

OUR NEXT LOCAL PLAN

WINCHESTER DISTRICT
2026 - 2044

Winchester City Council Scoping Consultation
September 2026

1 INTRODUCTION

Why are we updating the Local Plan?

1.1 The Government has fundamentally changed the process for preparing Local Plans. Although we submitted the Local Plan 2040 under the Government’s transitional arrangements and have since adopted it, the new system now requires us to prepare a further Local Plan. This is because, alongside the revised process, the Government has introduced a new method for calculating housing need and is requiring all councils to plan for higher levels of housing. The new system also introduces a requirement for Spatial Development Strategies.

What about the adopted Local Plan?

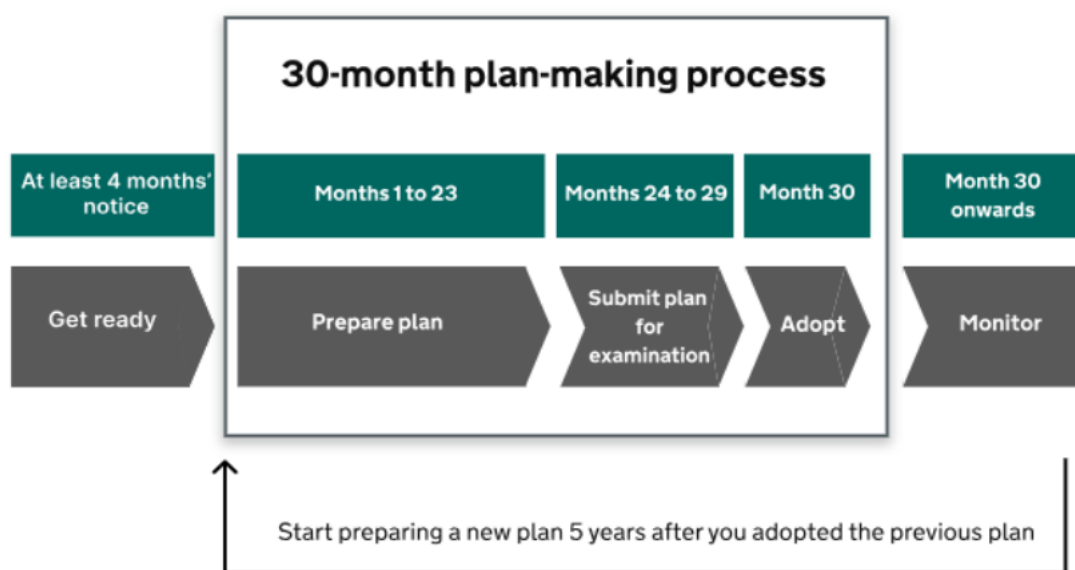
1.2 The Plan we adopted in March 2026 remains in place and will be used to guide development alongside national planning policy when we assess and determine planning applications together with any relevant policies in neighbourhood development plans.

What time period will the Local Plan cover?

1.3 The current adopted Local Plan covers the period 2020 – 2040. The next Local Plan that we have now started work on will cover the period 2026 – 2044.

What has changed in terms of how we need to prepare a Local Plan?

1.4 The Government has fundamentally changed the process for preparing local plans. They want to speed up the process and make Local Plans more succinct. The new system came into effect on 25th March 2026 following new regulations setting out how a Local Plan should be prepared.



1.5 You will see that the process for preparing a Local Plan is now significantly shorter, and therefore, the City Council is required by Government to comply with two statutory deadlines this year:

1. we published a [Notice of Intention to Commence Plan Making](#) for the Local Plan 2044 on **30 June 2026; and**
2. we are required by Government to publish a Gateway 1 self-assessment by **31 October 2026.**

1.6 Further information on the new system, including what is required at each stage of the process, is available at [Local Plan - GOV.UK](#)

How does Local Government Re-organisation affect the development and adoption of the Local Plan 2044?

1.7 The Government has recently [withdrawn its previous decision on reorganising local government in Hampshire](#). The Government has made it clear that Local Plans should not be delayed due to plans for Local Government Reorganisation. Therefore we are proceeding with this Scoping Report Consultation now to inform our next Local Plan. We will consider and reflect any future decisions by Government as the plan progresses.

What impact will the Spatial Development Strategy have on the Local Plan 2044?

1.8 Spatial Development Strategies (SDS) will form part of the planning reforms. An SDS will cover much larger areas than individual planning authorities. These high-level plans look ahead at least 25 years, set the strategic framework for local plans, and identify broad areas for growth and infrastructure including new settlements, major urban extensions, major cross boundary development and other key locations with the potential for significant new homes, jobs and other development. They do not allocate specific sites, and local plans must align with them once adopted.

1.9 Winchester District will be covered by the Hampshire and Solent SDS, although there is currently no confirmed timetable for its preparation. Further details will be published here: [Housing and Strategic Planning - HSCCA Website](#)

2 SCOPING CONSULTATION

What is the purpose of the Scoping Consultation?

2.1 The scoping consultation is the first step in preparing the Council's Local Plan 2044. Although the current Local Plan (2040) was adopted in March 2026, the Government now requires councils to meet higher housing targets. The new requirement is 1,127 homes per year. The Local Plan 2044 should be completed within 30 months and follow the new legislation and national planning guidance.

2.2 Legislation introduced in March 2026 requires councils to carry out an early "scoping consultation". This gives people a chance to shape the plan before it is written. At this stage, the Council is **not** proposing specific development sites, a vision, or detailed policies. Instead, it is asking for views on the main issues the plan should address, such as housing, the environment, infrastructure, and climate change that have been informed by the Government's National Planning Policy Framework (NPPF) published in August 2026.

