

Winchester District Local Plan Part 2 – Development Management and Site Allocations

Proposed ‘Main Modifications’

October 2016



Schedule of Proposed 'Main Modifications'

The following schedule details Proposed Modifications to the Winchester District Local Plan Part 2 – Development Management and Site Allocations, in response to the representations made to consultation under Regulation 19 during November – December 2015, matters raised during the Examination Hearings undertaken during 12 – 20 July 2016, and the Inspector's '[Note of Initial Findings](#)' (28 July 2016). It contains 'Main Modifications' (MMs) which are required to ensure that LPP2 is sound. [The Council published a response](#) to the Inspector's Note which includes a response to each of the matters raised, explaining the modifications proposed and any departure from the changes sought by the Inspector.

A separate schedule of 'Additional Modifications' (AMs) has also been produced, by the Council. A schedule of draft Modifications was made available on the Council's website following receipt of the Inspector's note, further changes have since been made to this which are reflected below, (note - these change the draft Modification reference numbers).

Deleted text is shown as ~~struck through~~ and additional text is shown underscored. All page and paragraph numbers in the Schedule refer to the Submission version of the Local Plan. It will be necessary in addition to these, to edit the whole Local Plan to update references as necessary and to ensure consistency. The schedule only includes those parts of a policy/paragraph that are proposed to be changed, it is therefore advised to cross reference to the 'tracked change' version of the Submission Local Plan to read the whole policy/paragraph in context. <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-examination/>

The full [evidence base](#) and previous stages of LPP2 preparation can be viewed at <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/>. Recent updated evidence on the needs for Gypsies and Travellers in the District has been added, to inform Policy DM4.

Both Main Modifications and Additional Modifications have been subject to SA/SEA/HRA and the findings can be viewed at <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-examination/>, this confirms that the proposed changes raise no significant effects with regard to SA/SEA/HRA.

These Modifications are published for consultation for 6 weeks from 28 **October until noon 12 December 2016**.

Any comments should be sent using the form provided on the website and be submitted online or by email to LPP2@winchester.gov.uk. Completed paper forms, which are available at the places where the Plan and Modifications can be inspected should be returned to City Offices, Colebrook Street, Winchester, SO23 9LJ, all responses must be received **no later than noon 12 December 2016**.

Proposed Main Modifications to Winchester District Local Plan Part 2: Site Allocations and Development Management

Main Modification Number	Page no	Section/ policy/ paragraph	Amendments to Document	Reason
MM1	2	1.3	A main aim of LPP2 is to allocate land to help deliver the development strategy for new housing, economic growth and diversification set out in Policy DS1 of LPP1 for the period to 2031. It <u>has</u> also replaced the remaining 'saved' policies from the Winchester District Local Plan Review 2006 (<u>see Appendix E for a list of previously-saved policies</u>), and includes a number of <u>new and revised</u> development management policies in addition to the core policies in LPP1. Some of the development requirements have already been met through development that has taken place, or is committed through planning permissions granted since 2011.	Clarification regarding the replacement of the 2006 District Local Plan.
MM2	8-9	1.18 – 1.22	<p>Public Consultation</p> <p>This version of LPP2 is the Publication (Pre-Submission) Plan prepared under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and sets out the Council's proposed development management policies and site allocations. This is the second statutory stage of consultation that LPP2 will need to go through before it can be adopted by the Council (see 1.23 below). Representations on the Plan must be in writing, by email or letter, or by using the <u>form available online</u> that can be submitted electronically or downloaded and posted.</p> <p>By post to: _____ Email to: LPP2@winchester.gov.uk Head of Strategic Planning _____ Winchester City Council _____ City Offices Colebrook Street Winchester</p>	Updating to reflect the completion of consultation stages.

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			<p>SO23-9LJ</p> <p>All consultation responses must be received no later than 12.00 midday on 21 December 2015. Representations may be made on two main areas: legal compliance or soundness (soundness is broken down further into three areas, explained in the guidance accompanying the consultation documents).⁴—As a broad rule of thumb:</p> <ul style="list-style-type: none"> • if you are making representations on how we prepared or consulted on the Local Plan Part 2 then the issue is likely to be one of legal compliance; • If it is the actual content of the Plan you wish to make a representation on or object to, then this is likely to relate to soundness. <p>In your comments, you should specify the policy, paragraph, map or site on which you are commenting and set out how you think the Plan should be changed, including suggested revised wording to policies, supporting text or map(s).</p> <p>Next Steps</p> <p>Representations will be available for public inspection when they have been validated and entered into the Council's consultation database. All those who comment, and who are not already recorded, will be added to the consultation database to enable them to be kept informed of the progress of LPP2.</p>	

