

Sustainability Appraisal – Evidence base

Respondent number	Comment	Officer comment
ANON-KSAR-NKSK-8	No comment left	Noted
ANON-KSAR-N8VD-H	<p>Anchor Properties notes the conclusions of the council’s sustainability considerations with regards to the site’s potential development, with and without potential mitigation.</p> <p>We disagree with LUC’s assessment of the proposed development with regard to IIA Objective 9: Biodiversity and geodiversity. Whilst some trees would need to be removed to facilitate development, only poor quality species can be removed in accordance with policy and in our opinion, the site’s development has significant potential to deliver biodiversity net gain. Equally, we consider that there is considerable scope to conserve and enhance green infrastructure and ecological networks as part of the site’s development, and the provision of public open space will clearly increase opportunities for members of the public to interact with nature and limit the potential adverse effects of increased recreational disturbance in the wider area. For these reasons, we consider that the “significant negative effect likely” score given to the site under both scenarios is incorrect, and should be more positive.</p> <p>We disagree with LUC’s assessment of the proposed development with regard to IIA Objective 12: Natural resources. Although the site would not be considered to be previously developed land under the current definition in the NPPF, the site was once occupied by the large King’s Worthy House (see</p>	<p>The responses to the comments on the SA have been summarised and responded to in Appendix A of the IIA. The full document can be found here.</p>

	<p>heritage comments for confirmation) and so historically has accommodated a significant quantum of built development. Indeed, the remains of built development still exist within the site. Furthermore, not all of the land within the site boundary is to be developed and therefore there is likely to be no loss of agricultural land, let alone best and most versatile agricultural land. And finally, there would also be no sterilisation of mineral resources.</p> <p>For these reasons, it is very difficult to understand why LUC considers the site's development is likely to give rise to significant negative effects. In our opinion, the impacts on natural resources should be negligible under both scenarios.</p> <p>Whilst it is recognised that the site lies within the catchment of the River Itchen SAC, under the proposed Levelling Up and Regeneration Bill, Southern Water will need to significantly upgrade its local wastewater treatment facilities by 2030 to solve the current nutrients issue. In the meantime, no development is capable of being permitted by Winchester City Council unless an on-site solution is found. Whilst it is acknowledged that the site falls within a Groundwater Source Protection Zone, mitigation measures can be implemented as part of development proposals to minimise impacts upon it. The proposed development would also be capable of minimising impacts on water usage. For all of these reasons, the site's development should not have been classified by LUC as giving rise to significant negative effects on water resources under IIA Objective 13: Water Resources.</p>	
ANON-KSAR-N81U-W	The Sustainability Appraisal is not included in the Local Plan Evidence Base library and has not therefore, been correctly consulted on.	The responses to the comments on the SA have been summarised and responded to in Appendix A of the IIA. The full document can be found here .

		<p>ANON-KSAR-N81U-W noted that the Sustainability Appraisal is not included in the Local Plan Evidence Base library and has not therefore, been correctly consulted on. The IIA could be found on the Winchester City Council website at the time of the Regulation 18 consultation at https://www.localplan.winchester.gov.uk/local-plan-library .</p>
ANON-KSAR-NKUC-2	<p>These comments are set and responded to in the IIA evidence base section of responses.</p>	<p>The responses to the comments on the SA have been summarised and responded to in Appendix A of the IIA. The full document can be found here.</p>