2.3 The purpose is to make sure the plan focuses on the right priorities and reflects what matters most to the community. The Council is asking how you would like to be involved in future stages of the development of the Local Plan 2044.

2.4 The Council has started gathering evidence, including studies on water, housing needs, jobs and retail, and environmental impacts. These will help inform the content of the Local Plan 2044. **No decisions on the location of future housing or employment development have been made at this stage. These will be considered at a later stage in the plan preparation process.**

Is the City Council considering the allocation of sites as part of the Scoping consultation?

2.5 No that is not included in the scoping consultation and is considered at a later date.

2.6 The call for sites was held in 2025 that forms the basis of the Strategic Housing and Employment Land Availability Assessment (SHELAA).

2.7 Please do not submit details of sites to the council as part of your response to this consultation as they cannot be accepted in this way.

What does the scoping consultation include?

2.8 This consultation has been divided up into two parts.

2.9 Firstly, we are seeking your views on how we engage with residents, businesses and stakeholders to help shape our approach to consultation and engagement during the next stages of preparing the Local Plan. The Government requires a strong focus on digital engagement, but it is important that as many people as possible are engaged.

2.10 Secondly, we are asking questions about the key issues affecting the plan area, which includes Winchester District outside the South Downs National Park, looking ahead to 2044.

What is the structure of the Scoping Consultation and how has it been informed by the NPPF?

2.11 Each section of the Scoping Consultation sets out what we already know about each topic in the National Planning Policy Framework (NPPF), how the Local Plan 2044 will be informed by the requirements of the National Planning Policy Framework (NPPF) and what this may mean for future local policy. The questions have been grouped under the headings in the NPPF.

2.12 Both elements of the Scoping Consultation are required to comply with Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2026. The consultation covers a wide range of topics and aims to identify the matters of greatest importance within the Plan Area.

Some of the questions in this consultation may be highly technical in nature, as this Scoping Consultation is primarily aimed at statutory stakeholders and general consultees, but is open to anyone.

As this is a scoping consultation, we will not be providing responses to comments. Once the consultation has closed, we will collate and group feedback under the headings set out in this document. The results will be presented in tables, charts, and key messages, and will inform the Gateway 1 self-assessment when a summary of the scoping consultation is published on the Local Plan website. For further details about this stage of the process please refer to the section 'Next Steps'.

2.13 When submitting your response please bear in mind the following:

	
Respond to the questions which are of interest to you and/or your organisation	Do not submit sites for consideration – these will be returned to you
Use the online consultation platform (if possible)	Do not send in lengthy emails on other topics not covered by the questions – this is a focussed consultation
Submit responses by the deadline – 23:59 on 9 th October 2026	

2.14 Your views are important and will help shape the future of the area. You can choose to answer as many questions as you like.

2.15 The consultation period will run from **Friday 18 September until 23:59 on Friday 9 October 2026**, details of how to respond are set out below and on the Local Plan web page [insert link](#)

2.16 You can access our online form and provide your feedback [here](#).

3 CONSULTATION AND ENGAGEMENT STRATEGY FOR THE LOCAL PLAN 2044

What is the Local Plan 2044 going to cover?

3.1 The Local Plan 2044 will set out a vision for the area and explain how development should happen, including where development is likely to go and the key planning policies needed.

3.2 The NPPF requires Local Plans not to include policies which merely repeat, restate or duplicate national planning policy. This means the Local Plan 2044 will be much shorter and focused on issues that matter locally.

3.3 The Local Plan 2044 will follow procedures for producing a Local Plan that were introduced in 2026, which set out the stages the Council must go through before the Local Plan can be adopted. Development can still take place without a Local Plan, but having one gives the Council more control over where, when and how development happens.

3.4 A new Local Plan website has been [launched](#) and will be updated regularly. It already includes the Notice of Intention to start plan-making (published on 30 June 2026) and a timetable showing the key stages.

How would you like to engage in the Local Plan Making process?

What we need to do

3.5 The National Planning Policy on the general principles for plan making requires Local Planning Authorities to:

3.6 *“Engage positively with communities and other key stakeholders, at appropriate points during their preparation and using a range of methods, so that relevant issues are identified and addressed as early as possible during the plan-making process”*

3.7 [National Guidance](#) requires a local authority to have a well-defined community engagement strategy outlining the purpose, target audience and objectives. The guidance acknowledges that each consultation stage will be different and a mix of methods should be utilised. The guidance also specifies who a Local Planning Authority should consult with at key stages.

What we are doing

3.8 We're asking how you wish to engage with and be consulted on the preparation and the development of Local Plan 2044.

3.9 Responses to the following questions will feed into the preparation of an Engagement Strategy which is a requirement of the plan making system and replaces the local plan elements of the Council's Statement of Community Involvement. Once this Engagement Strategy has been produced, it will be published on the Local Plan website.