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			<p>Once the consultation has closed we will send all the representations received within the consultation period, along with a copy of the Local Plan Part 2 and any proposed modifications, to the independent Planning Inspector appointed to examine the soundness of the Plan (this is called the ‘Submission’ stage). It will then be examined by the Inspector who will consider whether the Plan meets the tests of ‘soundness’ set out in the NPPF (paragraph 182) which require that it must be:</p> <ul style="list-style-type: none">• <i>Positively prepared;</i>• <i>Justified;</i>• <i>Effective; and</i>• <i>Consistent with national policy.</i> <p>The timetable for the remainder of the LPP2 production process is:</p> <table><tr><th>Plan Stage</th><th>Date(s)</th></tr><tr><td>Submission to Secretary of State for examination</td><td>March 2016</td></tr><tr><td>Examination hearings</td><td>June / July 2016</td></tr><tr><td>Inspector’s report</td><td>October 2016</td></tr><tr><td>Adoption</td><td>November 2016</td></tr></table>	Plan Stage	Date(s)	Submission to Secretary of State for examination	March 2016	Examination hearings	June / July 2016	Inspector’s report	October 2016	Adoption	November 2016	
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MM3	24	3.2.4 + Addition of 'non-statutory;' throughout the Plan as required	... Planning Frameworks have been approved for Stanmore, Abbots Barton and Winnall. These <u>non-statutory</u> Planning Frameworks were prepared following extensive consultation and reflect communities' priorities for sustainable change within their areas, and, in turn have informed policies WIN8, WIN9, WIN10 and WIN11 of this Plan.	Clarification of the status of Planning Frameworks.
MM4		New 3.6.9	<u>There is extensive provision of cultural and community facilities across Winchester Town, meeting a diverse range of needs, although their nature and availability varies and may not suit all specific needs. The Council will actively seek to retain and improve existing facilities to help meet a wider range of needs, and will look for opportunities to increase the provision of community facilities through new development. In addition, whilst this Local Plan does not specifically allocate new community provision, Policy CP6 of LPP1 establishes a positive framework to consider any such proposals.</u>	Clarification in response to 52017 and discussion at the examination hearings.
MM5	33	3.7.12	The development of Silver Hill is expected to provide substantial improved retail floorspace which will <u>contribute to meet</u> the town's retail needs <u>during the Plan period up until at least 2021. Planning consent has been granted for a mixed use development on the site, and the relevant Compulsory Purchase Orders confirmed. The site is controlled by various land owners and subject to a range of constraints as set out above. A Supplementary Planning Document should be prepared in the first instance to establish the quantities, types and disposition of land uses. Any subsequent planning applications for all or part of the site should demonstrate compliance with the Supplementary Planning Document once adopted, the following policy, and other relevant policies in the Development Plan.</u>	Clarification and updating to reflect current situation.

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Main Modification Number	Page no	Section/ policy/ paragraph	Amendments to Document	Reason
MM6	34	WIN4	<p>Policy WIN4 – Silver Hill <u>Mixed Use Site</u></p> <p>Development proposals for a comprehensive mixed-use development within the area known as Silver Hill as shown on the Policies Map, will be granted planning permission provided that detailed proposals accord with the Development Plan <u>and demonstrate how proposals for all or parts of the site will accord with the following principles and achieve the form of development intended by this allocation as a whole:</u></p> <ul style="list-style-type: none"> (i) provide an appropriate mix of uses that reinforce and complement the town centre, including retail, residential, <u>community/civic uses</u>, and other town centre uses; (ii) proposals should include a high quality <u>contemporary</u> design response;... (vi) ...provide a <u>high quality</u> landscape framework to create planting opportunities and ensure that where trees are lost an appropriate replacement planting scheme is agreed; (vii) include proposals which accommodate buses and coaches, <u>improve conditions</u> reduce traffic in the Broadway, and remove traffic from Silver Hill (except for servicing). Appropriate car parking to replace any spaces lost through development should be provided... (viii) include an <u>comprehensive</u> archaeological assessment to define the extent and significance of any archaeological remains and provide for their preservation or recording <u>reflect these in the proposals</u>, as appropriate; (ix) include a Strategic Flood Risk Assessment, with suitable mitigation measures, and an Environmental Impact Assessment which includes an assessment of other potential environmental impacts and any mitigation measures necessary. 	Updating and amendments to reflect comments by 50084, 52017, 52024 and other respondents.

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MM7		3.7.21	...and to reinforce civic pride and sense of place for the overall benefit of commercial interests and residents. <u>Where appropriate the opportunity to provide new leisure, cultural, civic and community uses should be explored in this accessible and sustainable location. This should also help to create active frontages and bring vitality to the area throughout the day.</u>	Clarification in response to 52017 and discussion at the examination hearings.
MM8	37	WIN5	<p>...is suitable for an employment-led mixed use development comprising:...</p> <ul style="list-style-type: none"> leisure/culture/<u>community</u>... <p>(viii) ...are consistent with the Council's adopted Parking Strategy and adopt a coordinated approach to the provision of car-parking which ensures that the overall quantity of public parking spaces in the area is not reduced.</p>	Amendment in response to comments by respondent 52017.
MM9	38	WIN7	<p>...Planning permission will be granted provided that detailed proposals accord with the Development Plan and:...</p> <p>(v) <u>include an archaeological assessment to</u> define the extent and significance of any archaeological remains and provide for their preservation or recording, as appropriate <u>reflect these in the proposals</u>;...</p>	Amendments to policy to reflect comments by Historic England (50084) and for consistency across LPP2.
MM10	38	3.7.24	...These frameworks have a broader remit than spatial planning and will be used by the Council to inform decision making processes, including planning. For this reason they <u>are non-statutory and</u> have not been adopted as supplementary planning documents, but are a material consideration in the	Clarification of the status of Planning Frameworks.

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			planning process.	
MM11	42	WIN9	<p>... will be permitted where the proposal accords with the Development Plan and;</p> <p>(i) would not create an overconcentration of HMOs, with no more than 20% of all properties in the total area being HMOs and or no more than 25% of the properties on any one street in use as HMOs; and ...</p>	Clarification of the operation of the policy.
MM12	45	WIN11	<ul style="list-style-type: none">in sub-area 2, along Easton Lane, the Council will adopt a more flexible approach in <u>applying policy CP9 and may permit allowing</u> employment generating uses outside of the B1, B2, and B8 Use Classes. <u>Where feasible</u> all new development, including changes of use... (iii) ...<u>wherever feasible</u> provide an attractive, active frontage which properly addresses the street and avoids bland rear / side elevations onto Easton Lane; ... (v) ...where <u>a new trade or retail town centre</u> use is proposed, provide evidence to show that the use requires an out-of-centre location and that a 'sequential approach' has been applied to demonstrate that the use could not reasonably be accommodated in the town centre or a <u>more</u> sequentially-preferable location... <p>...<u>Where feasible and appropriate</u> all proposals should <u>seek to</u> maximise opportunities to:...</p>	Clarification and amendments to reflect comments by respondent 51989 and discussion at the examination hearings.

