

# **Winchester District Local Plan Part 1 – Joint Core Strategy**

## **Schedule of Proposed Modifications June 2012**





## Schedule of Modifications

The following schedule details all proposed modifications to the Winchester District Local Plan Part 1-Joint Core Strategy. Those proposed modifications that are purely typographical/grammatical corrections, updating of dates and status of documents or are making changes to the text to clarifying meaning without changing the context are set out in grey type. Those proposed modifications that the Council is specifically requesting the Planning Inspector to consider are in black type.

Deleted text is shown as ~~struck through~~ and additional text is shown in *italics*.

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
General					
1	All	All	It will be necessary to update references to the South East Plan if its status changes prior to adoption of this plan	Updating	Council
2	Cover	Title	<del>Pre-submission</del> January <i>June</i> 2012	Updating	Council
3	Fly-sheet	Title	<del>Pre-submission</del> January <i>June</i> 2012	Updating	Council
4	Foreword	Para 2	There have been major changes to planning in the District during the formulation of this Plan, with the introduction of Localism, the Government's intention to remove Regional Strategies and revised planning guidance published in the <del>draft</del> National Planning Policy Framework...  .... Portfolio Holder for <i>Strategic Planning and Enforcement</i> <i>Economic Development</i>	Updating	Council
5	Contents	All	Update to reflect changes to layout/page numbering	Updating	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
Chapter 1 ; Introduction and Background					
6	5	1.3	The area covered by the South Downs National Park will have its own <i>Local Plan LDF</i> in due course, which will then supersede the part of this Plan covering the National Park ( <i>references in this Plan to the Local Planning Authority may refer to Winchester City Council or the South Downs National Park Authority as relevant in each case</i> )	Updating and clarification	Council
7	6	1.1 onwards	Correct paragraph numbering (to read 1.6 onwards)	Correction of paragraph numbering.	J Hayter: 20148
8	6	New	Insert new paragraph after paragraph 1.2 (corrected para 1.6):  <i>This Local Plan therefore sets out the development strategy for the whole of the District. It includes the allocation of key strategic sites that will underpin the delivery of the strategy, as well as a range of policies covering more specific matters, such as affordable housing and the provision of open space. Some policies however, are more strategic in nature and provide a framework for more detailed policy guidance to be set out in Local Plan Part 2.</i>	Updating to reflect stage reached.	Council
9	6	1.3 – 1.10	Delete paragraphs 1.3 – 1.10.	Updating to	Council

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				reflect stage reached.	
10	8	1.18	<p>Insert new paragraph after 1.18:</p> <p><i>The Pre-Submission Plan was published for formal consultation as to its 'soundness' and legal conformity for a 6 week period, from January to March 2012. Following this, and taking into account changes in Government policy, a 'Schedule of Modifications' has been published which, together with the Pre-Submission Plan, forms the Plan submitted to the Secretary of State to be examined.</i></p>	Updating to reflect stage reached.	Council
11	11	1.26	Delete RAMSAR	Correction	Council
12	12	1.30	<p>Update to weblink</p> <p><del><a href="http://www.winchester.gov.uk/EnvironmentAndPlanning/Planning/LocalDevelopmentFramework/EvidenceBase/">http://www.winchester.gov.uk/EnvironmentAndPlanning/Planning/LocalDevelopmentFramework/EvidenceBase/</a></del></p> <p><a href="http://www.winchester.gov.uk/planning-policy/evidence-base/">http://www.winchester.gov.uk/planning-policy/evidence-base/</a></p>	To reflect new website	Council
13	12	1.32	<p>A large portion of the District lies within the South Downs National Park. The Park Authority will be preparing its own <del>Core Strategy</del> <i>Local Plan</i> with anticipated adoption in 2014 5.</p>	Updating	Council
14	14	New	Add new paragraph after 1.38:	Updating to reflect	Council

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			<i>The joint working and liaison described above positively contributes towards the 'duty to cooperate', which came into effect in November 2011 following the bringing into force of the Localism Act. The Council has produced a Duty to Co-operate Statement to accompany this Plan which can be viewed on the website.</i>	Localism Act and NPPF.	
15	14	1.39	Government guidance and regulations set out specific procedures for the preparation and subsequent approval of LDF documents including the Local Plan Part 1 – Joint Core Strategy, which must be <i>prepared in accordance with the 'duty to cooperate', accord with legal and procedural requirements as well as being considered both 'legally compliant' and be 'sound'.</i>	Updating to reflect Localism Act and NPPF.	Council
16	14	1.40	To achieve legal compliance the document must be prepared in accordance with the Local Development Scheme; have regard to the Community Strategy; be in compliance with the Statement of Community Involvement; be subject to sustainability appraisal, comply with the Development Plan Regulations (2004 and as amended 2012), and be in general conformity with the Regional Strategy for the area, <i>for so long as it remains in force.</i>	Updating to reflect Localism Act and revised Regulations.	Council

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17	15	1.42	The Local Plan Part 1 – Joint Core Strategy is required to be consistent with national planning policy, therefore national guidance is not repeated but the text and policies apply national principles to the local situation of the Winchester District. The Council is also aware that the Government is consulting on its <i>has produced the National Planning Policy Framework, and this Plan has been assessed against the emerging policy its requirements and is considered to be consistent with it.</i>	Updating to reflect publication of the NPPF.	Council
18	15	New	Insert new paragraph after 1.42:  <i>When considering development proposals across the District, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively to find solutions which mean proposals that accord with planning policies can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.</i>	Updating to reflect publication of the NPPF and the presumption in favour of sustainable development.	Council
Chapter 2 : Profile of Winchester District					
19	17	2.6	In recent years between 2003 and 2009 there was a 4% increase in jobs resulting in a total of	Clarification that there is	Council

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			69,090 jobs across the District <sup>3</sup> . Whilst there remains considerable uncertainty over future employment growth, there is an acceptance that the recession has led to a permanent loss of economic capacity. Looking forward, <del>the total District employment is anticipated to grow to 2031 by 13% (8750 jobs),</del> the main growth sectors <i>in the District are expected to be</i> <del>being</del> the service sector (primarily business services), health, distribution and retail, <i>construction and transport</i> .	not a target for job growth / numbers.	
20	18	2.7	In terms of retail growth, updated evidence <sup>1</sup> indicates that <i>the projections of spending on convenience floorspace projections</i> shopping are slightly higher than projected in 2007, <i>although the need for additional floorspace is minimal due to recent developments and commitments. Conversely, projected</i> <del>whereas</del> expenditure for comparison goods is lower than <i>estimated in 2007</i> <del>projected</del> due to the effects of the recession, <i>but there remains a need for additional floorspace taking account of commitments, especially in the latter part of the Plan period.</i> The Retail Study suggests that there is expected to be a need for about	Updating to reflect 2012 retail study.	Council

<sup>1</sup> Retail and Town Centre Uses Study NLP 2012



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			<del>12,000 sq m (net) 36,524 sq m</del> of new retail (A1) floorspace across the District to 2031 2026 <del>(4,686 sq.m of convenience floorspace and 31,840 sq.m of comparison floorspace)</del> mostly comparison floorspace, taking account of commitments at the time.		
21	18	2.10	In determining the vision for the Winchester District, these local variations have provided an opportunity to look at both the overall issues facing the wider District as well as those facing the different areas that exist. Accordingly, <del>the following sections sets out the characteristics, key issues and challenges for three spatial areas</del> have been defined in the District, <del>which have been determined through</del> based on evidence and community engagement. These are:-....	Updating and clarification	Council
22	19	Map 2	Delete 'Partnership for South Hampshire' notation from the key to Map 2.	Correction – notation not on Map.	J Hayter: 20148
23	20-23	2.11-2.30	Delete paragraphs 2.11 – 2.30 (individual paragraphs to be inserted at relevant places in the spatial areas sections with editing as necessary - pages 30 – 64) and replace with:  <i>Winchester Town - As the largest settlement in the District, Winchester is home to 36% of the</i>	Clarification – deletion of repeated text and moving text to provide detail with development	Council

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			<p><i>District's population and about 50% of the total District employment provision. There are significant patterns of in and out commuting due to the mis-match of workers and residents. It is a hub for many services and facilities which benefit residents and businesses in the District and beyond, and is a sustainable location for growth and change. The challenge is to provide for the future needs of residents and businesses in a way which ensures that it retains a balanced and growing economy whilst respecting its key qualities and features. The historic, cultural, aesthetic, visual and nature conservation elements of Winchester and its setting are of exceptional quality. These remain relevant today in how the Town responds to its development requirements whilst retaining its compact form and sense of place.</i></p> <p><i>South Hampshire Urban Areas – this spatial area has been defined as a local response to planning for the part of the District which lies with the Partnership for Urban South Hampshire (PUSH) Area. The Council supports the updated PUSH economic development strategy and proposes to play its part in meeting this through the provision of housing</i></p>	strategy and accompanying policies in the individual spatial areas.	

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			<p><i>(5,500 dwellings), facilities and employment areas. The emphasis is to provide mixed communities with a range of housing types and tenures. This scale of development will inevitably impact on the existing character of the locality and on the landscape, infrastructure, wildlife and sensitive habitats. It will be necessary for development schemes to fully assess such impacts and provide adequate avoidance or mitigation measures. A further challenge and opportunity is to ensure that these new communities build a strong sense of identity and are sustainable, with access to both community and physical infrastructure, through early pro-active engagement with the community and service providers.</i></p> <p><i>Market Towns and Rural Area - This area of Winchester District includes 50 or so smaller settlements, which range from larger villages to small hamlets. The varied nature of the settlements in this part of the District requires a strategy that will allow local opportunities to be realised whilst protecting the rural nature and character of the villages and surrounding countryside, many of which now lie in the South Downs National Park. Approximately</i></p>		

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			<p><i>76,000 people live in this spatial area which covers a large proportion of the District. The key objective is to secure the right amount and type of development, to ensure that existing communities can remain viable, with access to the services they need. The mobile nature of the population adds a further complexity as residents travel to alternative destinations, whether by necessity or desire. The rural nature of this part of the District is a constraint, but there are numerous opportunities to address local needs and maximise attractive rural settings.</i></p> <p><i>This spatial approach, as illustrated on the following plan, allows the Winchester District Local Plan Part 1 – Joint Core Strategy to fully explore the potential that these different parts of the District can offer in terms of growth, sustainable development and diversity. Nevertheless, existing linkages and interactions between the different areas are recognised and maintained, so that these areas are not considered in isolation.</i></p>		
24	24	2.34	Insert key delivery policies after Spatial Planning Objectives as set out in Appendix A at end of this schedule	To improve links between objectives and	Council

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				policies, to demonstrate effectiveness of both.	
25	25	2.34	High Quality Environment objectives bullet 1:  <i>maintain, protect and enhance....To ensure that change restores, maintains or enhances the biodiversity, landscape character and historic environment of the District as a special place, whilst respecting its setting within the South Downs National Park</i>	Clarification and consistency	Natural England : 91
Chapter 3 : Development Strategy					
26	27	3.1	The principal focus for new development across the District will be within the urban areas of Winchester Town and South Hampshire Urban Area. These will accommodate the bulk <i>of the objectively assessed development needs</i> of the District's, <i>including the requirement for 11,000 new dwellings and associated economic and community development during the Plan period, as indicated on the following Key Diagram. ....</i>	Compliance with NPPF and to refer to the Key Diagram	Council
27	28	DS1	DS1 4 <sup>th</sup> bullet point (page 28):  • ....applying a town centres first approach to	To make the retail hierarchy explicit and for	Council Whiteley Co-