Question 1

How would you prefer the Council to engage with you when developing the Local Plan 2044? Tick all that apply:

- ☐ Updates via email, social media or website
- ☐ Attending drop-in sessions to discuss specific issues
- ☐ Through more interactive web-based consultation material
- ☐ Online events or presentations
- ☐ View online presentations
- ☐ Be able to view local plan documents in my local library
- ☐ Having webinars available online to review at my convenience
- ☐ Via my local councillor/ward member

Question 2

At which points during the preparation of the Local Plan 2044 would you like to receive updates? (Tick all that apply)

- ☐ All of the different stages (or select individual stages below)
- ☐ Consultation on the proposed local plan evidence and content
- ☐ Publication of the Gateway 2 observations
- ☐ Publication of the Gateway 3 observations
- ☐ Consultation on the proposed local plan
- ☐ Submission of the local plan for independent examination
- ☐ Publication of the date and place of the examination hearings and name of the examiner
- ☐ If there is a decision of the examiner to pause the examination
- ☐ Publication of documentation setting out what work the planning authority has undertaken in the pause period and any modifications proposed to the local plan.
- ☐ Publication of the examiners report
- ☐ Adoption of the local plan

4 STRUCTURE OF CONSULTATION

4.1 The following sections of this scoping consultation have been structured based on the topics in the NPPF as follows:

Plan making Policies;

Sustainable Development;

- Achieving Sustainable Development;
- Meeting the Challenge of Climate Change;

Delivering Homes and Supporting Growth;

- Delivering a Sufficient Supply of Homes;
- Building a Strong, Effective Economy;
- Ensuring the Viability of Town Centres;
- Supporting High Quality Communications;
- Securing Clean Energy and Water;
- Facilitating the Sustainable Use of Minerals;

Creating High Quality, Sustainable Places;

- Making Effective Use of Land;
- Protecting Green Belt land;
- Achieving Well-Designed Places;
- Promoting Sustainable Transport;
- Promoting Healthy Communities;
- Pollution, Public Protection and Security;

Conserving and Enhancing the Environment;

- Managing Flood Risk and Coastal Change;
- Conserving and Enhancing the Natural Environment; and
- Conserving and Enhancing the Historic Environment.

Baseline Information

4.2 The Council adopted its [Local Plan 2040](#) earlier this year. This Local Plan [and the associated evidence base](#) contains an up-to-date assessment of the social, economic and environmental factors affecting the Winchester plan area, as well as information on future development proposals as set out in the [Policies Map](#). In addition the Council's [Authority Monitoring Reports](#) set out the most recent information on development matters in Winchester. These documents

have informed the identification of “Key Facts/Baseline Information” which are included throughout the scoping document. Our analysis of these matters is incorporated in the “What We Need to Do” and “What We Are Doing” sections under each subject heading.

5 PLAN MAKING POLICIES

Key Facts / Baseline Information

- 5.1** The Winchester District Local Plan 2040 was adopted on 24 March 2026.
- 5.2** Revised [Local Plan Regulations](#) came into force on 25 March 2026, setting out procedures to be followed for the preparation of a Local Plan in 30 months.
- 5.3** The adopted Local Plan contains a Vision for the area as follows –

Local Plan Vision – Winchester District

Winchester District has unique natural, cultural and historic assets which means it is an attractive place to live work and visit. The need to adapt to, improve resilience to and mitigate climate change is being responded to. The challenges of changes to the environment, economy and lifestyles will be met in a positive manner. The natural beauty, biodiversity and cultural heritage will be enhanced. Key assets such as chalk streams and the setting of the National Park will be protected.

New development will address the needs of the area and enhance the sustainability of communities, natural environment and the economy and respond to the wider relationship with neighbouring areas. The climate and nature emergencies will lead to energy efficiency standards ensuring that residential development is built to net zero carbon. The concept of 20 minute neighbourhoods and active travel is ensuring that development is connected to public transport rights of way and cycleways.

Development in the area will be delivered in a way which achieves the following outcomes

- The County Town of Winchester will continue to be the cultural and economic centre of the district with a significant range of services, facilities and employment, and as such will be a centre for growth. The high-quality environment will attract a range of new uses as the role of the town evolves. The visitor and tourism economy, and creative and education sectors will be increasingly important. Regeneration will make the best use of previously developed land, which will be delivered while protecting and enhancing the character and the wealth of heritage assets.*
- Areas in the south including Whiteley and West of Waterlooville, including Newlands, will continue to grow forming part of the wider south Hampshire economy. Significant housing and employment development will be delivered while protecting and enhancing natural assets. Physical and social infrastructure will be provided to reinforce and maintain a strong sense of community and identity.*
- The market towns and rural villages will remain attractive settlements, accommodating changes to support evolving communities and the economy, with modest growth to meet their needs underpinning the resilience of local services and facilities whilst retaining their individual identity, historic assets and rural character.*

- 5.4** The adopted [Plan](#) contains 14 objectives around the themes of Tackling the climate and nature emergencies and creating a greener district; Living Well; Homes for All; and Vibrant Local Economy.

What we need to do

5.5 The NPPF includes a number of plan-making policies setting out both the intended content and processes required for the preparation and adoption of local plans. The NPPF requires Local Planning Authorities to only address matters that are necessary and relevant to the plan being prepared. A Local Plan must not repeat or duplicate National decision-making policies in the NPPF and only include policies on site or location-specific requirements where these are necessary and where there is a clear and justified reason for inclusion.

5.6 Of specific reference is [Policy PM2](#), this requires local plans to:

- Set out a positive vision for the plan area, supported by no more than ten measurable outcomes;
- Set out a spatial strategy, with policies for the minimum amount of development to be provided, including site allocations and broad locations for growth for a period no less than 10 years from the point of adoption;
- Identify development contributions expected towards meeting affordable housing requirements and on-and off-site infrastructure necessary to support delivery of the plan;
- Include other policies where these support the delivery of specific local issues or allocated sites (to set clear expectations in terms of layout, infrastructure and design);
- To be prepared and adopted within 30 months.