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Main Modification Number	Page no	Section/ policy/ paragraph	Amendments to Document	Reason
MM13	54	Policy BW1	<p><u>Access...</u></p> <ul style="list-style-type: none"> - ...provide new/improved pedestrian and cycle access from the site across the B2177, along the northern side to the Crown Roundabout, and improve provision on the southern side of Coppice Hill where possible;... <p><u>...Environmental</u></p> <ul style="list-style-type: none"> - avoid unacceptable impacts on the historic significance of the Bishop's Palace, Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect these in the proposals make provisions for its preservation or recording as appropriate;... oretain respect the open undeveloped nature of the countryside to the south/east which lies within the Bishop's Waltham – Swanmore- Waltham Chase- Shedfield- Shirrell Heath settlement gap;... 	<p>Implementation of this requirement is unlikely to be achieved given the nature of the site and the landscape and highways impact. Delete from policy but include reference as an opportunity in the supporting text (para 4.2.22), in response to 52092.</p> <p>Amendments to policy to reflect comments by Historic England and for consistency across LPP2.</p>
MM14	57	Policy BW3	<p><u>...Access</u></p> <ul style="list-style-type: none"> - provide two access points of access via Albany Road and Tangier Lane /or The Avenue, including traffic management measures to address any potential problems at the junctions with Winchester Road and with on-street parking;... 	<p>Clarification and to respond to representation from 51954</p>

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MM15	59	Policy BW4	<p>...<u>Access</u></p> <ul style="list-style-type: none"> - ...provide a new/improved footpath/cycleway through the site as part of a route linking the Tollgate Sawmill site (Policy BW5), housing and open space at Albany Farm and the route proposed through the Vineyard site (Policy BW3) <u>and explore the potential for a footpath/cycleway link with the Tollgate Sawmill site (Policy BW5)</u>. <p>...<u>Environmental</u></p> <ul style="list-style-type: none"> - avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to <u>reflect these in the proposals make provisions for its preservation or recording as appropriate</u>; 	<p>Amendments to policy to reflect comments by Historic England and for consistency across LPP2.</p> <p>Further amendments in response to matters discussed during the Examination Hearings 50232.</p>
MM16	60	Policy BW5	<p>...<u>Nature & Phasing of Development</u></p> <ul style="list-style-type: none"> - A masterplan establishing principles for the disposition of housing, employment, open space, access points and <u>potential</u> linkages with the adjacent Albany Farm site for the whole allocated area should be submitted with each application for development.... - ...limit any residential development to the minimum needed <u>(up to 10 dwellings)</u> to secure a viable employment development on at least 2.2ha (gross) of the site and the restoration of Tollgate House. 	<p>Amendments to reflect comments by Historic England and in response to matters discussed during the Examination Hearings 50232, 51096</p>

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			<p><u>Access</u></p> <ul style="list-style-type: none"> - ...explore the potential to provide a pedestrian/cycle link to the Albany Farm development (Policy BW4) as part of a route linking the site with other sites allocated for housing and open space. <p><u>Environmental...</u></p> <ul style="list-style-type: none"> - ...avoid unacceptable impacts on the historic significance of the Park Lug and Palace Deer Park. Developers will be expected to undertake necessary assessments to define the extent and significance of the Park Lug and to reflect this in the proposals make provisions for its preservation or recording as appropriate; - protect, retain and reinforce existing treed boundaries and hedgerows;... 	
MM17	80	4.5.24	<p>The southern part of the site is allocated primarily for employment use, but will also need to accommodate junction arrangements associated with the new access to Alresford Bypass. These will may include rearrangement of the existing junction of Whitehill Lane and Sun Lane, with scope to reduce traffic on Whitehill Lane and create an attractive green route. The new junction with Alresford Bypass will require careful design to balance highway design requirements with the need to minimise the impacts on existing residents and the landscape. <u>It is currently expected that an all-moves roundabout junction will best meet the Highway Authority's requirements, although other arrangements may also achieve this.</u> It should be provided as the first stage of the development, so as to enable the employment land to be serviced and made available in advance of housing development.</p>	Amendments to clarify access requirements following discussion during the Examination Hearings.

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MM18	88	Policy SW1	<p><u>...Environmental</u></p> <ul style="list-style-type: none"> - ...retain, improve and manage the Sites of Importance for Nature Conservation (SINCs) <u>where possible</u> and link these with the provision of substantial on-site open spaces running through the site (Natural Green Space, Informal Open Space, Parkland, Allotments and Local Equipped Areas for Play) to provide for adequate public open space and wildlife corridors to enhance biodiversity; - <u>avoid development in areas potentially liable to flooding.</u> <p><u>Other Infrastructure...</u></p> <ul style="list-style-type: none"> - ...undertake a surface water drainage assessment and implement any drainage measures or improvements necessary, including avoiding development in areas potentially liable to flooding, providing Sustainable Drainage Systems, and making any necessary on- and off-site drainage improvements;... 	To provide clarification as agreed with Environment Agency 50083 and in response to matters discussed during the Examination Hearings (50311).
MM19	88	Policy SW2	<p><u>...Nature & Phasing of Development</u></p> <ul style="list-style-type: none"> - the majority of the site, behind properties in Lower Chase Road, Broad Lane and Crofton Way, should be developed for public open space to address local needs, funded by a small number of dwellings <u>(up to 5)</u> in the <u>south-western</u> part of the site. 	Clarification and amendments in response to matters discussed during the Examination Hearings.
MM20	93	Policy WC1	<p>Land at Morgan's Yard, as shown on the Policies Map, is allocated for the development of about 60 dwellings <u>(or about 100 dwellings if the school extension cannot take place on Morgan's Yard)</u>, extension of the adjoining St John the Baptist Primary School, and employment generating uses to replace existing jobs lost on the site. Planning</p>	Policy WC1 and Policies Map modified to respond to viability and soundness issues