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			<p>retail, leisure or other development proposals that are high attractors of people, <i>in accordance with the following hierarchy of centres:</i></p> <ul style="list-style-type: none"> <li>- <i>Sub-regional town centre – Winchester</i></li> <li>- <i>Town centre – Whiteley</i></li> <li>- <i>District centres – Bishops Waltham, New Alresford, Wickham</i></li> <li>- <i>Local centres – Denmead, Kings Worthy, and in Winchester Oliver's Battery, Stockbridge Road/Andover Road and Weeke;....</i></li> </ul>	compliance with NPPF.	Ownership: 30115
28	28	DS1	<p>DS1 5<sup>th</sup> bullet point:</p> <ul style="list-style-type: none"> <li>• ....achieving high standards of design and sensitivity to character, setting <i>and cultural heritage</i>.....</li> </ul>	To refer to cultural heritage as referenced in the vision and spatial objectives	English Heritage : 90
29	28	DS1	<p>DS1 7<sup>th</sup> bullet point:</p> <ul style="list-style-type: none"> <li>• ....testing existing infrastructure and service capacity to serve new development, and making arrangements in a timely manner for appropriate increases in capacity <i>or measures to mitigate impact;</i>.....</li> </ul>	To enable mitigation measures to be taken into account.	Highways Agency: 85  North Whiteley Consortium 3440
30	28	New	Insert new paragraph after DS1:	Officers on	Council

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			<i>This policy will be delivered through the implementation of the policies within this Plan, key infrastructure requirements are summarised at Appendix E . Full details are set out in the Council's Infrastructure Delivery Study.</i>	advice of PINS, to indicate delivery mechanisms	
31	29	Map 3	Add 'Other larger settlement' notation to key (relating to settlements covered by MTRA2 shown with purple dot) and re-order items in key accordingly.	To explain the notation for the larger settlements.	Council  Crest Strategic Projects: 30040
32	30	New	<p>Insert new paragraphs before para 3.3 (deleted text from section 2):</p> <p><i>Winchester Town consists of the six Winchester wards plus the adjoining built up areas. It is a compact, vibrant, distinctive City in a remarkable setting. It has played an important role over the centuries as a seat of political and religious power, and it is still a major centre of civil government, the law and the military. The Cathedral, the College and the Universities are all great Winchester institutions, but the City's character stems not only from its heritage and built environment but also from its thriving cultural life. Exhibitions,</i></p>	Clarification to avoid repetition	Council

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			concerts, the Cathedral and the summer street theatre festival called the Hat Fair bring thousands of people to the Town. Winchester also enjoys a direct link to beautiful countryside, with tranquil water meadows and the nearby hills of the South Downs. Winchester is situated on key road/rail networks with access to Southampton Airport, creating ready access to London and beyond. The quality of its schools and facilities make it popular with both families and professionals, it also has a lively tourist economy attracting residents and visitors all year round.		
33	30	3.4	<i>The Town Forum is in the process of updating its Vision, but these objectives are retained.</i> <del>still relevant. and f Following extensive community engagement a number of key aspirations have emerged in terms of the provision of more affordable housing, a greater mix of homes, housing for an ageing population, achieving a balance between the provision of homes and jobs to reduce commuting, provision of affordable business space and economic diversification and provision of the necessary infrastructure.</del>	Updating to reflect progress on revised Vision.	Council
34	30	3.5	<del>In addition, to these development aspirations</del>	Updating to	Council



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			there is <del>also</del> a widely acknowledged desire to ensure that Winchester Town remains the special place that it is, both in terms of its character and setting....	reflect changes to para 3.4	
35	31	3.7	<ul style="list-style-type: none"> <li>•.....provide for 4000 new homes (in the period 2011-2031) with a range of house types and tenures – <i>Winchester is home to 36% of the District's population and about 50% of the total District employment provision, with significant patterns of in and out commuting due to the mis-match of workers and residents.</i></li> <li>• ensure sufficient land and premises are available to allow existing businesses to prosper and provide opportunities for new businesses and enterprises to look towards Winchester as a location of choice – <i>of the 32,000 jobs available in the Town (2009 data), some 18,000 jobs are in public administration, education and health, 6,600 in business and financial services and 3,500 in retail and distribution. The actual number of jobs in the Town has declined by some 7.7% during 2003-2009 and is projected to decline further with public administration and education sectors contracting, although health and other services, including art and creative sectors are</i></li> </ul>	For clarification to avoid repetition	Council

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			<p><i>anticipated to grow. Such growth could offset the decline in other sectors.</i></p> <ul style="list-style-type: none"> <li>• allow the retail sector to expand and diversify to ensure Winchester retains its place in the sub-regional retail hierarchy – <i>Winchester Town is the largest retail centre in the District and planned and forecast growth should be used to maintain its sub-regional role.</i></li> <li>• accommodate necessary vehicular movements whilst reducing carbon emissions and providing alternatives – <i>the historic fabric has accommodated vehicular traffic but the central area is designated as an Air Quality Management Area due to high concentrations of the pollutants nitrogen dioxide (NO2) and fine particles (PM10).</i></li> <li>• reduce commuting – <i>the Town experiences large daily commuting flows with about 18,000 commuting in and 10,000 commuting out (about 28,000 total movements a day).</i></li> <li>• provide open space and recreational provision to address future requirements and existing deficiencies – <i>there is a shortfall of recreation land available for the size of</i></li> </ul>		

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			<p><i>population, and some housing areas are poorly served in terms of access to play or sports facilities.</i></p> <ul style="list-style-type: none"> <li>• ensure that the impact of new development on both physical and community infrastructure is managed and where necessary new or improved facilities are provided – <i>infrastructure provision has not necessarily kept pace with some of the piecemeal development that has occurred in the Town over the past years.</i></li> </ul>		
36	32	3.10	<p>.... The manner in which this provision is made is important and should be positively managed, <i>through a future Development Plan Document or Neighbourhood Plan, or possibly through a more detailed planning document specifically for Winchester Town.</i></p>	Clarification that provision will be mainly through a DPD.	Council  Winchester College: 2123
37	33	3.16	<p>A key impact of the employment offer in the Town is the generation of large commuting flows <del>with about 18,000 commuting in and 10,000 commuting out (about 28,000 total movements a day).</del> ....</p> <p>....The Town needs to maximise the opportunities offered by its existing stock of employment and commercial premises, with those sites offering the greatest potential being</p>	To avoid repetition and give an example of the type of development opportunities referred to.	Council

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			retained rather than lost to alternative uses. <i>An area of the Town that lends itself to this form of redevelopment is the area around Winchester Station, with its mix of commercial, retail, residential and office space.</i>		
38	33-34	3.17-3.18	<p>A further development need for the Town is the anticipated growth in the retail sector and the need to ensure land is available at the right location and time for these requirements to be met during the Plan period. The updated retail study 2 identifies the need for substantial additional retail floorspace (in the region of 229,000 sq m) in the Town during the Plan period over and above that already permitted at Silver Hill and Weeke, which are expected to accommodate growth in the short to medium term. <del>It will be necessary to undertake further assessments of future retail growth in the light of current economic conditions.</del></p> <p><del>Notwithstanding this</del> Winchester Town is the largest retail centre and should continue to act as the principal centre in the District to maintain its sub-regional role. The study also advises that any large scale growth (1000</p>	Updating to reflect revised retail study and clarification of intended delivery mechanisms	Council

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<sup>2</sup> Retail and Town Centre Uses Study update – NLP - 2010

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			<i>sq.m. or more) that serves a significant part of the District should generally be concentrated within Winchester town centre. Following the 'town centres first' approach advocated in Policy DS1, retail growth should normally be accommodated in the town centre. Short to medium term development needs can be accommodated through existing commitments and, due to this and the likely impact of larger schemes, developments outside the defined town centre of more than 1000 sq. m. (gross) should be subject to an assessment of their impact on the town centre. Whilst this Local Plan does not allocate the land to deliver additional the necessary retail development, it establishes the strategy for any future site allocations which may be needed through Part 2 of the Local Plan.</i>		
39	35	3.22	An Air Quality Action Plan has been produced and this, in conjunction with the Access Plan, will help in reducing nitrogen dioxide levels <i>to the benefit of human health and designated wildlife sites.</i>	Clarification to illustrate the benefits of the Access Plan	Natural England : 91
40	35	3.23	The Access Plan is supported by action plans covering the short and long term. The short term plan includes many committed improvements such as improvements to the	Correction of typographical error.	Council

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			High Street and Market Square <del>Street</del> and an approach to support the park and ride facilities on offer by a corresponding reduction in town centre parking spaces....		
41	35	3.26	However, when compared to the updated standards in this Local Plan, there is still a <del>large</del> shortfall of land available for the size of the population, and some housing areas are poorly served in terms of access to play or sport facilities. <del>The shortfall<sup>3</sup> equates to some 12 hectares of play space and 26 hectares of sports provision.</del> It is therefore necessary to secure on-site provision through development schemes and for future allocations of additional land to be provided.....	Updating to reflect the standards in Policy CP.7 whilst removing excessive detail.	Council
42	36	3.28 – 3.29	<del>Infrastructure provision has not necessarily kept pace with some of the piecemeal development that has occurred in the Town over the past years.</del> The current situation regarding existing and planned infrastructure provision is set out in the Council's Infrastructure Study <sup>4</sup> . Of particular current concern in Winchester Town is primary school provision. The provision of a new school is	Clarification and updating to reflect the HCC School Places Plan.	Council

<sup>3</sup> Using existing standards under Winchester District Local Plan Review 2006 policy RT4

<sup>4</sup> Infrastructure Study WCC 2010

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			required as part of the strategic allocation at Barton Farm. Policy CP6 enables further provision to be made if required by <i>and the Education Authority is in the process of determining the best way to address shortfalls in primary school places.</i>		
43	37	WT.1	<ul style="list-style-type: none"> <li>....opportunities for economic development and diversification through: <ul style="list-style-type: none"> <li>retention of existing employment land and premises (in accordance with policy CP9) <i>and new development or redevelopment to provide for new business growth to broaden Winchester's economic base through growth in sectors including knowledge, tourism, creative and media industries and more specifically start-up premises to encourage entrepreneurship;</i></li> <li><i>provision of additional retail floorspace through existing planned developments at Silver Hill in the short to medium term and future additional provision (projected to be about 9,000 sq.m. to 2031 with this figure being updated prior to any site allocations) to support Winchester's role as a sub-regional shopping centre for existing and new</i></li> </ul> </li> </ul>	Updating and clarification	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>communities....</i></p> <ul style="list-style-type: none"> <li><del>○ provision of new employment floorspace in appropriate locations</del></li> <li><del>○ provision of additional retail floorspace through existing planned developments and future additional provision to support Winchester's role as a sub-regional shopping centre for existing and new communities.</del></li> </ul> <ul style="list-style-type: none"> <li>• ....promotion of the town centre as the preferred location for new development that attracts high visitor numbers such as retail, <i>commercial and offices</i>, leisure, culture and tourism. <i>Proposals for new floorspace of 1,000 sq. m. or more outside the defined town centre will need to demonstrate that it would not have a harmful impact on the town centre;...</i></li> <li>• .....additional open space and recreational provision, including: <ul style="list-style-type: none"> <li>○ opportunities to address <del>the existing</del> <i>any</i> under-provision of <i>open space</i> <del>12 hectares of play space and 26 hectares* of sports provision</del>, to be secured through new allocations and</li> </ul> </li> </ul>		