What we are doing

- Commissioning various elements of the evidence base, to update existing evidence and roll forward to 2044 in accordance with NPPF Policy [PM8](#).
- Identifying any evidence gaps and commissioning specialist reports as required.
- Updating the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA), with a call for sites undertaken in 2025 and site assessments in progress. (NPPF Policy PM9).
- Undertaking regular conversations with neighbouring plan-making authorities and key statutory consultees, as part of maintaining co-operation and to contribute statements of common ground in the future. (NPPF Policy PM10 and 11).
- Updating the [Infrastructure Delivery Plan](#), to ensure policies include reference to the infrastructure required – NPPF Policy PM12.
- Exploring the need for quantitative standards (NPPF Policy PM13) in particular parking standards.

Developing a new spatial development strategy

5.7 When developing the spatial development strategy for the adopted Local Plan 2040, four approaches to distributing growth were considered. These were:

Approach 1: Existing local plan settlement hierarchy

Approach 2: Focus on Winchester town

Approach 3: Strategic allocation or new settlement

Approach 4: Disperse development in proportion to settlement size

5.8 Each approach was assessed through the Sustainability Appraisal which concluded that:

5.9 *“Approach 1 received the most support and performs well in terms of its potential to support existing settlements, use brownfield sites and reduce the need to travel. It is likely to need adjustment to add elements of Approaches 2 and 4, which were also fairly well-supported”*

5.10 A hybrid approach based upon approach 1 but with elements of 2 and 4, was developed. This forms the spatial strategy for the adopted Local Plan which:

- Focuses development in Winchester town;
- Supports growth in the South Hampshire Urban Area; and
- Also supports a less amount of growth in the market towns and rural areas.

5.11 A key part of the Local Plan 2044 will be formulating a new spatial development strategy. The Council is currently updating its settlement hierarchy to help inform the spatial development strategy for the Local Plan 2044.

5.12 The spatial development strategy in the adopted Local Plan is the starting point for this piece of work and the consultation question/s on this topic area will help to establish the range of spatial options the Council will need to consider.

5.13 The Council has not yet decided on the spatial strategy for the Local Plan 2044. This consultation will help identify whether circumstances have changed since the current strategy was developed.

Question 3

Whilst the exact amount of housing and employment required has yet to be determined, we are inviting views at this stage on potential additional spatial development options. This is to ensure we have considered all possible approaches to meeting national policy requirements, including any alternatives and the reasons for suggesting them. Are there any additional options that we should be considering?

- No
- Yes – please explain your reasoning

Question 4

As we prepare the Local Plan 2044, we are reviewing the Vision and Objectives for the District.

Should the vision from the adopted Local Plan 2040 be carried forward?

- Yes
- No
- Don't know

Which of the following issues should be priorities for the Vision? *Please tick all that apply:*

- Housing needs
- Economic growth and jobs
- Climate change and sustainability
- Infrastructure (e.g. transport, utilities)
- Community wellbeing and health
- Protecting the environment and green spaces
- Transport
- Well designed places

6 SUSTAINABLE DEVELOPMENT

6.1 This section sets out the policies in the National Planning Policy Framework relating to achieving sustainable development through planning positively for growth and change and preparing an appropriate spatial strategy.

7 ACHIEVING SUSTAINABLE DEVELOPMENT

Key Facts / Baseline Information

7.1 One of the biggest challenges for the Local Plan 2044 will be how we can balance the increased housing and employment growth with environmental improvements, infrastructure delivery, and community wellbeing whilst at the same time achieving sustainable development.

7.2 The Winchester plan area is predominantly rural, comprising of Winchester Town as the largest settlement where the majority of services and facilities are located, along with a number of market towns and rural villages. Settlement boundaries are not applied to all settlements in the plan area. They are a policy tool mainly used for Winchester Town, the market towns, and larger villages, where growth is planned or managed.

- Smaller villages and hamlets often do not have settlement boundaries, and development in these places is generally treated as countryside development.
- Some settlements do not have boundaries, and that only those of sufficient size, service function, or growth role typically justify one.

7.3 The NPPF encourages development which is within walking distance of “well-connected” train stations. Under the NPPF, a railway station is defined as well-connected if it meets both of the following criteria:

1. Located within a Top 80 Travel to Work Area (TTWA)
 - TTWAs are official labour market areas defined by the Office for National Statistics based on commuting patterns.
 - The NPPF ranks TTWAs by Gross Value Added (GVA) and limits the policy to the top 80 most productive TTWAs in England.
2. High service frequency
 - Served during the daytime by:
 - At least 4 trains per hour overall, or
 - At least 2 trains per hour in one direction
 - This includes stations with a reasonable prospect of being served due to planned upgrades (or through agreement with a rail operator) throughout the daytime by at least four trains per hour overall, or at least two trains per hour in any one direction.

7.4 All of the Winchester plan area falls within a top 80 Travel To Work Area by GVA, meaning railway stations in Winchester that meet the service frequency thresholds could potentially qualify as “well-connected” under the NPPF definition.