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			<p>permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements;</p> <p><u>Nature & Phasing of Development</u></p> <ul style="list-style-type: none"> - a masterplan <u>for the whole area, including the school and land to the east,</u> establishing principles for the disposition of housing, school extension, employment <u>and community</u> uses, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole; - the proposals, should be accompanied by a comprehensive site assessment which sets out the nature and extent of any contamination present on the site, together with the programme of remedial works to ensure that any unacceptable risk from contamination is avoided. <p><u>Access</u></p> <ul style="list-style-type: none"> - provide a-safe vehicle, pedestrian and cycle access point from Solomons Lane; - <u>provide adequate parking for staff and visitors;</u> - include footpath/cycle access onto Winchester Road and through the site to provide a safe pedestrian link with the School. <p><u>Environmental</u></p> <ul style="list-style-type: none"> - maintain and reinforce existing landscaped boundaries around the site, particularly to ensure an effective buffer between the development and the adjoining Waltham Chase Meadows Site of Special Scientific Interest (SSSI), <u>to ensure there will not be harm to</u> 	raised since submission of the Plan.

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			<p><u>the integrity of the SSSI;</u></p> <ul style="list-style-type: none"> - provide suitable boundary treatment with the neighbouring School <u>and adjoining countryside;</u> <p><u>Other Infrastructure</u></p> <ul style="list-style-type: none"> - provide between at least 0.5 to 0.64 hectares of land for the expansion of St John the Baptist Primary School and other infrastructure needed to make the development acceptable in planning terms;... 	

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			<p>Winchester City Council Policies Map Map 19 Waltham Chase</p> <p>© Crown copyright and database right 2016 Ordnance Survey 100019531</p>	

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			Amend Policies Map 19 (above) to add 'WC1 proposed green infrastructure' notation to land east of St Johns School, Waltham Chase (bounded red). Settlement boundary remains the same.	
MM21	95	Policy WC3	<p>...<u>Access</u></p> <ul style="list-style-type: none"> - provide a safe vehicle, pedestrian and cycle access from Curdridge Lane which minimises the impact on the existing hedgerow and maintains access to existing residential properties;... 	Amendment to accord with the recent planning permission which shows that an alternative access is achievable.
MM22	101	4.8.16 – 4.8.18	<p>4.8.16 There have been localised but serious flooding problems, especially including at the lower end of Bridge Street, at times of heavy rainfall, apparently caused by infiltration of surface water into the foul drainage system. The Wickham Flood Investigation Report (2015) was commissioned by Hampshire County to investigate and make recommendations on flooding issues in Wickham and involved several stakeholders, including the City Council...</p> <p>4.8.17 There are a number of areas in which land use planning can help in alleviating flood threats or preventing changes that would increase flood risk. There may be opportunities for the new development needed to reduce the causes and impacts of flooding, but it should only go ahead when it is clear that it will not increase the risk of flooding to the development or elsewhere. This cannot happen until <u>It is important that</u> the causes of flooding in Wickham are fully understood and <u>that</u> a strategy has been <u>is</u> developed and put in place to address these. T and the relevant agencies are working to develop such a strategy and the key measures are expected to be incorporated into a strategy for flood risk reduction and mitigation in Wickham. Southern Water has</p>	Amendments to reflect the current situation and for consistency with changes to policy WK1.

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			<p>produced a the Wickham Drainage Area Plan (DAP) currently being prepared by Southern Water for the wastewater catchment of Wickham, which considers flood issues and identifies potential improvement options. A Drainage Strategy Framework is being developed which may include schemes where several stakeholders have responsibility and collaborative working with other stakeholders would be involved. In the meantime, the nature of the drainage system in Wickham, and uncertainties over the exact causes of flooding, mean that significant new development <u>without appropriate mitigation measures</u> would increase the risk of flooding to existing properties.</p> <p>4.8.18 Policy WK1 therefore resists further significant development, particularly of the sites allocated in Policies WK2 and WK3, until a multi-agency drainage strategy is in place and it is possible to be confident that development will not exacerbate drainage problems and will help provide solutions where possible and justified. <u>Developers' contributions will be based on those costs attributable to providing the physical infrastructure required as a result of the new development, to ensure that it does not have a detrimental impact on the existing network.</u> Currently, it is expected that the Wickham DAP <u>Drainage Strategy Framework</u> will provide such a strategy and its completion is planned during 2016. The strategy should clarify <u>consider</u> the causes of flooding, and the promote measures that are needed to address them, and taking account of the implications for releasing further significant housing development. It is not expected that this will prevent the allocated sites from being developed during the Local Plan period, but it may result in development being held back until later in the Plan period.</p>	
MM23	102	WK1	<p>Further development at Wickham will only be permitted provided that:</p> <p>(i) flooding incidents in the locality, foul and surface water drainage capacity, and potential mitigation measures have been properly assessed</p>	Amendments to reflect comments by 50314, 52090, Southern Water,

