including any contribution made by their setting,** using appropriate

All applications which affect or may affect heritage assets should be accompanied by a Heritage Statement, proportionate to the nature of the development and heritage

¹ [Nutrient Neutrality - What developers need to know - Winchester City Council](#)

interest, describing the significance of affected heritage assets (**including any contribution to significance made by** and/or their settings), the degree and nature of impact upon that significance and how the proposals minimise or mitigate any harm

Amendment to MM33 (HE6)

Supporting text - new paragraph after 8.11:

Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Amendment to MM35 (Policy HE12)

Policy HE12

Proposals which accord with the Development Plan will be permitted provided they **conserve and/or enhance** do not result in unacceptable harm to or loss of the significance or distinctive character of a Registered Historic Park and Garden **and any associated designated heritage assets in accordance with policy HE3.** **Proposals that conserve and/or enhance a Park and Garden** identified on Local Registers (including the Hampshire Gardens Trust Register of Parks, Gardens and Green Spaces) **will be supported** ~~or results in the loss or deterioration of associated designated heritage assets (in accordance with policy HE3).~~"

Homes for all

New Main Modification MM90

H9 Purpose built student accommodation (PBSA)

Proposed new modification to Policy H9 para. 5.90 on page 105 of the Plan as follows –

Deletion of criterion v and consequential renumbering of remaining criteria accordingly.

The reason for this is to improve the clarity of the policy and avoid unnecessary duplication.

Winchester Town Site Allocations

Amendments to MM51 (Policy W2)

- 1) Delete and replace text as follows:

Indicative number of homes: ~~750—1,000~~ **900** dwellings.

2) Delete the end of paragraph 12.15 which states:

~~Therefore, a working assumption has been made that the site could accommodate about 900 dwellings.~~

3) Delete and replace the first part of Policy W2 as follows:

Policy W2 – Sir John Moore Barracks

Land at Sir John Moore Barracks, Winchester as defined on the Policies Map, is allocated as a mixed use site which is mainly residential led comprising of ~~750 to 1,000~~ **about 900** homes....

Amendments to MM52 (Policy W3)

Delete criterion iv in Policy W3 and re-number the criterion accordingly.

~~iv. The proposals takes advantage of the site's close proximity to the Winchester Town Centre;~~

Market Towns and Rural Areas

New Main Modification MM87

Policy CC3 Update maps to include the boundary of the South Downs National Park (p.427).

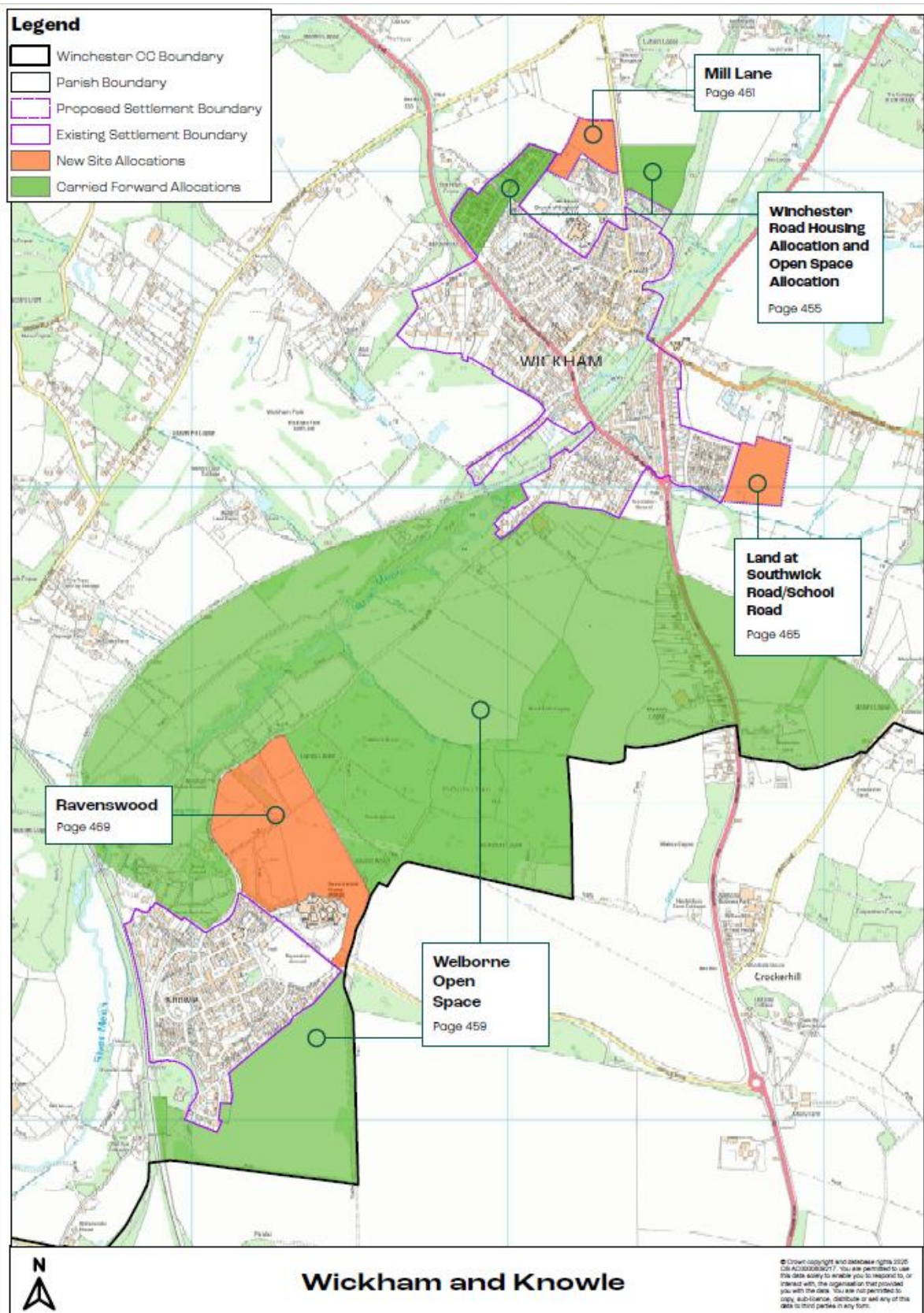
Amendment to MM73 (Policy CC4)

Delete 1st line ~~Update maps to include the boundary of the South Downs National Park (p.427).~~

New Main Modification MM86

WK3 – Welbourne Open Space

Amendment to overview map on page 454 to correct settlement boundary extension.
Consequential change to SD05 (policies map) to reflect this change.



Amendment to Main Modification MM78 (Policy WK5)

Policy WK5 Welbourne Open Space

Amendment to criterion ix -

ix. Retain the surface water overland flow route **unless modelling/ evidence demonstrates otherwise**