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			in conjunction with development;...  delete footnote to policy referring to current open space standards		
44	37	New	Insert new paragraph after policy WT1:  <i>This policy will be delivered through the implementation of the following policies, WT2 and WT3, in addition to other proposals coming forward through the development management process. Where necessary, sites will be allocated for specific uses in Local Plan Part 2, in accordance with this strategy for Winchester Town and other policies in this Plan.</i>	To indicate how this policy will be delivered	Council on advice of PINS
45	38-39	WT.2	<ul style="list-style-type: none"> <li>....the proposal should follow an organic sequence of development, radiating from the southern urban edges of the site, with the timely provision of infrastructure and community facilities to the benefit of the new community at the earliest possible time, <i>as set out in the Infrastructure Delivery Summary at Appendix E</i>;....</li> <li>.....avoid harmful impacts on water resources, given the proximity of the site to the River Itchen which is designated as a European site of nature conservation</li> </ul>	To clarify infrastructure requirements and to ensure adequate separation from the Harestock WWTW and adequate water supply and waste water	<p>Southern Water: 96</p> <p>Hampshire County Council: 3246</p> <p>Environment Agency 86</p>

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			interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk, <i>apply a flood risk sequential approach to development across the site and ensure adequate separation from the Harestock Waste Water Treatment Works....</i>	treatment provision.	
46	39	New	<p>Insert new paragraphs to follow policy WT2:</p> <p><i>Planning permission has been sought for this site in accordance with the above policy and a decision is awaited. The housing trajectory set out in Appendix F expects that this site will start to deliver housing in 2014/15 and that this will continue over a 13 period, rising to 250 dwellings per year at the peak of development.</i></p> <p><i>Development of the site will be monitored to ensure the proposed development and required infrastructure is provided in accordance with the trajectory and policy requirements. If at some point in the future it becomes clear that the site is failing to deliver the level of housing proposed, the implications for the Council's ability to ensure adequate housing land supply across the District will be</i></p>	To clarify how this site will be delivered.	Council on advice of PINS

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			<p><i>assessed. It may be that other sources of supply can maintain adequate housing provision or it may also be necessary to bring forward additional sites for housing purposes in accordance with the development strategy established in this Plan. This will be undertaken through the production of Local Plan Part 2 or subsequent reviews.</i></p> <p><i>The schedule at Appendix E summarises the infrastructure requirements for this site, including expected funding sources and timescale for provision (these may be subject to change or updating over time). This site will require a range of transport related infrastructure as specified in the policy including new roads/junctions to serve the development plus off-site highway improvements to mitigate the traffic impacts as determined through a full transport assessment. Footpaths and cycle routes will also be required, particularly within the greenspaces and to integrate with adjoining areas, and land will need to be laid out for open space, recreation and green infrastructure. The local centre will include shops, workspace, a community building, primary school and health practice building.</i></p>		

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>These will be provided through partnerships between the developer and the various services providers at appropriate stages of the development, as specified in the planning conditions and obligations set when planning consent is granted.</i>		
47	42	WT3	<ul style="list-style-type: none"> <li>....secures and lays out for public use the undeveloped part of the site for recreational purposes in perpetuity, <i>but allowing for appropriate strategic landscaping</i>;</li> <li>promotes non-vehicular access to and within the site, through the creation of new routes and extensions/diversions of existing routes to ensure that the site integrates with surrounding areas and to minimise <i>and mitigate</i> its impact on the strategic highway network;</li> <li>exploits <del>the position of</del> the site's proximity to the Winchester South Park and Ride site to access the site without reliance on the private car;....</li> </ul>	For clarification.	Council  Church Commissioners 10451  Highways Agency 85
48	43	New	Insert new paragraph after policy WT3:  <i>The above policy enables the development of this site to meet future, currently unidentified,</i>	To illustrate delivery more clearly.	Council on advice of PINS

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>needs. Therefore, the details of delivery of this site cannot be specified at this stage, but the above policy sets out the parameters and requirements to be taken into account. Given the site's sensitive location there will, however, be infrastructure requirements to be fulfilled and delivered in a timely manner. Current information suggests these will be particularly in the areas of transport and access, open space and green infrastructure provision, avoidance and mitigation of impacts on designated sites, water supply and drainage, and energy supply. However infrastructure requirements will need to be investigated in detail prior to submission of a planning application and the necessary measures will be secured through planning conditions and obligations relating to any consent.</i>		
49	46	3.46	Therefore, the spatial vision for this area reflects these matters and seeks to bring forward large scale developments that will contribute to the PUSH strategy.: <i>Here the development strategy focuses on large-scale development concentrated to form new urban extensions, rather than dispersing similar numbers amongst the smaller settlements which also lie within the PUSH area.</i>	Clarification	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
50	46	3.48	In line with the PUSH urban-centred strategy, the assessment of options and the public comments, the major greenfield development which will be required within the PUSH part of the District to meet this will be focused on the urban areas that fringe the District, at West of Waterlooville and Whiteley. <i>A total of A</i> about 5,500 dwellings are proposed in these locations, which will also focus housing development in areas where there are already large existing and planned employment allocations, supporting the economic growth objectives of PUSH. Planning consents for the West of Waterlooville Major Development Area will provide <i>about</i> 2,500 new dwellings in the Winchester District. This leaves the need to allocate land to accommodate the remainder of the 5,500 requirement of about 3,000 dwellings.	Clarification and to provide flexibility	Council
51	46	New	Insert new paragraphs after para 3.48:  <i>Given the new communities being planned and developed in this area, the existing population base will change considerably. The emphasis is to provide mixed communities with provision of a range of housing types and tenures with 40% affordable dwellings. In terms of existing</i>	Re-ordering of paras from section 2 and to improve clarity.	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>employment provision there is a focus on manufacturing and the service sector, which together with construction, retail and distribution are anticipated to grow. There is substantial employment land provision in Whiteley with some 5,000 workers in the locality. Whiteley Town Centre is undergoing a comprehensive redevelopment programme which will provide 29,000 sq metres of retail and other town centre uses, to create a redesigned, attractive focal point for both existing and new residents.</i></p> <p><i>The scale of the development in this area will inevitably impact on the existing character of the locality and on the landscape, infrastructure, wildlife and sensitive habitats. It will be necessary for development schemes to fully assess such impacts and provide effective avoidance and mitigation measures. A further challenge is to ensure that these new communities build a strong sense of identity and are sustainable, with access to both community and physical infrastructure, whilst integrating with existing residents.</i></p> <p>Delete paragraphs 3.49 – 3.55 (moved to before policy SH3, see below).</p>		

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
52	48	SH1	<ul style="list-style-type: none"> <li>....a new community to the West of Waterlooville consisting of about 3,000 homes (<i>about 6500</i> in Havant Borough), of which 40% will be affordable, and associated employment provision, support facilities and services, in accordance with the requirements of Policy SH2, .....</li> </ul>	Correction	Havant Borough Council 78
53	48	New	<p>Insert new paragraph after policy SH1:</p> <p><i>This policy will be primarily delivered through the implementation of the following policies SH2, SH3 and SH4, in addition to other proposals coming forward through the development management process and existing commitments, such as the redevelopment of Whiteley town centre. It may also be necessary through Local Plan Part 2 to identify smaller sites for specific uses in accordance with this strategy for South Hampshire Urban Areas and other policies in this Plan.</i></p>	To indicate how this policy will be delivered	Council on advice of PINS
54	49	Un-numbered text paragraph	Planning permission has now been granted for a Major Development Area of about 3,000 dwellings to the West of Waterlooville ( <i>almost 2,500</i> in the Winchester District and <i>about 6500</i> in Havant Borough), including the former 'reserve' site for 1,000 dwellings. This is	Correction of housing capacity and paragraph numbering.	Havant Borough Council 78  Grainger PLC: 3204



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			<p>consistent with the adopted Havant Borough Core Strategy, which also confirms the allocation of the MDA.</p> <p>Include paragraph number and correct subsequent numbering.</p>		
55	49	SH2	Land to the West of Waterlooville (as shown on the following map) is allocated for the development of about 3,000 dwellings ( <i>of which about 2,350 will be within Winchester District in this Plan period</i> ) together with supporting uses....	Clarification of housing capacity	Council
56	49	New	<p>Insert new paragraphs after policy SH2:</p> <p><i>Development on this site has commenced. The housing trajectory set out in Appendix F expects that this site will continue to deliver housing until 2024/25, rising to 299 dwellings per year at the peak of development.</i></p> <p><i>Due to the economic situation the build rate has been slower than originally anticipated, however the dwellings now being built are in demand and the rate of development on the site is expected to increase.</i></p> <p><i>The schedule at Appendix E summarises the</i></p>	To indicate how the site will be delivered	Council on advice of PINS

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>infrastructure requirements for this site, including expected funding sources and timescale for provision. These have been secured through the planning conditions and S106 agreements associated with the planning permissions.</i>		
57	50	Map 6	Correct site boundary and area for green infrastructure to reflect approved masterplan (see amendments to Proposals Map).	Correction of boundaries.	Council Grainger plc: 3204
58	51	New	<p>Insert new paragraphs before Policy SH3 (based on paras 3.49 – 3.55 moved from earlier section)</p> <p><i>Development to the north of Whiteley provides the opportunity to secure important infrastructure and community facilities, and to locate new residential development close to major employment areas. In particular, development in this location provides the opportunity to complete the Whiteley Way as a new road primarily aimed at serving the new development, but which will provide a new link to the Botley Road. The development should also provide for a new secondary school and two new primary schools which, in addition to</i></p>	Clarification	Council

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<sup>5</sup> Winchester LDF Transport Assessment Stage 2 MVA - 2009

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>meeting the needs of the new development, will also serve to meet existing shortfalls in educational facilities in the area.</i></p> <p><i>The overall site area is approximately 202 hectares, of which around half is either constrained or required to mitigate potential environmental impacts. This significantly reduces the developable area, but the site should be capable of delivering at least 3,000 new dwellings. The final figure may exceed 3,000 and this will be dependant on the preparation of a comprehensive masterplan, based on sound urban design principles, and the ability of the site to either avoid or mitigate its potential environmental impacts.</i></p> <p><i>The development will be expected to provide a range of housing types and be aligned with the housing requirements needed to support the existing employment opportunities in the locality. Particular attention should also be paid to the need to cater for an increasingly ageing population, and a range of housing options should be provided aimed at meeting the varying needs of the elderly. A percentage of the housing should be affordable in line with the Council's affordable housing policies.</i></p>		

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>The Sustainability Appraisal and the Habitats Regulations Assessment identify a number of potential risks to internationally important sites, particularly the Special Protection Area on the Upper Hamble. This will require a full package of measures to be implemented to either avoid or mitigate harmful impacts. This will also include off-site measures to improve access to, and the management of, Whiteley Pastures. The mitigation measures will need to be consistent with both the PUSH Green Infrastructure Strategy, and the Solent Disturbance and Mitigation Project, once it is completed, which might require further off-site measures to mitigate potential impacts. The full package of measures should demonstrate that harmful impacts on any European site would be avoided or adequately mitigated, otherwise the scale of the development would need to be reduced accordingly.</i></p> <p><i>A comprehensive green infrastructure strategy will be required to support any proposals for development. This will need to show how a network of multi-functional open spaces and links will be integrated into the development area to achieve a range of aims including a net</i></p>		

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>gain in biodiversity, helping to mitigate or avoid potential risks to protected sites of European importance, and providing the necessary buffers between these sites and the development. In addition, the green infrastructure will provide for recreational open space provision including children's play, allotments and areas for dog walking, in recognition of the site's proximity to protected European sites. Development should also incorporate a sustainable drainage system and maximise the advantages of the site's landscape setting, including existing trees and hedgerows. A key feature will be to ensure that the development area links with the adjoining countryside and creates an enhanced recreational experience for adjoining communities.</i></p> <p><i>Initial transport assessments<sup>5</sup> undertaken during the preparation of this Plan, indicate the need for a range of mitigation measures in order to reduce the traffic impact on both the local and strategic network, including improvements to junction 9 of the M27 motorway, junction improvements and traffic calming as required to the local network. A key feature of this development is to achieve the</i></p>		