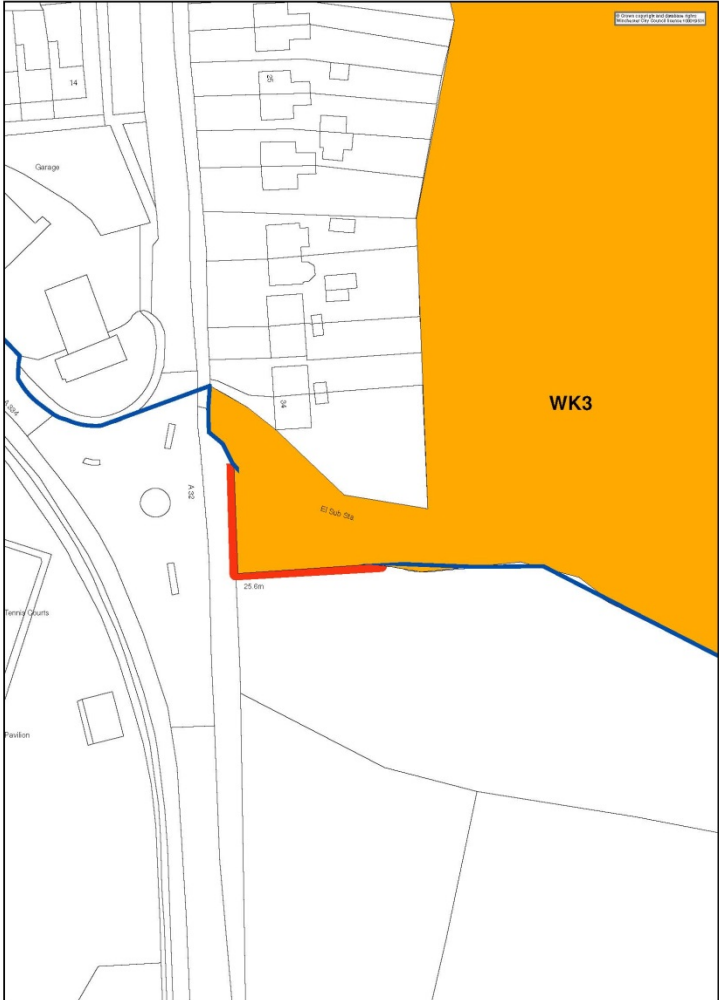
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			<p>and taken into account in testing the impact of the proposed development a coordinated multi-agency strategy for dealing with existing flooding issues is developed and put into place prior to, or in conjunction with, further development;</p> <p>(ii) the development <u>connects to the sewerage network at the nearest point of adequate capacity and</u> provides, or makes an appropriate contribution towards, any relevant measures contained in the multi-agency strategy required above, so as <u>needed</u> to avoid or mitigate the risk of flooding; and</p> <p>These requirements are necessary to ensure development does not increase flood risk and is acceptable in planning terms. Planning conditions will be applied, or planning obligations secured, to ensure that the development does not proceed until any required infrastructure is delivered to avoid increasing the risk of flooding.</p>	HCC and discussion at the examination hearing.
MM24	103	4.8.23	<p>...Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories, including the proposed sports provision at Mill Lane. <u>It may be appropriate for the required allotment provision to be on land adjoining the allocated site.</u></p>	Amendments to respond to matters discussed during the Examination Hearings (50314).
MM25	104	WK2	<p><u>...Access</u></p> <ul style="list-style-type: none"> - provide safe vehicle, pedestrian and cycle access to the housing sites by means of a new junction on Winchester Road, including suitable crossing arrangements and off-site junction improvements... <p><u>...Environmental...</u></p>	Amendments to respond to matters discussed during the Examination Hearings (50314).

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			<ul style="list-style-type: none"> - ...provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, <u>suitable changing facilities</u> a pavilion and associated access, parking drainage and landscaping;... 	
MM26	105	WK3	Amend Policies Map 23 to include land (edged red) to south required for new main access to the site.	Amendments to respond to matters discussed during the Examination Hearings (52090).

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MM27	118	Policy SHUA5	<p>Land is safeguarded, as shown on the Policies Map, for the construction of the part of Botley Bypass within Winchester District, between the District boundary at the river Hamble and the junction of the A334/A3051.</p> <p>Construction of t The Botley Bypass within the Winchester District will be permitted, provided that:</p> <p>(ii) all the required there are funding commitments is in place to ensure that the road is delivered in its entirety;</p> <p><u>Before the construction of the Bypass in the Winchester District commences funding commitments should be in place to ensure that the road is delivered in its entirety.</u></p>	To incorporate changes agreed in the Statement of Common Ground with Hampshire County Council (as Highway Authority).
MM28	125 – 126	6.2.5 – 6.2.10	<p>6.2.5 ...The aim will be to <u>secure Part M4 (2) dwellings as part of achieve this standard in 20% of market housing development, together with particularly on larger sites.</u> A small number of wheelchair user dwellings as specified under Part M4 (3) may also be needed, depending on tenants' / buyers' local needs, <u>and considered determined</u> as part of planning applications as appropriate.</p> <p>6.2.6 ...Policy DM2 sets out this requirement, <u>although it is also important and also seeks</u> to ensure that new 2 and 3 bedroomed dwellings, which are required by Policy CP2 in order to provide flexible accommodation for small families, downsizing and newly-forming households, are not overly large.</p> <p>6.2.7 Overly large dwellings are unlikely to meet the majority of housing needs and may lead to internal subdivision to create additional bed rooms, meaning that the dwelling is not assisting in fulfilling the identified need as required under the housing mix Policy CP2. In addition, smaller houses are likely to prove more affordable to greater numbers of people than larger houses with an identical number of bedrooms. The Winchester District is characterised by higher than average house prices and so this difference in price caused by size alone, in addition to the differences caused by number of bedrooms, is</p>	Amendments to reflect proposed changes to policy DM2.