7.5 At present, only Winchester Train station is served by enough trains to meet the NPPF definition of well-connected.

What we need to do

7.6 The NPPF expects us to plan positively for future growth by:

- Seeking to meet the development needs of our area as a minimum and any needs that cannot be met within neighbouring areas
- Allocating land for development and creating improvements to the environment that promotes sustainable patterns of growth that addresses climate change and adaptation
- Developing a positive spatial strategy which identifies where existing and proposed development will take place and areas that should be protected or enhanced
- Planning for development within reasonable walking distance to a railway station, or is physically well-related to a railway station or settlement which the station is located
- Identifying land that is protected or proposed to be enhanced for a specific purpose (such as habitat improvement)
- Identifying in a spatial strategy local and strategic infrastructure

What we are doing

- We have an established settlement hierarchy that is based on information about the level of services and facilities in a settlement which is currently in the process of being updated and the intention is that this will be supplemented by the Government's connectivity tool.
- We will continue to ensure that sustainable development is at the heart of the Local Plan-making process.
- We will be investigating the potential for development in and around railway stations and what improvements need to take place to railway stations in order to improve accessibility.
- We will be producing a new spatial development strategy that identifies sites to meet the government's increased housing and employment requirements, assessing if we can assist with meeting any unmet need from neighbouring authorities and where land should be protected and enhanced.

Question 5

We intend to continue the Local Plan 2040 approach of defining settlement boundaries for larger settlements. For smaller settlements without defined boundaries we intend that Local Plan 2044 will set out criteria (such as how built up an area is) to assess whether sites fall in or outside the settlement. Do you agree or disagree with this approach?

- Agree
- Disagree
- Don't know

8 MEETING THE CHALLENGE OF CLIMATE CHANGE

Key Facts / Baseline Information

8.1 The City Council declared a climate emergency for Winchester District with work progressing to be carbon neutral by 2030. In 2025, Winchester City Council were assessed to be a top scoring district council in the UK in the [Climate Emergency UK Action Scorecards](#).

8.2 The Council's [Green Economic Development Strategy](#) and [Carbon Neutrality Action Plan](#) set out the Council's aims to deliver economic growth in a sustainable way.

8.3 Climate change has been embedded in the adopted Local Plan 2040, which promotes low-carbon development and renewable energy, encourages sustainable transport over car use and supports a shift towards a green economy.

8.4 The South-East of England is located in a water scarcity area. The adopted Local Plan includes Policy CN4 that requires new development to achieve a maximum of 100 litres/person/day from mains/private water supply which has been based on Southern Water's [T100 standard](#).

What we need to do

8.5 The NPPF expects local plans to support the transition to net zero by 2050 and make places more resilient to climate change.

- Promote a sustainable pattern of growth and mitigate climate change, extreme weather and take account of overheating, water supply, biodiversity and landscapes.
- Contribute to radical reductions in greenhouse gas emissions.
- Avoid increased vulnerability and improve resilience to the effects of climate change and identify ways to adapt to the current and potential impacts of climate change.
- Address any specific risks from climate change and necessary adaptation over the anticipated lifetime of the development.
- Set local water efficiency standards for new development.
- Identify opportunities for green infrastructure provision and nature-based solutions including Local Nature Recovery Strategies.
- Support and improve walking, wheeling, cycle and public transport and infrastructure is provided to support the transition to net zero emission vehicles.

What we are doing

- In the adopted Local Plan 2040, we have a dedicated topic on ‘Carbon Neutrality and designing for local carbon infrastructure’. It is the ‘golden thread’ that runs through the whole of the adopted Local Plan 2040.
- We regularly monitor our Carbon Neutrality Action Plan and actions that are being taken to assist with meeting the target of being carbon neutral by 2030.
- We recognise that we cannot act alone as we need to work with utility providers, businesses, and community groups and encourage wider behavioural change across the district. We also need government to support policies which ask for the highest environmental standards.

Question 6

Do you think tackling climate change should continue to be a key focus throughout the Local Plan 2044?

- Yes – we should continue with the same approach
- No – we should take a different approach
- Yes – but we should take a more flexible approach
- Don’t know

Question 7

Do you agree that new homes should be designed to achieve a maximum water capacity use of 100 litres per person per day which is currently in the adopted Local Plan 2040 (Policy CN4) and should be rolled forward to the Local Plan 2044?

- Yes – continue with the same standard in the Local Plan 2044
- No – use a different standard in the Local Plan 2044
- No – the plan should refer to the relevant building regulations
- No – take a more flexible approach in the Local Plan 2044
- Don’t know

9 DELIVERING HOMES AND SUPPORTING GROWTH

9.1 This section sets out the policies in the National Planning Policy Framework relating to delivering housing and economic growth, including supporting town centres and securing energy and water supplies.

10 DELIVERING A SUFFICIENT SUPPLY OF HOMES

Key Facts / Baseline Information

10.1 Winchester's population is spread across the city, South Hampshire Urban Areas, market towns and rural settlements, with Winchester city holding the largest share. The area faces acute housing affordability pressures: the average house price is £632,927 ([IIA Scoping Report](#)), the price-to-earnings ratio is 10.65, and private rents average £1,501 per month. Housing stock is dominated by larger homes (33% three-bed, 34% four + bed), and demand for affordable housing remains high. The population is projected to age significantly, increasing the need for specialist and accessible homes and expanded health and social care provision. Winchester is also home to two universities with students making up [7.2% of the population in 2021](#).

10.2 The adopted Local Plan facilitates the provision of wheelchair accessible and wheelchair adaptable homes through Policy H4 which requires 5% of all new build market homes to meet wheelchair adaptable standards under Part M4(3)(2)(a) of the Building Regulations and 10% of all new build affordable homes need to meet wheelchair accessible standards under Part M4(3)(2)(b) of the Building Regulations. All other new build homes are required to be accessible and adaptable under Part M4 (2) of the Building Regulations. Policies PM13 and HO5 of NPPF enable a proportion of new homes on major development sites to meet accessible and adaptable standards under Part M4(2) and wheelchair accessible standards under Part M4(3)(2)(b). No less than 40% of homes on major development schemes should be constructed to Part M4(2) standards.