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>completion of Whiteley Way. In addition, a package of smart choices aimed at providing a genuine modal shift away from the private car to more sustainable modes of transport is needed through the preparation of a public transport strategy to include potential bus subsidies and links with local rail connections.</i></p> <p><i>The development will be required to provide a range of social infrastructure to meet the needs of the new community, including two new local centres with multi-functional community buildings, educational facilities and access to adequate local health provision.</i></p>		
59	51	SH.3	<ul style="list-style-type: none"> <li>....provide for pre-school facilities, <del>and</del> two additional primary schools and a secondary school to accommodate the development, along with other physical and social infrastructure (<i>as set out in the Infrastructure Delivery Summary at Appendix E</i>), including provision for primary health care in the locality to serve the new community;....</li> </ul> <p>Add new bullet point after bullet 6:</p> <ul style="list-style-type: none"> <li><i>avoid harmful impacts on water resources,</i></li> </ul>	To provide link with infrastructure delivery summary and to protect water and mineral resources and ensure consistency with Policy	Council Environment Agency: 86  Hampshire County Council: 3246

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>given the proximity of the site to European sites of nature conservation interest. The development should provide a fully integrated Sustainable Drainage System to mitigate against any potential flood risk and apply a flood risk sequential approach to development across the site;</i></p> <p>Add new bullet point at the end of Policy SH3:</p> <ul style="list-style-type: none"> <li><i>• assess the potential for prior extraction of minerals resources before development commences.</i></li> </ul>	WT.2.	
60	52	New	<p>Insert new paragraphs after policy SH3:</p> <p><i>Proposals for the development of this site are being prepared, with a number of technical studies completed and various community engagement exercises undertaken, prior to the submission of a planning application.</i></p> <p><i>The housing trajectory set out below expects that this site will start to deliver housing in 2015/16 and that this will continue over a 15 year period, rising to 300 dwellings per year at the peak of development. If at some point in</i></p>	To illustrate how the site will be delivered	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>the future it becomes clear that the site is failing to deliver the level of housing proposed, the implications for the Council's ability to ensure adequate housing land supply across the District will be assessed. It may be that other sources of supply can maintain adequate housing provision or it may also be necessary to bring forward additional sites for housing purposes in accordance with the development strategy established in this Plan. This will be undertaken through the production of Local Plan Part 2 or subsequent reviews.</i></p> <p><i>The schedule at Appendix E summarises the infrastructure requirements for this large site, including expected funding sources and timescale for provision (these may be subject to change or updating over time). This site will require a range of transport related infrastructure as specified in the policy including new roads/junctions to serve the development and off-site highway improvements to mitigate the traffic impacts, to be determined in detail through a full transport assessment. Footpaths and cycle routes will also be required to provide pedestrian and cycle access and integrate with adjoining areas. Land should be laid out for open space,</i></p>		



Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>recreation and green infrastructure and can help contribute to the measures that will be needed to avoid and mitigate the impacts of development on nearby nature conservation sites. Two local centres will be needed given the size and shape of the site, which should include small-scale shops, workspace, a community building, education and health facilities. Due to shortfalls in both primary and secondary education locally these facilities should be brought forward at the earliest opportunity.</i></p> <p><i>Infrastructure and facilities will be provided through partnerships between the developer and the various service providers at particular stages of the development, as specified in the planning conditions and obligations set when planning consent is granted.</i></p>		
61	53	Map 7	Correct site boundary and area for green infrastructure to reflect emerging masterplan (see amendments to Proposals Map).	Correction of boundaries.	Council
62	54	New	<p>Insert new paragraph after Policy SH4:</p> <p><i>This policy aims to assist the implementation of the Strategic Development Area and Fareham Borough Council is currently preparing an Area</i></p>	To illustrate how the site will be delivered	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>Action Plan.</i>		
63	55	Map 8	Correct site boundary to show correct gap.	Correction of boundaries.	Council
64	56	3.61	<p>This spatial area includes the 50 or so smaller settlements within the District, which range from market towns of a few thousand population to small hamlets of a few dwellings originally serving the agricultural industry. It includes that part of the South Downs National Park that is within Winchester District. <i>The Local Planning Authorities have a duty to seek to foster the economic and social well being of the local communities within the National Park, and must meet the purposes of the National Park, which are:</i></p> <ul style="list-style-type: none"> <li>• <i>to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.</i></li> <li>• <i>to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.</i></li> </ul>	Clarification (repositioning of text from section 2)	Council
65		3.62	<i>Government guidance advises that in rural areas housing should be located where it will enhance or maintain the vitality of rural communities and that policies should promote sustainable economic growth through</i>	Clarification (repositioning of text from section 2)	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>diversification and well designed new buildings that respect the character of villages and the countryside. Therefore, in this spatial area most new development should be focused in or near to local service centres, with some limited development in other smaller rural settlements to meet local community and employment needs....</i>		
66	56	3.63	....But small scale, appropriate, development may be allowed, not only to support the retention of services but to provide new opportunities to meet local community needs.	To correct minor errors.	Council
67	56	3.65	The Council's Economic Strategy <sup>6</sup> and Retail Study <sup>7</sup> have both identified specific needs in relation to this spatial area. <i>Retail provision varies from fully functional centres in the market towns and some of the larger villages, to individual shops in the more rural settlements. The updated retail study suggests that retail needs in the short to medium term will be met by existing commitments, particularly at Bishops Waltham. There is not expected to be a need for further floorspace growth until the longer term (post 2021), with</i>	Updating and clarification (including repositioning of text from section 2)	Council

<sup>6</sup> Winchester District Economic Strategy 2010 – 2020 – WCC/WDSP

<sup>7</sup> Retail and Town Centre Uses Study 2010 - NLP

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			<i>the updated study recommending that some 1,000 sq m (net) could be needed by 2031. However, these long-term projections need to be treated with some caution and it will be necessary to undertake further assessments of future retail growth before any retail allocations are made in the Local Plan Part 2.</i>		
68	56	3.66	<del>The retail study recognises that New Alresford, Bishops Waltham, and Wickham, are identified as District centres and have potential to deliver additional retail/leisure floorspace in the short to medium term (up to 2016), together with some limited provision to expand more local rural shops. In total the report suggests that there is capacity for an increase in floorspace of about 5,900 sq m gross A1 retail space, and this could increase to 6,700 sq m if classes A2 to A5 are included. However, given the modest and long-term nature of the floorspace needs, provision should be limited mainly to expansion for more local shops and any significant development (over 1,000 sq. m. net) should normally be directed to Winchester Town. In order to protect the centres outside Winchester town, schemes over 500 sq. m. (gross) outside defined centres should be subject to an assessment of their impact on existing centres.</del>	Clarification and updating to refer to the retail hierarchy and reflect NPPF advice	Council  J Hayter: 20148

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
69	56	3.67	The economic strategy identifies a number of success factors for this spatial area including supporting diversification, buying local, and sharing premises. <i>There is also a higher incidence of home working in this area.</i> Eight key issues are identified <i>in the economic strategy</i> , from the need to manage woodlands effectively, to ensuring that sufficient ....	Updating	Council
70	57	3.68	....These may <del>be</del> arise partly due to the presence of one or two large employers in this part of the District. <i>Whilst the rural nature of this spatial area may be seen as a constraint, there are numerous opportunities to address local needs and maximise attractive rural settings. Tourism, local food production and niche markets all offer opportunities for the local economy to be more resilient to wider changes.</i>	Clarification (including repositioning of text from section 2).	Council
71		3.69	The majority of housing requirements for the District will be met in the urban areas of South Hampshire and Winchester Town. Within the Market Towns and Rural Areas the aim is to identify and meet local housing needs within the settlements in which they arise. <i>Some settlements have an ageing population and those in an attractive setting with a school are often popular with in-migrants.</i> In total, these	Clarification (including repositioning of text from section 2).	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>local housing</i> needs may amount to more than the 1,500 dwellings allocated to the Market Towns and Rural Areas (see Policy CP1) and this figure should not be considered to be a <del>total</del> ceiling on housing development, but t—The provisions for housing in this area should only be exceeded where particular proposals are supported by communities. <i>The key objective is to ensure that the right amount and type of development occurs, so that existing communities can remain viable, with access to the services they need.</i>		
72	57	MTRA1	<ul style="list-style-type: none"> <li>....retention or redevelopment of existing employment land and premises, <i>and development of new sites or buildings</i>, to provide and improve local employment opportunities for both existing and new businesses and to support entrepreneurship;</li> <li>the retention and improvement of rural shops and community facilities, including expansion at an appropriate scale in keeping with the location and the community they serve <i>and their role in the hierarchy of retail centres;....</i></li> </ul>	Clarification regarding new employment provision and to ensure development is consistent with the retail hierarchy set out in DS1, and to correct typographical error.	Council  J Hayter: 20148

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			Change paragraph at top of page 58 to bullet point.		
73	58	New	<p>Insert new paragraphs after Policy MTRA1:</p> <p><i>This policy and the following policies in this section (MTRA2, MTRA3, MTRA4 and MTRA5) will be delivered through a combination of proposals coming forward through the development management process and, where necessary, the allocation of sites for development through Local Plan Part 2 or through Neighbourhood Plans, in accordance with the above strategy and other policies in this Plan.</i></p> <p><i>In terms of infrastructure provision the scale of development anticipated is not generally reliant on the funding of specific elements of infrastructure. However, individual development proposals which are brought forward through site allocations or the development management process may require specific items of infrastructure or facilities and these will be identified and secured through the relevant planning application or allocation processes.</i></p>	To illustrate how the policy will be delivered	Council
74	58	3.71	The following policy (MTRA2) applies to the	Clarification	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			larger market towns and smaller local centres....		
75	59	3.78	..... Given this variety of circumstances the development requirements have been stated as a range, which it is considered can be delivered through a mixture of development and redevelopment opportunities in the short to medium term within the existing built-up area. <del>Planned greenfield releases may be necessary in the longer term, particularly to meet specific local housing and employment needs and wider community aspirations, as identified through community plans. The need for any greenfield sites will be assessed, and allocations undertaken as necessary, through a future Development Plan Document or Neighbourhood Plan, with existing settlement boundaries retained in the meantime.</del>	Clarification and repositioning of text	Council
76	59	3.79	<del>Development in these locations will be required to be accompanied by the timely provision of infrastructure and, where possible and practical to do so, address existing deficiencies.</del>	Clarification and repositioning of text	Council
77	59	MTRA2	....Economic and commercial growth will be supported to maintain and improve the shopping, service, tourism and employment roles of these settlements, <i>where consistent with their role in the hierarchy of retail centres.</i>	Clarification to ensure development is consistent with the retail	Council



Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>Proposals for new floorspace of 500 sq. m. or more outside defined centres will need to demonstrate that it would not have a harmful impact on the centre. <del>and where possible improve</del> There should be improvements to public transport provision, where possible, and development should be appropriate in scale and result in a more sustainable community by improving the balance between housing, employment and services....</i>	hierarchy and the NPPF.	
78	60	New	<p>Insert new paragraphs after policy MTRA2:</p> <p><i>This policy will be delivered through a combination of development within existing defined built-up areas and planned greenfield releases or other allocations, particularly where necessary, to meet specific local housing and employment needs and wider community aspirations. The need for any greenfield sites will be assessed, and allocations undertaken as necessary, through Local Plan Part 2, the South Downs Local Plan or a Neighbourhood Plan/community plan, with existing settlement boundaries retained in the meantime.</i></p> <p><i>Specific schemes will be delivered through the</i></p>	Clarification (including repositioning of text from paras 3.78/3.79) and to recognise that greenfield releases could be made quite quickly through the Site Allocations DPD.	<p>Council</p> <p>Seward Properties, etc: 10058</p> <p>Portico Property: 30068</p> <p>Trevor Goss: 30076</p> <p>R Brown: 30090</p>