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			<p>important in terms of providing greater access to a range of housing for a larger number of people.</p> <p>6.2.8 It is recognised that houses may change following construction and this policy is not intended to prevent the normal use of permitted development rights, which may involve the construction of additional bedrooms in due course. The policy does aim, however, to ensure the greatest number of dwellings are initially built in accordance with the housing mix required by Policy CP2 and this policy. On larger developments this policy will help ensure that a wide range of dwelling types and sizes are available upon construction (see also paragraphs 6.2.5 – 6.2.6 above).</p> <p>6.2.9 The maximum sizes specified reflect the general size of housing in the Winchester District and are not overly restrictive, being in the upper range for housing of the particular bedspaces provided. The maximum levels specified are generous enough to allow for flexibility in layout and are intended to apply to a wide variety of dwellings including flats and 3 storey houses. The use of external dwelling sizes is intended to make measurement as simple as possible and to provide transparency for developers and future occupiers. Where integral garages cannot be used as part of the dwelling they will not count towards the calculation of gross internal area.</p> <p>6.2.10 Policy CP2 identifies the provision of 2 and 3 bedroomed family housing as a particular need for the District, this policy therefore limits the imposition of size maximums to these dwellings only, in order to achieve appropriate housing mix for new developments. There is generally less of an issue with overly small dwellings but the policy sets minimum standards as necessary, as explained at paragraph 6.2.6 above.</p>	
MM29	126	Policy DM2	<p>...gross internal floor area of 39 sq.m. and affordable dwellings should meet the relevant ‘nationally described space standards’ in full <u>and</u>,</p>	Amendments to reflect discussions at the Examination

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			<p><u>where practical and viable, be constructed to Part M4 Category 2 of the Building Regulations standards.</u></p> <p>In addition, two-bedroomed housing should not generally exceed 100 sq.m. when first constructed, and three-bedroomed housing 150 sq.m. when first constructed. Proposals that provide for dwellings bigger than the maximum sizes above will be expected to justify the excess in relation to the requirements of Policy CP2. Maximum dwelling sizes relate to the gross external floor area of the dwelling as permitted, including attached buildings (conservatories, porches, garages, etc). Detached garages and other outbuildings are not counted.</p>	Hearings (51580, 52008).
MM30	128	6.2.19 – 6.2.20	<p>6.2.19 The 2013 <u>Travellers Accommodation Assessment for Hampshire 2016</u> <u>Winchester Gypsy and Traveller Accommodation Assessment</u> identified s a need across that part of the District outside the South Downs National Park for <u>about 26 15 additional</u> gypsy/traveller pitches from 2012 – 2027 and about <u>9 24</u> travelling showpeople's pitches from 1 September 2016 to in the end of the same Local Plan period. <u>However, since that Assessment was produced The Assessment takes account of</u> the Government's policy, contained in the Planning Policy for Traveller Sites, <u>and reflects its definition of travellers (as revised 2015)</u> has been revised and the assessment of pitch needs will require updating. <u>Policy DM4 reflects the conclusions of the Accommodation Assessment and incorporates these into pitch targets for gypsies/travellers and plot targets for travelling showpeople.</u> The City Council has also commissioned consultants, in conjunction with East Hampshire District Council and the South Downs National Park Authority, to assess <u>ed</u> potential sites for traveller accommodation. In order to avoid delaying this Local Plan, a separate development plan document is proposed to address needs for and allocation of traveller</p>	Amendments to deal with traveller issues, reflecting discussions at the Examination Hearings.