10.3 In terms of older persons accommodation, Policy H4 supports the provision of specialist and supported housing (including older persons accommodation) and for schemes of 50+ dwellings a proportion of the homes should be designed and marketed to meet the needs of older persons. NPPF Policy HO9 requires specialist housing for older or disabled people to be delivered to M4(2) or M4(3) accessibility standards.

What we need to do

10.4 The NPPF expects local plans to support housing growth by:

- Calculating local housing need using the government's standard method and considering unmet needs from neighbouring authorities. For Winchester District the annual housing requirement based on the standard methodology is currently 1,127 dwellings per annum¹ which equates to 19,159 dwellings over the plan period. In addition, the Council may be required to accept all or a proportion of the unmet housing need from our surrounding authorities and therefore, the number of new homes that the Local Plan will need to plan for will increase further.

1 The housing requirement is recalculated twice each year following the publication of updated housing stock data and median workplace based affordability ratios by the Office for National Statistics. The total number of homes the Local Plan 2044 will need to plan for is likely to change throughout the plan period but it is not anticipated that any changes will be significant.

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- Setting housing requirements for neighbourhood plans so they can contribute positively to overall delivery.
 - Assessing and allocating for all housing types covering size, type and tenure needs for different groups – and allocating land to meet these requirements. This includes assessing the need and allocating land for the delivery of custom and self build housing.
 - Setting out the proportion of new homes on major development sites that should be delivered to requirement M4(2) (accessible and adaptable homes) and M4(3) (wheelchair adaptable and wheelchair accessible homes) of the Building Regulations. Homes built to M4(2) requirement should reflect local levels of need and should ensure that at least 40% of new housing delivered on major development sites over the course of the plan is delivered to M4(2) or M4(3) standards.
 - Prepare an assessment of the permanent and transit site accommodation needs of travellers in the area and set out the pitch and plot requirements for the area.
 - Identify sites or parts of sites which can meet this need over the plan period, including a supply of specific deliverable sites for the first five years.

What we are doing

- We will be considering how the housing requirement is apportioned across the District, between the plan area and the South Downs National Park.
- We have commissioned a Strategic Housing Market Assessment (SHMA) which will provide up to date evidence about the housing needs of specific groups within the plan area. The SHMA will also identify the level of need during the plan period for dwellings built to M4(2) and M4(3) standards.
- Based on our Call for Sites in 2025 we are preparing a Strategic Housing and Economic Land Availability Assessment (SHELAA) to identify the amount of suitable and available land within the plan area to meet the housing requirement.
- We will continue to co-operate with our neighbouring authorities to understand their ability to meet their own housing needs.
- We will commission a Gypsy and Traveller Accommodation Assessment and Pitch Deliverability Assessment.

Question 8

Are the policies in the adopted Winchester Local Plan sufficient to deliver older person's accommodation?

- Yes
- No
- Don't know

When setting accessibility standards for new homes on major development sites do you agree that the Council should tailor the proportion of dwellings to each site allocation taking into account viability and any other material considerations and require major windfall sites to meet the requirements set out in the NPPF?

- Yes
- No
- Don't know

Question 9

Which of the following measures should the Council use to support the delivery of self and custom build homes? Please tick all that apply:

- Allocating land specifically for self and custom build plots
- Requiring larger developments to include self/custom build plots
- Supporting smaller sites suitable for individual plots
- Providing guidance and support to people wanting to build their own home
- Working with developers and landowners to increase plot availability
- Are there any other approaches

Question 10

We are looking at different ways to provide Gypsy and Traveller accommodation. Do you support the Council considering the following options in the Local Plan 2044?

Please select Yes or No for each:

- Allocating land in the Local Plan 2044 for new, stand-alone sites
- Requiring larger developments in the Local Plan 2044 to include pitches or plots
- Setting clearer requirements to help assess new sites in the Local Plan 2044

11 BUILDING A STRONG, EFFECTIVE ECONOMY

Key Facts

11.1 There is significant commuting into the District– the [last available census figures](#) show that this is over 18,000 workers and is considered unlikely to have changed since then.

11.2 Of the growth driving sectors identified in the national [Industrial Strategy](#), the key sectors with the most growth potential for the area are Creative Industries, Digital and Technologies, Clean Energy Industries, Life Sciences, and Professional and Business Services. Tourism is considered a key local industry.

11.3 There are close economic links with surrounding areas. The [Employment Land Study 2024](#) states the area south of the National Park is part of the South Hampshire economic area, the rest of the Plan is part of the mid Hampshire and North Hampshire economic areas.

11.4 To the south, [Solent Freeport](#) is a national [Industrial Strategy Zone](#) with an emphasis on Advanced Manufacturing and Clean Energy Industries. The nearest freeport sites are at Southampton Airport (rail logistics and office, R&D/lab and advanced manufacturing) and Dunsbury Park (manufacturing, industrial, distribution and office space). The freeport provides businesses in the Winchester Plan area with an opportunity for supply chain and related activities.

11.5 The Council's [Green Economic Development Strategy](#) and [Carbon Neutrality Action Plan](#) set out the Council's aims to deliver economic growth in a sustainable way.

11.6 The Winchester [Employment Land Study 2024](#) identified a need for around 39 hectares of land for employment purposes by 2040. The adopted [Local Plan](#) states that 70% of this will be delivered on two sites – Newlands (West of Waterlooville) and Bushfield Camp at Winchester.