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>development management process and development in these locations will be required to be accompanied by the timely provision of infrastructure and, where possible and practical to do so, address existing deficiencies.</i>		
79	60	3.80	....Many others are very modest both in terms of <del>both</del> their population and the level of service provision....	Correction of minor error.	Council
80	61	MTRA3	Within those settlements in the Market Towns and Rural Area <del>which are not covered by Policy MTRA 2</del> listed below the purpose of development should be to meet local needs through development, commensurate with their size, character and function:...  .... Amend settlement list in 2 <sup>nd</sup> bullet point: '....Abbots Worthy, Avington, Beauworth, Beeches Hill, Bighton,....'	To make the policy self-contained and correction of minor error.	Council
<b>Chapter 4: Core Policies</b>					
81	65	4.1	The following sections of this Local Plan; contain a range of policies that are required to provide strategic guidance to development. These have been grouped according to the outcomes of the Community Strategy. Some policies will replace those in the Local Plan Review 2006 ( <i>see Appendix A</i> ), whereas other	Correction of minor error and improved cross-referencing.	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			more detailed guidance will follow in future Development Plan Documents.		
Chapter 5 : Active Communities					
82	67	5.9	<p>Add table of housing numbers (see Appendix B) to replace 2nd sentence and add cross reference to housing trajectory:</p> <p>A number of sources of provision will contribute to meeting the total housing requirement <i>as set out below</i>. <del>Many of these are already identified through the strategic allocations, other existing allocations and planning permissions and the Strategic Housing Land Availability Assessment (SHLAA), which together already identify sites for about 9,800 of the 11,000 requirement.—A trajectory showing the expected contribution of each type of site is included in Appendix F.</del></p> <p>Table inserted (see Appendix B at end of this schedule)</p> <p>The Annual Monitoring Report will provide regular updates of housing land supply, enabling site information to be updated on an annual basis. The latest information will be used to inform the preparation of Local Plan</p>	Clearer presentation of information	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			Part 2 future Development Plan Documents which will review settlement boundaries <i>and</i> or allocate any smaller sites necessary to ensure that the housing requirement is met. In view of the length of the Plan period it is appropriate to make an allowance for the emergence of small/unidentified sites <del>in the second half of the Plan period</del> , based on previous and expected rates of development for this type of site.		
83	67	5.10	The housing requirements of the South Hampshire Urban Areas will be met <i>mainly in</i> full by the strategic allocations at West of Waterlooville and North Whiteley....	Clarification	Council
84	68	5.14	<ul style="list-style-type: none"> <li>• ....to maintain the supply of housing so that it meets a wide range of community needs <i>and to sustain the vibrancy of the local economy</i>;....</li> <li>• <del>to maintain a supply of housing to sustain the vibrancy of the local economy;</del></li> </ul>	To delete repetition	Council
85	68	Footnote 32	<sup>32</sup> <del>Strategic Housing Market Assessment 2011</del>	Duplicates footnote 31	Council
86	68	5.17	It is important that the market is able to react to changes in economic circumstances and patterns of demand. However it is also important to guard against any drift towards relative shortfalls or excesses of supply of particular <i>kinds</i> of dwelling <del>sizes</del> that reflect the	Clarification	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			short-term aspirations of developers rather than longer-term community interests		
87	69	5.18 – 5.21	Delete paragraphs 5.18-5.21 (move to after policy CP2)	Clarification	Council
88	70	5.22	It is a priority of this Plan to <del>maximise</del> that the provision of affordable housing is <del>maximised</del> . <i>The need to provide additional affordable housing is one of the greatest challenges facing the District. To meet existing (in 2011) and newly-arising need within 5 years would require 684 new affordable dwellings a year in the period 2011-2016 (consisting of 536 Social or Affordable Rented and 148 Intermediate), but this is unlikely to be achieved in the short term. Extending the time horizon would reduce the annual requirement, but it is desirable to tackle housing need as soon as realistically possible. Consequently all new housing development should make a contribution towards provision, irrespective of the site's its scale. It is unlikely to be possible to achieve the level of provision needed solely through quotas on market housing. Therefore, it is important that all reasonable steps are taken to improve the supply by promoting other</i>	Clarification and to avoid duplication and correction of minor errors	Council  J Hayter: 20148

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<sup>8</sup> Winchester Strategic Viability Study 2011 Adams Integra

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			<p><i>affordable housing to meet specific local community needs.</i></p> <p><i>Affordable housing includes Affordable and Social Rent, and Intermediate Housing. Of all the affordable housing needs the greatest is for social or Affordable Rented homes, and meeting these needs will be the priority. In order to ensure a balanced supply and create sustainable, mixed and inclusive communities, while prioritising rented homes, approximately 70% of all new affordable housing provided should be for rent. While Social Rented homes will remain the most affordable, the Council recognises the contribution that Affordable Rented homes can make, although in some circumstances rents of less than 80% of market value may be needed to meet priority needs. The precise nature of provision will, therefore, be determined having regard to priority local needs, affordability and development economics. Intermediate Housing, such as shared ownership and intermediate rent, also has a valuable role to play in meeting housing needs and will be encouraged.</i></p> <p>The Council has carried out a Strategic</p>		

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			Viability Study 8 that analyses the economic capacity of new development to provide affordable housing, taking into account market conditions and the requirements for other planning contributions, including S106 contributions, the Community Infrastructure Levy, and development economics. The Viability Study concludes that the 40% target percentage included in the policy should normally be achievable. On sites <i>of less than 5 units or less</i> the Study recommends <i>this the contribution</i> should be by way of a financial contribution in lieu of on-site provision.		
89	70	5.23	....For instance, at low points in the market cycle the target may be challenging in parts of the District with lower property prices, such as <i>some smaller</i> sites in the South Hampshire Urban Areas (outside of the strategic allocation sites), and on sites with particularly high existing use values. Such areas are not expected, <i>overall</i> , to contribute significant amounts of the housing needed in the District, but where specific viability challenges are identified, and evidenced by an applicant in relation to individual development proposals, this will be taken into account when considering that proposal and an open-book	Clarification	Council

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			process should be adopted by applicants.		
90	70	New	<p>Insert additional paragraphs after para 5.23 (based on deleted paragraphs 5.20 and 5.21):</p> <p><i>It is important that affordable homes are provided that meet a wide range of community requirements and that a range of types and sizes are provided. However, the priority will be the provision of affordable family homes, most particularly 3 bedroom houses.</i></p> <p><i>Affordable housing needs exist across the District, including the market towns and rural areas<sup>9</sup>, and within the National Park. New affordable housing will be actively encouraged in rural areas to meet local housing needs and help sustain rural communities and services. Community led initiatives will be supported where they are consistent with the policies contained in the Market Town and Rural Areas section of this Plan</i></p>	Clarification	Council
91	70	New	<p>Add new footnotes:</p> <p><sup>34</sup> Winchester Housing Rural Housing Development Action Plan 2008/9 – 12/13</p>	Updating and Correction of minor errors	Council

<sup>9</sup> Winchester Housing Rural Housing Development Action Plan 2008/9 – 12/13



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			<sup>35</sup> <del>Winchester Strategic Viability Report 2012</del> <del>Study 2011 Adams Integra</del>		
92	70	5.25	Further guidance on implementation <del>will be</del> is provided in the Affordable Housing Supplementary Planning Document, <del>and m.</del> Market conditions <i>and housing needs</i> will be monitored to in order to assess viability implications, <i>affordability and affordable housing requirements</i> .	Clarification	Council
93	70	CP3	.... Normally, 70% of the affordable homes should be for rent (with rent levels being determined having regard to local incomes <i>of those living in priority housing need</i> ), with the balance being Intermediate Affordable Housing.	Clarification and updating	Council
94	71	5.26	The process of consultation undertaken in order to develop this Plan revealed considerable support for the provision of affordable housing, specifically to meet local needs. <del>However, as noted above, the net housing provision of about 11,000 homes will not allow all identified affordable housing needs to be met solely in conjunction with market housing development.</del> In order to maximise affordable housing provision, <i>and to</i>	Updating to reflect conclusions of Strategic Housing Market Assessment 2011.	Council

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			<i>meet particular local needs as quickly as possible the Council and the National Park Authority will be prepared to permit further affordable housing development on land where planning permission would not normally be granted, on what will be referred to as 'exception sites'.<sup>10</sup> The local needs to which this policy approach relates will be those arising from the Parish or settlement to which a proposal relates.</i>		
95	71	5.28	However, the aim of this policy is to deliver <del>significant additional</del> affordable <del>homes</del> housing and it is only by achieving this policy objective that exceptions to normal policy can be justified. If the proportion of affordable housing falls below a certain point then the balance between the benefits of achieving affordable housing outweigh the detrimental impact on the countryside. Therefore, no less than 70% of the homes proposed should meet priority local affordable housing needs.	Clarification	Council
96	71	5.29	<del>Alternative forms</del> <i>The remaining element of housing should still take the form of affordable housing that to meet local needs, albeit those of a lesser priority. However, with justification</i>	Clarification and correction of minor errors	Council

<sup>10</sup> Strategic Housing Market Assessment 2001 & Rural Housing Development Action Plan 2008/9 – 2012/13

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			<del>this it which</del> could exceptionally include open market housing....		
97	71	5.30	It is envisaged that most sites coming forward in the <del>MTA</del> <i>Market Towns and Rural Area</i> spatial area will relate to smaller settlements, where such development can not only meet specific housing needs, but can also help sustain rural communities and their services. However, the policy also allows appropriate development in relation to larger settlements where the provision of affordable housing <i>for local people</i> is the prime objective (although in such cases development should <i>still</i> be small in scale). <i>In determining whether a site may be suitable as an 'exception site' regard will be had to the suitability and availability of other sites that have the potential to meet local housing needs.</i>	Clarification	Council
98	71	Footnote 36	<sup>36</sup> Strategic Housing Market Assessment 2004/11 & Rural Housing Development Action Plan 2008/9 – 2012/13	Correction of minor error	Council
99	72	5.31	....This will normally <del>be</del> by reference to the Councils' Housing Register, in so far as it relates to the settlement or group of settlements, <del>and local supply information.</del> ....	Clarification	Council
100	72	5.33	<del>In order to ensure affordable homes are suitable and available for those in housing</del>	Remove repetition (of	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<del>need, and are managed effectively, affordable housing should normally be designed to at least Homes and Community Agency minimum standards, and be provided by a Registered Provider that has local management arrangements acceptable to the Council and that agrees to Council policies with respect to household eligibility, lettings and sales of the properties.</del> <sup>-37</sup>	paragraph 5.24)	
101	72	5.34	....The Council is a partner in the Hampshire Alliance for <i>Rural</i> Affordable Housing (HARAH) and is able to offer support in researching local housing needs, generating and assessing options, community involvement and scheme delivery.	Correction	Council
102	72	CP4	In order to maximise affordable housing provision to meet identified affordable housing needs the Local Planning Authority <del>may</del> <i>will</i> exceptionally grant permission or allocate sites for the provision of affordable housing to meet <i>the specific</i> local needs of <i>particular settlements</i> , on land where housing development would not normally be permitted, and in addition to general housing provision in Policy CP1.....  ....the scheme is of a design and character	To clarify and simplify the policy	Council