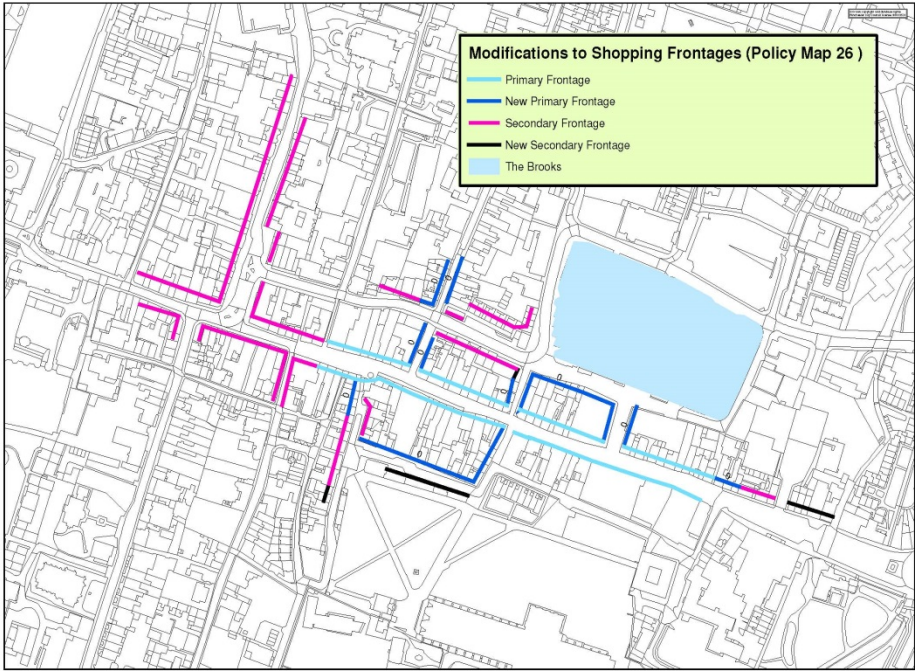
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			<p>sites — the Gypsy and Traveller Site Allocations Development Plan Document.</p> <p>6.2.20 Policy CP5 of LPP1 is a criteria-based policy that will be used <u>in conjunction with Policy DM4</u> to determine planning applications and to assist in <u>allocating sites through developing</u> the Gypsy and Traveller Site Allocations DPD <u>which the Council is committed to producing.</u> <u>Sites will be allocated in this DPD, as necessary to meet the targets set in policy DM4, using the criteria established by policy CP5 and the Travellers Site Assessment Study. The Council aims to adopt the Gypsy & Traveller Site Allocations DPD in 2018.</u></p>	
MM31	NA	New Policy (DM4) following para. 6.2.20	<p><u>Policy DM4 – Gypsies, Travellers and Travelling Showpersons</u></p> <p><u>Planning permission will be granted for pitches to meet the accommodation needs identified for the area covered by this Plan for people falling within the definition of ‘travellers’, of about 15 gypsy/traveller pitches and about 24 travelling showpeople’s plots between 2016 and 2031.</u></p> <p><u>Sites will be identified and consent granted as necessary to meet identified traveller needs in the Plan area which could not otherwise be met, subject to the criteria outlined in Policy CP5. Proposals for transit sites will be considered on an individual basis, following the criteria of CP5.</u></p> <p><i>Insertion of the above policy will require consequential number changes to the subsequent DM policies of the Local Plan.</i></p>	Amendments to deal with traveller issues, reflecting discussions at the Examination Hearings.

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MM32	135	Policy DM6	<p>...Changes of use to and within these uses will be permitted within town centre <u>the boundaries of defined centres</u>, where they accord with the Development Plan, including policies DM7 and DM8...</p> <p>... Changes of use that result in a net loss of town centre uses (Use Classes A1-A5, B1, C1, D1, D2 and other uses considered as town centre uses) at ground floor level will not be permitted within the <u>boundaries of identified town-centress-boundaries</u>. Town centre uses and residential uses will be permitted on the upper floors of buildings within all parts of the identified town-centres, should they be suitable for such uses and subject to compliance with the Development Plan.</p>	Clarification to reflect debate during the Examination hearings and in response to 50342
MM33	NA	Policies DM7 / DM8	Amend boundaries of policies DM7 and DM8 (Primary & Secondary Shopping Areas) on Policies Maps 25 and 26:	Clarification to reflect debate during the Examination hearings and in response to 51992

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MM34	146	DM13	<p>...Masterplans will also be sought in relation to proposals on large development sites in multiple ownerships <u>(excluding sites allocated by this Plan unless a masterplan is required by the relevant allocation policy)</u>.</p>	Clarification to reflect debate during the Examination hearings and in response to 52008.
MM35	150	DM15	<p>...(ii) <u>allows for maintains</u> permeability and access throughout the site and improves connections within the public realm;</p>	Clarification to reflect debate during the Examination hearings and in response to 50174

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MM36	153	DM17	...(iv) provides for the needs of pedestrians and cyclists, including safe and attractive routes to, <u>from</u> and <u>around within</u> the site, and cycle parking;	Clarification to reflect debate during the Examination hearings and in response to 50174
MM37	158	DM21	...(ii) the impact of apparatus and any associated development is minimised by appropriate routing, siting, materials and colour, particularly where development would affect listed buildings, Conservation Areas, or sites of archaeological heritage assets or <u>sites of</u> ecological importance;...	To incorporate changes agreed in the Statement of Common Ground with Historic England.
MM38	163	DM25	<ul style="list-style-type: none"> ...the results of desk <u>based</u> top assessment/field evaluation;... 	To incorporate changes agreed in the Statement of Common Ground with Historic England.
MM39	166	DM26	(d) ...incorporate any energy efficiency or energy generation measures into the design of the proposals in a manner that <u>has an acceptable</u> limits their impact on character.	To incorporate changes agreed in the Statement of Common Ground with Historic England.
MM40	169	DM28	The loss of a designated heritage assets will only be permitted in exceptional circumstances, <u>or in the case of higher grade heritage assets in wholly exceptional circumstances</u> . Works which would cause an unacceptable level of harm to the special interest of heritage assets or their setting, or would lead to the unsympathetic subdivision of their grounds, will <u>only not</u> be permitted <u>sible in exceptional circumstances, or in the case of higher grade heritage assets in wholly exceptional</u>	To incorporate changes agreed in the Statement of Common Ground with Historic England.

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			<u>circumstances....</u>	
MM41	170	DM29	iii) ...involve a building that is capable of <u>accommodating the proposed change of use</u> beneficial use without considerable alteration and consequent loss of special interest....	To incorporate changes agreed in the Statement of Common Ground with Historic England.
MM42	171	DM30	Where planning permission is required for buildings or structures that <u>have been identified as a locally significant heritage asset</u> are on the list of locally significant heritage assets , or that are considered worthy of future inclusion on the list...	To incorporate changes agreed in the Statement of Common Ground with Historic England.
MM43	178	7.4	Planning policies inevitably become out of date and the Council will need <u>intends to commence a review of</u> Parts 1 and 2 of the Local Plan <u>by no later than 2018 at some point in the future, with the intention of adopting a Local Plan Review during 2021</u> . At that time, it will be <u>is expected that</u> the most effective and proportionate use of resources <u>will be</u> for the Council to update both parts together, and produce a comprehensively updated and integrated local plan for the period <u>to 2036 or beyond 2031</u> . <u>A detailed programme for the Review is contained in the Council's latest Local Development Scheme. The process for monitoring the performance of policies in the Plan is set out in Appendix D of this document.</u>	Amendments to refer to the timing of a Local Plan Review reflecting discussion at the examination hearings.
MM1		Insert new Appendix E – Policies no	<u>APPENDIX E</u> <u>Saved Winchester District Local Plan Review (2006) policies superseded on adoption of LPP2 (these will continue to apply to that part of Winchester</u>	Clarification regarding the replacement of 'saved' 2006 Local