11.7 The adopted Local Plan includes a policy which allows additional employment sites to come forward outside of existing settlements where there is a clear local need.

11.8 The area has good road and rail links to London and the cities of Portsmouth and Southampton. Not all rural areas are well served by public transport.

11.9 Winchester District has a higher proportion of residents with level 3 and level 4 qualifications than the Hampshire or national average. Two universities – Winchester and Southampton – have campuses in Winchester.

11.10 Housing affordability has been reported as an issue for staff recruitment by some employers.

11.11 The rural economy is an important, distinctive sector. The [Employment Land Study 2024](#) noted that 29% of the total jobs in Winchester District are in rural areas, and 20% of all employment land development is at farm diversification sites.

What we need to do

11.12 The NPPF expects local plans to provide the conditions for long-term economic growth, by measures including:

- Setting a vision for the area taking into account the national [Industrial Strategy](#) , [Industrial Strategy Zones](#) and [AI Growth Zones](#)
- Allocate land for development to meet needs, including making provision for areas for knowledge and high-tech industries, such as laboratories and data centres, any requirement for storage and distribution and expansion of other businesses of local or wider importance.
- Where possible, be flexible about the types of uses which would be acceptable on particular sites.

What we are doing

- The adopted Local Plan allocates employment sites to meet the needs identified in the 2024 study and provides opportunities for additional sites where there is evidence of local need.
- We have commissioned a review of the Employment Land Study and a Commercial Market Assessment. This will consider the needs of knowledge and high-tech industries, storage and distribution and the rural economy.
- We will consider any requests from neighbouring authorities regarding unmet needs for employment land.

Question 11

Do you agree that the key sectors with the most growth potential for the area are Creative Industries, Digital and Technologies, Clean Energy Industries, Life Sciences, and Professional and Business Services?

- Yes
- No
- Don't know

If not, which other growth driving sectors should be included?

- Advanced Manufacturing
- Defence
- Financial Services

Question 12

Do you agree we should continue with the adopted local plan approach of having a general basis for allowing additional employment land to come forward (including on greenfield land) where justified by evidence of local need?

- Yes – continue the same approach
- No – do not have a local plan policy and stick to national planning policy
- No – be more flexible

Question 13

Do you agree that the Local Plan 2044 should continue to allocate land for specific uses; office (Use Class E g iii), warehousing (Use Class B8) and industrial land (Use Class B2) where there is a clear identified need?

- Yes – unless the specific circumstances of the site require a more flexible approach
- No – it should be completely flexible for employment uses

12 ENSURING THE VITALITY OF TOWN CENTRES

Key Facts / Baseline Information

12.1 The [2024 Town Centre Uses Study](#) confirmed the hierarchy for the district, recommending that this should be reviewed once additional centres at Newlands and Barton Farm are built out.

12.2 The 2024 Study considered that there was a relatively small requirement for an increase of 395 sq m of convenience (e.g. grocery) floorspace and 741 sq m of comparison (e.g. clothing) during the period to 2040. This would not require additional sites beyond those already allocated, such as the significant regeneration sites within Winchester Town Centre.

12.3 The [2024 Town Centre Uses Study](#) also recommended a local impact threshold of 350sqm or more outside existing centres, to identify impacts from incremental increases to existing facilities or arising from changes of use or the variation of conditions on individual units within a retail park.

12.4 The adopted Local Plan 2040 sets out the needs for additional retail floorspace by 2040 as recommended in the 2024 Study.

12.5 A hierarchy of town centres is listed including primary shopping areas, together with a set of policies aimed at enhancing the vitality and viability of these centres.

12.6 Policy E4 in the adopted Local Plan requires impact assessments to be prepared for all retail and leisure development of 350 sq m or more proposed outside of existing centres and Policy E7 restricts the loss of town centre uses at ground level within primary shopping areas.

12.7 The 2040 Plan includes policies for key regeneration sites within Winchester Town Centre and a [Supplementary Planning Document](#) adopted by the Council sets out a vision, objectives and framework for the development of the central Winchester area.

What we need to do

12.8 The NPPF seeks to promote the long-term vitality and viability of town centres by prioritising them as locations for main town centre uses and allowing for their changing roles, to include a broader mix of use (including residential) taking account of the circumstances of each centre.

12.9 Specifically local plans should:

- Set out the hierarchy of centres, and any areas within them where specific policies on the nature and scale of development apply;

-
- Allocate a range of suitable sites in town centres to meet the scale and type of main town centre uses needed over the plan period where possible;
 - Set locally derived thresholds for impact assessments for retail and leisure uses outside of town centres where appropriate; and
 - Consider the use of design tools including masterplans to support their vision and policies and the use of Article 4 directions to remove a permitted development right where justified to support the vitality and viability of particular centres and maintain their character.

What we are doing

12.10 The Council, as the land owner, is continuing to work with Jigsaw by Partnerships and Places to bring forward the [regeneration of part of central Winchester](#), to include new town centre uses (a planning application is due to be submitted to the Local Planning Authority in Autumn 2026).

12.11 We have commissioned a study from specialist consultants to review the findings of the [2024 Town Centre Uses Study](#) and provide the following evidence:

- Floorspace needs for retail and other town centre uses up to 2044.
- Assessment of latest government guidance and resulting policy recommendations.
- Re-assessment of the town centre hierarchy and recommendations for any changes to the hierarchy.
- Identification of sites to accommodate this need, including any need to alter the boundaries of town centres or identify new centres.