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			<p>appropriate to its location and <del>should</del> avoids harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision;.....</p> <p>.....Subject to the needs of the local community the affordable homes should be for rent (with rent levels being determined by reference to local incomes <i>of those in priority housing need</i>). In exceptional circumstances a modest element of other tenures may be allowed <i>on the most suitable identified sites in order</i> to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs. <del>and:</del></p> <p><del>it can be demonstrated and is accepted by the local planning authority that the most suitable identified site cannot be brought forward due to site specific development economics (for instance abnormal costs or high existing use value);</del></p> <p>OR</p> <p><del>other tenures are needed in order to overcome a lack of public subsidy</del></p>		

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			<p><del>OR</del>  <del>other tenures are needed to meet local needs for mixed and inclusive communities.</del></p> <p>In these circumstances the applicant should demonstrate satisfactorily through sequential and economic appraisal testing that <i>that the proposal has community support and that alternative forms of housing are required due to the economics of provision.</i> and <del>that</del> The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.</p>		
103	74	5.38	<p>This work did not identify the number of pitches<sup>40</sup> or transit sites required to meet the needs of the local travelling community and previous work to establish pitch requirements is now out of date or incomplete. Therefore, the Council <i>and the South Downs National Park Authority will work</i> are working with other Hampshire authorities to identify accommodation needs and bring forward additional sites as necessary <i>through Local Plan Part 2 or the South Downs Local Plan. In the meantime, planning applications will be assessed against the</i> <del>Criteria are included in</del> Policy CP5 <del>which will be used to assess both</del></p>	Updating to reflect the current situation and clarify the delivery mechanism.	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<del>the suitability of sites to be allocated or to determine planning applications.</del> Accommodation needs will be quantified and sites allocated in Local Plan Part 2. a subsequent Development Plan Document.		
104	74	5.40	<del>The following policy has been assessed against the Government's Planning Policy for Traveller Sites published March 2012. It supports applications for new gypsy, traveller and travelling showpeople sites where they meet all the policy criteria.....</del>	Compliance with Guidance Planning for Travellers Sites March 2012.	Council
105	74	CP.5	<p>The Local Planning Authority will undertake needs assessments <i>(in Local Plan Part 2 or the South Downs Local Plan)</i> to quantify the accommodation requirements for gypsies, travellers and travelling showpeople within the District.</p> <p>Sites will be allocated and planning permission will be granted for sites to meet the <i>objectively assessed</i> identified accommodation needs of gypsies, travellers and travelling showpeople, providing they meet all of the following criteria:.....</p> <ul style="list-style-type: none"> <li><del>Be on previously developed land where possible;</del></li> </ul>	Clarification, to avoid repetition and for consistency with other policy wording; compliance with CLG Guidance Planning for Travellers Sites March 2012.	<p>Council</p> <p>R Tutton: 2176</p> <p>Messrs Walsh, etc: 30121</p> <p>Natural England: 91</p>

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			<p>....Sites should be clearly defined by physical features; <i>where possible, and</i> not unduly intrusive <del>and should respond to designations, including the South Downs National Park.</del> Additional landscaping may be necessary to maintain visual amenity and provide privacy for occupiers. This and any security measures should respect local landscape character;....</p> <ul style="list-style-type: none"> <li>• ....sites for travelling showpeople should include space for storing <i>and maintaining</i> equipment;....</li> </ul> <p>.....Proposals should be consistent with other policies such as on design, flood risk, contamination, protection of the natural and built environment or agricultural land quality and <del>with the statutory purposes of the South Downs National Park</del> <i>protect areas designated for their local or national importance, such as Gaps and the South Downs National Park.</i></p>		
106	78	CP.7	<p>.....There will be a presumption against the loss of any open space, sports or recreation facility (including built facilities), except where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• alternative facilities will be provided and are</li> </ul>	Clarification to allow for other community benefits to be taken into	Southern Water: 96  Hampshire County



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			<p>at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality; <i>or</i></p> <ul style="list-style-type: none"> <li><i>the benefit of the development to the community outweighs the harm caused by the loss of the facility.</i></li> </ul>	account.	Council: 3246
<b>Chapter 6: Prosperous Economy</b>					
107	83	6.14	Because of the reduced prospects for employment growth, and also due to the fact that modern business practices have increased worker floorspace densities, which means employment floorspace <del>in</del> is now used more productively, there is a reduction in the amount of new employment floorspace likely to be required across the District throughout the Plan period....	Correction of minor error	Council
108	83	6.16	.....A small amount of additional warehousing and distribution land was needed and it was expected that this could be provided <i>by</i> varying the allocations at West of Waterlooville or by reallocating industrial land.	Correction of minor error	Council
109	84	6.20	....The Council will also encourage proposals for comprehensive mixed use redevelopment of sites to come forward. In determining whether a site in employment use should be retained the following policy will be applied.	Correction of minor error	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
110	85	CP9	<p>In order to retain a mix of employment land and premises in the District, the Local Planning Authority will resist the loss of existing <i>or allocated</i> employment land and floorspace within Use Classes B1, B2 or B8.....</p> <ul style="list-style-type: none"> <li>....the redevelopment potential for other employment uses <i>or a mix of</i> uses, including the scope for intensifying or providing an effective use of the site or building, and the potential to improve and extend the range of modern employment floorspace;....</li> </ul>	Clarification	Council
111	86	New	<p>Insert new paragraph after Policy CP10:</p> <p><i>Whilst this Plan does not include detailed parking standards these are set out in the Council's Residential Parking Standards Supplementary Planning Document adopted in 2009. It may be necessary for these to be reviewed and updated during the life of this Plan, and further details will be set out as relevant in Local Plan Part 2.</i></p>	Compliance with NPPF	Council
<b>Chapter 7 : High Quality Environment</b>					
112	87	7.1	....An identified project is to ensure that this Local Plan specifically includes policies to address climate change, which has been	Updating to reflect title of guidance	Council

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			achieved through close joint working between officers and stakeholders, who have been involved in developing this Plan's policies and preparing a 'Sustainable Development Buildings Guidance Document for Planning Applications'. <sup>46</sup>	document.	
113	87	Footnote 46	<sup>46</sup> Sustainable Development Buildings Guidance Document for Planning Applications – 2011 WCC	Updating to reflect title of guidance document.	Council
114	88	CP.11	<p>Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Specifically, the Local Planning Authority will require expect:</p> <ul style="list-style-type: none"> <li>new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes (CSH) and Level 4 for the water aspect of the CSH from adoption of this Plan. It will allow for up to 30% of regulated emissions<sup>49</sup> to be provided off-site or through a financial contribution by means of 'Allowable Solutions';</li> <li>in addition to the above, from 2016 onwards all housing must meet any higher the</li> </ul>	To provide greater flexibility and for clarification.	Council  Grainger plc: 3204

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			national standard for Zero Carbon Homes; and.....		
115	89	CP.12	<ul style="list-style-type: none"> <li>.....impact on <i>areas designated for their local or national importance, such as Gaps and the South Downs National Park environmentally sensitive locations, including the South Downs National Park, conservation areas and heritage assets, including their setting;</i></li> </ul>	To provide protection for designated environmental areas and consistency with other policies	Council  Natural England: 91
116	90	7.11	The <del>draft</del> NPPF <sup>51</sup> places great importance on securing high standards of design in the built environment....	Updating to reflect NPPF publication.	Council
117	90	Footnote 51	<sup>51</sup> <del>Draft</del> National Planning Policy Framework - DCLG, July 2011+ March 2012.	Updating to reflect NPPF publication.	Council
118	91	7.15	<ul style="list-style-type: none"> <li>.....the public realm should be designed to ensure that well connected, safe and attractive environments are created for the community, giving priority to pedestrians and cyclists and not motor vehicles <i>where appropriate</i>;....</li> <li>new development should <i>complement but not seek to mimic existing development but and</i> should be of its time....</li> </ul>	For clarification and to recognise that pedestrians and cyclists will not always have priority.	Hampshire County Council: 3246  D Sansom 3223
119	91	Footnote 53	<ul style="list-style-type: none"> <li>This policy sets out the high level design</li> </ul>	Updating to	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			principles that all new built development will be expected to comply with. More detailed design standards and guidance will be developed through the <del>Development Management DPD</del> <i>Local Plan Part 2</i> , which may include the potential for producing locally derived internal space standards.	reflect title of document.	
120	92	CP.14	....The development potential of sites <del>is</del> <i>should be</i> maximised, and <i>this</i> will be balanced against the need to promote the highest design. How well the design responds to the general character of the area will be the final determinant of the acceptability of the scheme.	To correct minor errors.	Council
121	92	7.18	Green Infrastructure (GI) describes all of the natural and managed green spaces, features and water bodies that together make up a multi- functional network <i>or grid</i> across rural and urban areas. The <i>GI</i> network includes <i>five key elements</i> :- <del>green</del> -spaces, <i>links and features</i> such as parks and gardens (on private or public land), and green links between spaces such as hedgerows and rights of way, <i>green roofs/walls and 'blue corridors' such as rivers</i> and ponds.	Clarification	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
122	93	7.24	The City Council has produced a Green Infrastructure Study <i>in 2010 which, alongside the and PUSH has a Green Infrastructure Implementation Strategy (2010), makes recommendations for developing a which identify various proposals to improve GI network across the District and South Hampshire area, which will be are supported by the following policy.</i>	Updating and clarification .	Council
123	93	New	Insert new footnote (55):  <i><sup>55</sup> PUSH Green Infrastructure Strategy, PUSH 2010</i>	To improve cross-referencing	Council
124	94	7.25	<i>.....The aim is to deliver both sufficient quality and quantity of green infrastructure, supported by the standards set out in Policy CP7, in association with proposed development.</i>	Clarification	Council
125	94	CP.15	<ul style="list-style-type: none"> <li>....Maintain, protect and enhance the function or the integrity of the existing green infrastructure network identified at a District and sub regional level, including strategic blue and green corridors and spaces <i>as illustrated on Map 9</i>, particularly where the proposal allows for the enhancement of GI both on-site and in the immediate area.</li> <li><del>contribute towards</del> <i>provide a net gain of</i></li> </ul>	To clarify the policy requirements	Council  Hants & IOW Wildlife Trust: 30073

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			<p>well managed, multifunctional green infrastructure, <i>in accordance with the categories and standards specified in Policy CP7</i> and appropriate for the scale of development, through on-site provision which:.....</p> <ul style="list-style-type: none"> <li>integrates with the green network/grid identified at the District and sub-regional level (as illustrated on <i>Map 9</i>);</li> </ul>		
126	95	Map 9	Amend map to relate more closely to policy and illustrate Green Network. Make map clearer by removal of background OS map and rights of way, combining long distance paths and disused railways and adding large settlements and strategic allocations. Add new South Downs Way Improvement Area and National Park boundary.	Correction of boundaries.	Council
127	96	7.28	Sites that lie outside designated areas provide valuable corridors and networks for habitats and species <i>and can include irreplaceable habitats such as ancient woodlands.</i> <del>and are</del> These are key to the overall integrity of the District's biodiversity interest.....	Clarification and to reflect NPPF	Council
128	96	7.29	<del>.....The Council will seek to implement the findings of this study where relevant to</del>	Clarification	Council

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			<del>Winchester District, to ensure that any continue to support this project and will ensure that appropriate strategic avoidance and/or mitigation measures proposed are considered in-are secured as necessary through the planning process.</del>		
129	97	CP.16	.....Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to <del>undertake the</del> <i>take account of evidence and</i> relevant assessments or surveys.	Clarification to reflect HRA conclusions.	Council Natural England: 91
130	99	7.36	Hampshire County Council is the designated Lead Local Flood Authority for Hampshire under the Flood and Water Management Act and, along with District Councils, must contribute to the achievement of sustainable development when carrying out flood risk management functions. <i>Together these local authorities are developing a Local Flood Risk Management Strategy for Hampshire.</i>	Clarification to refer to emerging key strategy document under the recent Flood and Water Management Act	Council
131	99	7.38	All planning applications except those within Zone 1, <i>on sites less than 1 hectare</i> , and not in a critical drainage area <sup>11</sup> will require a flood risk assessment. ....These proposals will	Clarification and updating in compliance with NPPF	Council