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		Longer Saved	<p><u>District which is in the South Downs National Park until replaced by the South Downs Local Plan).</u></p> <p> <u>DP2 Master Plans (major landowners/users)</u> <u>DP3 General design criteria</u> <u>DP4 Maintaining or enhancing townscape and landscape</u> <u>DP5 On-site amenity open space</u> <u>DP10 Pollution-generating development</u> <u>DP11 Un-neighbourly uses</u> <u>DP12 Pollution-sensitive development</u> <u>DP13 Development on contaminated land</u> <u>DP14 Public utilities and telecommunications</u> <u>CE1 Strategic Gaps</u> <u>CE2 Local Gaps</u> <u>CE17 Re-use of non-residential buildings in the countryside</u> <u>CE19 Residential caravans/mobile homes (agricultural or forestry workers)</u> <u>CE20 Housing for agricultural or forestry workers</u> <u>CE21 Removal of occupancy conditions (agricultural or forestry workers)</u> <u>CE22 Dwellings for other rural workers not connected with agriculture or forestry</u> <u>CE23 Replacement or extension of dwellings in the countryside</u> <u>CE24 Change of use of existing buildings to residential</u> <u>CE25 Change of use of buildings in extensive grounds</u> <u>CE26 Staff accommodation in association with large buildings</u> <u>CE28 Recreation and tourist facilities in the countryside</u> <u>HE1 Preservation of archaeological sites</u> <u>HE2 Assessment of archaeological sites</u> <u>HE4 Conservation Areas - setting</u> <u>HE5 Conservation Areas - new buildings and extensions</u> <u>HE6 Conservation Areas - detail required</u> </p>	Plan policies.

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Main Modification Number	Page no	Section/ policy/ paragraph	Amendments to Document	Reason
			<u>HE7 Conservation Areas - demolition of buildings</u> <u>HE8 Conservation Areas - retention of features</u> <u>HE9 Removal or alteration of shopfronts</u> <u>HE10 Replacement of shopfronts</u> <u>HE11 Advertisements and signage</u> <u>HE12 Blinds, canopies and shutters</u> <u>HE14 Alterations to Listed Buildings</u> <u>HE17 Change of use of redundant historic agricultural and other rural industrial buildings</u> <u>H3 Development within Settlement Policy Boundaries</u> <u>H10 Change of use or redevelopment of mobile home/caravan parks</u> <u>SF1 Commercial development in town and village centres</u> <u>SF2 Loss of commercial or leisure floorspace in town and village centres</u> <u>SF3 Food and drink uses in town and village centres</u> <u>SF5 Loss of retail floorspace in primary shopping areas</u> <u>RT1 Open areas with important amenity value</u> <u>RT2 Loss of important recreational areas</u> <u>RT5 Improvements in recreational provision</u> <u>RT11 Equestrian Development</u> <u>RT12 Golf-related Development</u> <u>RT13 Noisy Sports</u> <u>RT16 Leisure or tourism facilities in the countryside</u> <u>RT17 Camping/Caravanning Sites</u> <u>RT18 Short-stay tourist accommodation in countryside</u> <u>T2 Development requiring new or improved access</u> <u>T3 Development layout</u> <u>T4 Parking standards</u> <u>T9 Rail freight interchange facilities</u> <u>T12 Safeguarded land - Botley by-pass and Whiteley Way</u> <u>W2 Town Centre, Shopping & Facilities – Broadway/Friarsgate</u>	

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Main Modification Number	Page no	Section/ policy/ paragraph	Amendments to Document	Reason
			<p><u>W4 Park & Ride facilities</u></p> <p><u>W6 New public car parks</u></p> <p><u>W7 Residential parking standards (Winchester)</u></p> <p><u>W10 New footways/footpaths</u></p> <p><u>W11 New bridleway</u></p> <p><u>S1 Bishop's Waltham Ponds</u></p> <p><u>S2 Winchester Road/Malt Lane, Bishop's Waltham</u></p> <p><u>S4 Pondsides, Bishop's Waltham</u></p> <p><u>S7 Hillsons Road Industrial Estate, Curdridge</u></p> <p><u>S10 Former Station Yard, Sutton Scotney</u></p> <p><u>S12 Whiteley Green</u></p> <p><u>S14 'Solent 2', west of Whiteley</u></p> <p><u>S15 Little Park Farm, Whiteley</u></p>	
MM44		Insert new Appendix F – Housing Trajectory	<p><u>APPENDIX F</u></p> <p><u>Housing Trajectory</u></p> <p><u>The following table and graph set out the expected delivery of the District-wide requirement of 12,500 dwellings from a range of sources of housing supply. They estimate annual completions and replace the trajectory included at Appendix F of Local Plan Part 1 – Joint Core Strategy.</u></p> <p><i>Add detailed trajectory at the time of adoption of LPP2, updated to reflect current data and realistic delivery rates (based on 2016 Annual Monitoring Report information).</i></p>	Updating reflecting discussion at the examination hearings.