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<sup>11</sup> which has been notified to the Local Planning Authority by the Environment Agency



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			need to demonstrate: that there are no suitable alternative sites; that the development provides wider sustainability benefits to the community that outweigh flood risk ; and that the development will be safe <i>for its lifetime, taking account of the vulnerability of its users</i> , without increasing flood risk elsewhere, where possible reducing flood risk overall.	and EA advice.	
132	99	Footnote 60	<i>As defined by the Environment Agency or in an area with drainage problems identified through a SFRA.</i>	Clarification	Council
133	99	7.39	Within each Flood Zone, new development should be directed to areas of lowest probability of flooding first and then to areas suited to the vulnerability of the proposed use <i>(the most vulnerable development must be located in areas of lowest flood risk unless there are overriding reasons to prefer a different location)....</i>	Clarification and updating in compliance with NPPF	Council
134	100	CP17	Amend second bullet: applying a Sequential approach <del>Test</del> to the location, and the Exception Test if required, <i>and applying the sequential approach at the site level<sup>12</sup></i> ;  Add footnote to clarify the process:	Clarification of process and Compliance with NPPF	Environment Agency: 86  Council

<sup>12</sup> As set out in the National Planning Policy Framework

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			<sup>xx</sup> <i>As set out in the National Planning Policy Framework.</i>		
135	101	7.44	The precise extent of this gap will be determined as part of the preparation of <i>an Area Action Plan (for land within Fareham Borough)</i> , and policy SH4 of this Plan establishes the extent of the open land ( <i>within Winchester District</i> ) to be retained to the north of the Fareham SDA.	Clarification of the roles of the relevant authorities.	Council
136	103	7.48	.....The chalk Rivers Itchen and Meon flow through the area adding to the variety and form of the landscape. <i>Within the District key chalk sites of the South Downs National Park were designated as a Nature Improvement Area in 2012. 'The South Downs Way Ahead', will restore 1,000 hectares of chalk grassland and encourage the return of butterflies and farmland birds.</i>	Updating to refer to the recently designated "South Downs Way Ahead", as a Natural Improvement Area by Defra.	Council
137	104	CP.20	The Local Planning Authority will support new development which recognises, protects and enhances the District's distinctive landscape and heritage assets <i>and their settings</i> . These may be designated or undesignated and include natural and man made assets associated with existing landscape and townscape character, conservation areas, scheduled ancient monuments, historic parks	To recognise the potential importance of assets' settings.	English Heritage: 90

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			and gardens, listed buildings, historic battlefields and archaeology....		
138	105	7.56	<p>The types of infrastructure needed will cover a wide range of local facilities and services, including 'soft' infrastructure, <i>and should include facilitation to ensure establishment of the following such as setting up facilities, including:....</i></p> <ul style="list-style-type: none"> <li>• ....Green infrastructure, including recreation provision <i>and measures necessary to protect European sites</i> .....</li> <li>• .....Social Infrastructure, including community facilities, creative industries, arts and culture.....</li> <li>• .....Communications infrastructure, including <i>mail delivery infrastructure and high speed internet connections</i>;....</li> <li>• .....<i>Measures necessary to avoid or mitigate harm to areas designated for their local or national importance.</i></li> </ul>	To correct minor errors and to include avoidance / mitigation measures.	<p>Council</p> <p>Royal Mail Group: 20221</p> <p>RSPB: 20220</p> <p>Natural England 91</p>
139	106	7.61	The City Council plans to introduce a Community Infrastructure Levy by April 2014 <del>late 2013</del> .	Updating to reflect current CIL programme.	Council
<b>Chapter 8 : Implementation and Monitoring</b>					
140	109	8.1	.....The spatial strategy and policies will be implemented through the investment of private	Clarification to emphasise	Council

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			and public resources, together with the City Council working in partnership with a range of organisations. <i>Much of the policy framework will be implemented through planning applications and the development management process.</i>	delivery mechanisms.	
141	109	8.2	<p>.....This will be achieved through the <i>Council's LDF Annual Monitoring Report (AMR)</i>, which will allow the City Council to measure how well the Plan is being implemented and whether the objectives identified are being achieved. This mechanism of ensuring that outcomes match and deliver objectives provides a systematic and robust means of identifying if certain matters are failing to deliver and to take alternative action if required., <i>including the need to initiate a review of the Plan. All policies and proposals in this Plan are positively and flexibly expressed to ensure that changes in circumstances can be addressed.</i></p> <p>Insert new paragraph after 8.2 :</p> <p><i>At some point the Plan will need to be reviewed, either to roll it forward beyond its current end-date, to deal with any serious shortfalls or unintended consequences</i></p>	Clarification to emphasise delivery mechanisms and review trigger mechanisms.	Council

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			<i>identified through monitoring, or if it becomes inconsistent with national policy. It is expected that a roll-forward of the Plan will be commenced roughly mid-way through the Plan period, unless previously triggered by monitoring or other substantial external changes. Smaller-scale allocations and adjustments to policy can be made through the production and review of other Development Plan Documents, in particular the Local Plan Part 2.</i>		
142	109	8.3	<p>A Monitoring Framework is set out at Appendix D and has been derived using a number of existing targets and indicators already monitored <del>by either through the Core Strategy, Local Authority Agreement/PUSH Multi Area Agreement, Annual Monitoring Report or the Sustainability Appraisal, which require input from both the City Council and its partners.</del></p> <p><i>Some A number of targets and indicators may apply to more than one policy and these are highlighted where relevant.</i></p> <p>Insert new paragraph after 8.3:</p> <p><i>A housing 'trajectory' is included at Appendix F and sets out the expected rate of housing</i></p>	Clarification regarding monitoring and maintaining an adequate housing land supply.	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>development from various sources over the Plan period. This will be monitored to ensure an adequate supply of housing District-wide. The Plan does not seek to phase housing provision or artificially hold back development, so if market demand is strong delivery may progress more quickly than expected in the trajectory. Alternatively, if key sites are being delayed, the Council will assess the reasons for this and investigate measures to overcome any constraints. However, it may be that other sources of supply will offset the delay and enable adequate housing provision to be maintained, or that there is expected to be an adequate District-wide land supply despite delays on a particular site. If not, it may also be necessary to bring forward additional sites for housing purposes in accordance with the development strategy established in this Plan, through the production of Local Plan Part 2 or subsequent reviews.</i>		
<b>Appendices</b>					
143	121	Appendix B Glossary	Update definition to read Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing	Updating to reflect finalisation of the NPPF.	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p>should:</p> <ul style="list-style-type: none"> <li>– Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.</li> <li>– Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.</li> </ul>		
144		Appendix B Glossary	<p>Amend definition to read :  Rented housing <del>with a minimum tenancy term of five years</del> let by <i>local authorities or private</i> registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are <del>genuinely</del> affordable to eligible households, but in any event not more than 80 per cent of the local market rent <i>(including service charges)</i>.</p>	Updating to reflect NPPF	Council
145	122	Appendix B Glossary	Move 'Blueprint' to after 'Blue Corridors' to maintain alphabetical order.	Correction of minor error.	J Hayter: 20148
146	122	Appendix B Glossary	Move 'Convenience Shopping' to after 'Community Strategy' to maintain alphabetical order.	Correction of minor error.	J Hayter: 20148

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
147	125	Appendix B Glossary	Amend reference Intermediate Affordable housing	Correction of minor error.	Council
148	125	Appendix B Glossary	<p>Add definition of local connection to read:  <i>A person shall be taken to have strong local connection to a parish if he or she satisfies any one or more of the following criteria:</i></p> <p>(i) <i>he or she is ordinarily resident in the Parish at the date of allocation</i></p> <p>(ii) <i>he or she was previously ordinarily resident in the Parish prior to the date of allocation and has family who ordinarily reside there</i></p> <p>(iii) <i>he or she has a demonstrable need to live in the Parish by reason of:</i></p> <p>a. <i>his/her current employment in the Parish</i></p> <p>b. <i>his/her taking up permanent employment in the Parish</i></p>	Updating to reflect finalisation of the NPPF.	Council
149	125	Appendix B Glossary	Move 'Localism Act' to after 'Local Transport Plan' to maintain alphabetical order.	Correction of minor error.	J Hayter: 20148
150	125	Appendix B Glossary	Delete 'National Equality Framework'.	Correction of minor error.	Council
151	125	Appendix B Glossary	Move 'Natural Greenspace' to after 'National Planning Policy Framework' to maintain alphabetical order.	Correction of minor error.	J Hayter: 20148



Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
152	125	Appendix B Glossary	National Planning Policy Framework (draft) The National Planning Policy Framework (NPPF) will sets out the Government's priorities for planning in England. It will replaced the <del>current</del> <i>previous</i> raft of planning policy guidance notes and statements (PPGs and PPSs).	Updating to reflect finalisation of the NPPF.	Council
153	126	Appendix B Glossary	Previously Developed Land. Also known as 'Brownfield Land' the definition for PDL is set out in the <i>National Planning Policy Framework:- Planning Policy Statement 3: 'Previously developed land is that Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. The definition includes defence buildings, but This excludes: – Land that is or has been occupied by agricultural or forestry buildings; – Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; – Land in built-up areas such as private residential gardens, parks, recreation grounds</i>	Updating to reflect finalisation of the NPPF.	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed. <i>and – Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).</i>		
154		Appendix B Glossary	Insert definition of Priority Housing Need : <i>Those identified as falling within the Reasonable Preference categories as set out in S167 Housing Act 1996; generally those in the highest Bands on the Council's housing register, including those seeking family accommodation.</i>	Clarification	Council
155		Appendix B Glossary	Insert definition of Registered Provider : <i>Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord</i>	Clarification	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA</i>		
156		Appendix B Glossary	Insert definition of social rent : <i>Rented housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</i>	Clarification	Council
157	129	Appendix B Glossary	Amend final sentence of definition to read: <del>It does not cover emissions</del> <i>The government have announced that unregulated emissions (such as those related to energy use from cooking or from plug-in appliances such as computers) will not fall under the definition of zero carbon.</i>	Updating	Council
158	133	Appendix C Evidence Base	Update to include any new evidence studies at time of adoption.	Updating to reflect new evidence studies.	Council
159	139	Appendix D	Policy DS1 Indicators	Updating	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
		Monitoring Framework	<p>Net additional dwellings in Winchester Town. <i>Monitored in relation to trajectory at Appendix F</i></p> <p>Net additional dwellings in SHUA. <i>Monitored in relation to trajectory at Appendix F</i></p> <p>Net additional dwellings in MTRA <i>Monitored in relation to trajectory at Appendix F</i></p> <p>...</p> <p>Average density of housing developments. % development on PDL.</p> <p>% of retail and leisure development within defined town centres <i>% of housing development on greenfield/brownfield land.</i> <i>% of housing development within settlements / countryside</i></p>		
160	139	Appendix D Monitoring Framework	<p>Policy WT1 Indicators</p> <p>Net additional dwellings in Winchester built-up area. <i>Monitored in relation to trajectory at Appendix F and Policies WT1 and WT2</i></p> <p>Net additional dwellings at Barton Farm <i>Monitored in relation to trajectory at Appendix F and Policy WT2</i></p>	Updating	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p>Additional retail floorspace <i>as identified in updated studies</i> –  New retail floorspace permitted  Shop vacancies in town centre  <i>Progress in relation to projections in retail study update</i>  New floorspace/change of use permitted in the town centre/out of centre development (%)</p> <p>Open space (<del>12ha</del> play space &amp; <del>26ha</del> sports provision) - Public open space secured through allocations &amp; developments <i>in relation to target</i></p>		
161	140	Appendix D Monitoring Framework	<p>Policy WT2 Indicators  Net additional dwellings. <i>Monitored in relation to trajectory following WT2 % above that are of affordable dwellings.</i></p> <p><i>Progress in relation to Infrastructure Delivery Plan (IDP)</i>  New local centre proposed in scheme and delivered</p>	Updating	Council
162	141	Appendix D Monitoring Framework	<p>Policy SH1 Indicators  Net additional dwellings at West of Waterlooville</p>	Updating	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p><i>Monitored in relation to trajectory following SH2</i></p> <p>Net additional dwellings at North of Whiteley</p> <p><i>Monitored in relation to trajectory following SH3</i></p>		
163	142	Appendix D Monitoring Framework	<p>Policy SH2 Objectives and Indicators</p> <p>Net additional dwellings <i>Monitored in relation to trajectory following SH2</i></p> <p>% of <i>above that are</i> affordable dwellings.</p> <p><del>Local centre with retail – Local centre with retail as part of planning application – WCC – Planning permission</del></p> <p>23ha of employment land (<i>or updated figure</i>)</p> <p>Community facilities &amp; infrastructure - Progress in relation to IDP and planning permissions</p> <p><i>Local centre with retail - Local centre with retail as part of planning application - WCC – Planning permission</i></p>	Updating	Council
164	142	Appendix D Monitoring Framework	<p>Policy SH3 Indicator</p> <p>Net additional dwellings. <i>Monitored in relation to trajectory following SH3</i></p> <p>% of affordable dwellings.</p>	Updating	Council

Modification Number	Page no	Section/policy/ paragraph	Amendments to Document	Reason	Source of change
			<i>Community facilities &amp; infrastructure - Progress in relation to IDP and planning permissions</i>		
165	143	Appendix D Monitoring Framework	Policy MTRA1 Indicator Net additional dwellings <i>Monitored in relation to trajectory in Appendix F.</i>	Updating	Council
166	143	Appendix D Monitoring Framework	Policy MTRA 2 Indicator Net additional dwellings delivered <i>Monitored in relation to trajectory in Appendix F.</i>  Net additional dwellings delivered <i>Monitored in relation to trajectory in Appendix F.</i>	Updating	Council
167	153	Appendix E Infrastructure Delivery Summary	Specialist Housing - Extra Care  Update reference to RSLs (Registered Social Landlords) to RPs (Registered Providers).	Updating	Council
168	154	Appendix E Infrastructure Delivery Summary	Specialist Housing –Gypsy and Traveller Sites  Update wording to reflect GTAA work started.	Updating	Council
169	154	Appendix E Infrastructure	Arts facilities, museums and library floorspace	Updating	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
		Delivery Summary	There are opportunities to develop some existing facilities which are currently not used to their capacity. <i>The Hampshire Library and Information Service will seek developer contributions for increasing capacity for any major new development around Winchester City, New Alresford and Bishops Waltham. Community facilities will also be provided through the delivery of the strategic allocations.</i>		
170	155	Appendix E Infrastructure Delivery Summary	Health Services-  Change reference to PCTs (Primary Care Trust) to NHS (National Health Service)	Updating	Council
171	156	Appendix E Infrastructure Delivery Summary	Public Transport - Access to public transport  Add reference to developer as part of delivery mechanism.	Updating	Council
172	159	Appendix E Infrastructure Delivery Summary	Education - Insufficient primary education  <del>Additional development will put increasing pressure on schools where there is already insufficient capacity, but could also help fill spaces in schools which have surplus spaces.</del> <i>Additional primary places are being planned within Winchester Town and within the three Strategic Allocations. Additional development of a smaller scale may also take place in other</i>	Updating	Council



Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<i>settlements which may require additional primary school provision</i>		
173	159	Appendix E Infrastructure Delivery Summary	Education - secondary school provision  Additional development will put increasing pressure on schools where there is already insufficient capacity, but could also help fill spaces in schools which have surplus spaces. <i>Some additional secondary school provision is needed to meet housing levels and is being provided through the Strategic Allocations at North Whiteley and North Winchester</i>	Updating	Council
174	160	Appendix E Infrastructure Delivery Summary	Transport LRN  Add reference to Hampshire County Council as delivery mechanism.	Updating	Council
175	161-168	Appendix E Infrastructure Delivery Summary	Winchester North (Policy WT2)  Transport/Delivery Bodies: <del>Stagecoach</del> Commercial Bus Company AFFORDABLE HOUSING: RSLPs  West of Waterlooville (Policy SH2) AFFORDABLE HOUSING: RSLPs  North Whiteley (Policy SH3) AFFORDABLE HOUSING: RSLPs	Updating	Council
176		Proposals Map	Delete proposals map schedule of changes	Updating	Council

Modification Number	Page no	Section/policy/paragraph	Amendments to Document	Reason	Source of change
			<p>and replace with updated/new maps to show where policy boundary amendments made</p> <p>Local Plan Inset Maps replaced:  Map 31N Winchester (North)  Map 31S Winchester (South)  Map 27 West of Waterlooville  Map 30 Wickham  Map 13 Knowle</p> <p>New Map:  Map 29N Whiteley (north)</p> <p>Amended Maps:  Proposals Map – to show location of inset maps.  Nature Conservation Designations Map – to clarify location of sites  Map Key: updated.</p>		
177		Insert new Appendix F	Housing trajectory - see Appendix C of this Schedule	Clarification	Council

## **APPENDIX A**

### 2.34 Add key delivery policies after each Spatial Planning Objective

The following objectives follow the Community Strategy outcomes and are not in priority order. *The key policies delivering each outcome are shown below:*

#### **Active Communities**

- maximise new and existing opportunities for walking, cycling, sport and recreation/play to promote healthy lifestyles for all members of the community

<i>DS1, WT1, WT2, WT3, SH1, SH2, SH3, SH4, MTRA1, MTRA2, MTRA3, MTRA4, CP5, CP7, CP15</i>
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- provision of 11,000 new homes across the District by 2031.

<i>DS1, WT1, WT2, SH1, SH2, SH3, MTRA1, MTRA2, CP1, CP2, CP3, CP4</i>
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- provision of a range of housing types and tenures to address the varied housing needs of the District's resident and working population and ensure inclusion for all.

<i>DS1, WT1, WT2, SH1, SH2, SH3, MTRA1, MTRA2, MTRA3, CP2, CP3, CP4</i>
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- retention of existing and provision of new services and support facilities in the right places at the right time, including health, education, cultural, leisure and shopping, etc, to ensure existing and new communities are attractive and safe places to live and work and to allow our ageing population to participate.

<i>DS1, WT1, WT2, SH1, SH2, SH3, MTRA1, MTRA2, MTRA3, CP6, CP7</i>
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- encourage sustainable transport alternatives that reduce the use of the private car and enable people to live close to where they work or participate in activities.

*DS1, WT1, SH1, SH3, MTRA1, CP10*

## **Prosperous Economy**

- promote the varied talents of the District, building on the creative and knowledge based industries that exist, whilst developing the agricultural, tourism and cultural assets of our historic towns and villages and valued landscapes.

*DS1, WT1, SH1, MTRA1, MTRA4, MTRA5, CP8, CP19, CP20*

- ensure that there are a range of sites and premises available for businesses and commercial enterprises to set up and expand to meet their full potential and adequate infrastructure is available, including the provision of communications technology.

*DS1, WT1, WT2, WT3, SH1, SH2, MTRA1, MTRA2, MTRA4, MTRA5, CP6, CP9, CP21*

- maximise the economic opportunities offered by the designation of the South Downs National Park, utilising its tourism, recreation and cultural opportunities whilst supporting its purposes.

*MTRA2, MTRA3, MTRA4, MTRA5, CP8, CP19*

- encourage the development and adoption of energy efficiency and renewable energy technologies and enable their take-up by new and existing businesses, through the creation and promotion of a low carbon economy.

*DS1, WT3, CP8, CP11, CP12, CP13*

## **High Quality Environment**

- maintain, protect and enhance Winchester District's valuable environments and wildlife assets, whether these are urban or rural areas or involve the built or natural environments. To ensure that change restores, maintains or enhances the

biodiversity, landscape character and historic environment of the District as a special place, whilst respecting its setting within the South Downs National Park.

*DS1, WT1, WT3, SH1, SH3, MTRA1, CP13, CP14, CP15, CP16, CP20*

- ensure that the status of the water environment (both ground and surface water systems) in the District is maintained and improved through the development strategy promoted.

*DS1, WT2, SH3, CP17*

- provide, protect and enhance green infrastructure to include open spaces, green links and wildlife corridors.

*DS1, WT1, WT2, WT3, SH1, SH3, SH4, MTRA1, CP7, CP15, CP16, CP18*

- mitigate against the impacts of, and adapt to the effects of, climate change through promoting lifestyles and businesses which are sustainable for the environment and maximising the use of technologies that are available to reduce waste and carbon emissions.

*DS1, CP11, CP12, CP13, CP14*

- maximise the use of sustainable construction methods and drainage systems and encourage the use of locally sourced materials, to protect the integrity of the natural systems and resources that exist in the District.

*DS1, WT3, CP11, CP17, Hants Minerals and Waste Core Strategy (2007)*

- ensure high quality design takes account of character, local distinctiveness and sustainable design principles.

*DS1, WT1, WT2, SH1, SH2, SH3, MTRA1, MTRA2, MTRA3, MTRA4,*

- maximise the use of the District's land resource through the promotion of higher densities and creative design where these are appropriate and make a positive contribution to the public realm.

*DS1, CP13, CP14*

## **APPENDIX B**

<b>Source</b>	<b>Housing Provision</b>
Strategic allocations	7,346
Sites with planning permission and SHLAA sites	2,276
Local Plan Part 2/ windfall	1,378
<b>TOTAL</b>	<b>11,000</b>

## **APPENDIX C**



## APPENDIX C

### Winchester District Housing Trajectory

The following table and graph set out the expected delivery of the District wide requirement of 11,000 dwellings from a range of sources of housing supply. They estimate annual completions and compare these to the average annual requirement. This will be one of the factors that will be monitored to assess the effectiveness of the Plan's policies.

<b>Local Plan Part 1 Housing Trajectory</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	<b>TOTAL</b>
<b>Commitments and SHLAA sites (within settlement boundaries)</b>	231	224	311	218	258	208	245	138	142	58	43	43	42	42	42	7	6	6	6	6	2276
<b>Strategic Allocations</b>	30	75	210	300	449	535	640	789	598	750	700	650	450	370	300	250	100	100	50	0	7346
<b>Local Plan Part 2/Windfall</b>	0	0	0	0	0	50	60	70	98	100	100	100	100	100	100	100	100	100	100	100	1378
<b>Total Projected Completions</b>	261	299	521	518	707	793	945	997	838	908	843	793	592	512	442	357	206	206	156	106	11000
<b>Cumulative Completions</b>	261	560	1081	1599	2306	3099	4044	5041	5879	6787	7630	8423	9015	9527	9969	10326	10532	10738	10894	11000	11000
<b>PLAN</b>	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	11000
<b>MONITOR</b> - dwellings above or below cumulative allocation	-289	-540	-569	-601	-444	-201	194	641	929	1287	1580	1823	1865	1827	1719	1526	1182	838	444	0	0
<b>MANAGE</b> - Annual requirement using past/projected completions	550	565	580	583	588	580	564	535	497	466	421	374	322	284	246	206	169	156	131	106	0

Winchester District Housing Trajectory