12.12 We are reviewing evidence to consider whether the approach in the current adopted plan which restricts the loss of town centre uses at the ground floor in the primary shopping areas remains appropriate.

12.13 We are reviewing evidence to consider if it is appropriate for restrictions to be placed on permitted development via the use of Article 4 directions in order to preserve the vitality and vitality of centres and their established character.

Question 14

Which of the following measures should the Local Plan 2044 include to help town centres remain at the heart of their communities? Please tick all that apply:

- ☐ Supporting the retention of existing shops/services
- ☐ Retaining allocated sites or allocate sites
- ☐ Allocating housing in town centres
- ☐ Improving public spaces and the local environment as part of any redevelopment of town centres
- ☐ Improving access (walking, cycling, public transport) as part of any redevelopment of town centres
- ☐ Resisting the loss of shop frontages through conversion to residential development
- ☐ Any others (please outline):

Question 15

The current requirement is that development proposals for town centre uses larger than 350 sq m outside of existing centres must pass an impact test. Do you think this is the right level?

- ☐ Yes
- ☐ No – the size threshold is too low
- ☐ No - the size threshold is too high
- ☐ Don't know

13 SUPPORTING HIGH QUALITY COMMUNICATIONS

Key Facts / Baseline Information

13.1 The [Infrastructure Delivery Plan](#) prepared in support of the adopted Plan considered infrastructure needed to support development in the Winchester plan area during the period to 2040. No telecommunications requirements were identified.

What we need to do

13.2 The NPPF set out national development management policies relating to telecommunications development. Therefore, no questions are required on this topic now.

14 SECURING CLEAN ENERGY AND WATER

Key Facts / Baseline Information

Clean Energy

14.1 Electricity for the district comes via National Grid's Nursling Grid Supply Point. This Grid Supply Point (GSP) then supplies the following Bulk Supply Points:

- Rownhams;
- Southampton;
- Velmore; and
- Winchester.

14.2 The Nursling GSP is located within the Wessex region of the Southern Electric Power Distribution PLC licence area and currently supplies more than 186,800 customers. The 2024 [Infrastructure Delivery Plan](#) acknowledged that specific development proposals allocated within Local Plan 2040 are unlikely to have a significant effect directly upon National Grid's electricity transmission system. Further engagement is required with National Grid to establish its future position.

14.3 Winchester City Council is using Local Energy Network Zero Accelerator (LENZA) to create a digital Local Area Energy Plan (LAEP) for the district.

- A LAEP is widely recognised as the best way to ensure local energy use is as green and efficient as possible.
- The LAEP will help identify the most cost-effective route to support the transition to clean power and Net Zero, and support communities to bring forward local energy schemes.
- It can help identify suitable locations for renewable and low carbon energy technologies (e.g. solar panels and electric vehicle charging points) and potential renewable and low carbon energy generation sites across the district.

Gas

14.4 Southern Gas Network provide the gas network infrastructure.

Water

14.5 The South East of England is classified as a seriously water stressed area by the Environment Agency because it has the lowest levels of rainfall and high population density.

14.6 Water supply across the district is provided by:

- Southern Water - 79% of properties

-
- Portsmouth Water – 19% of properties
 - Independent Water Networks – Under 1% of properties
 - Leep Networks – Under 1% of properties
 - South East Water – few properties

14.7 Sewerage companies:

- Southern Water – 99% of properties
- Independent Water Networks – Under 1% of properties
- Leep Networks – Under 1% of properties

What we need to do

14.8 Infrastructure planning is to be integrated into the local plan spatial strategy and options for growth. There is a requirement to engage early with utility providers, regulators and network operators, to understand current and future capacity for the following:

- Energy supply and electricity networks
- Water supply
- Drainage and wastewater infrastructure

14.9 The Local Plan is also required to support the transition to clean power, including the national objective of delivering clean power by 2030, with a positive strategy and associated policies, including site allocations for renewable and low carbon energy.

What we are doing

14.10 The [Infrastructure Delivery Plan](#) is a key piece of evidence to inform both capacity and constraints in relation to all forms of infrastructure. This will be updated throughout the local plan process to ensure planned growth can be accommodated and any improvements to infrastructure identified, including if necessary specific reference in site allocation policies.

14.11 Being within a water stressed area, the Council has commissioned a Water Cycle Study, in summary this is required to:

- Assess environmental and infrastructure constraints (across the water cycle) on planned growth and identify necessary upgrades or mitigation measures;
- Identify the phasing, timing, and delivery of water infrastructure to support the scale and distribution of growth proposed within the Local Plan 2044 which will then be included in an updated Infrastructure Delivery Plan;

14.12 Whilst the Council holds a lot of [data](#) on Net Zero matters, in support of its target of being a carbon neutral organisation by 2024 and district by 2030, there will be a need to explore opportunities to identify sites for renewable energy/low carbon energy as part of preparing the local plan.

Question 16

Which types of renewable energy should the Local Plan 2044 prioritise, and where should they be located? Please tick all that apply:

Types of renewable energy:

- ☐ Solar energy (e.g. solar farms, rooftop solar)
- ☐ Wind energy
- ☐ Hydropower
- ☐ Ground or air source heat systems
- ☐ Energy from waste
- ☐ Other (please specify): _____

Preferred locations:

- ☐ Within allocated site in the Local Plan 2044 (e.g. housing, employment and mixed-use allocations)
- ☐ On underused or lower quality agricultural land (Grade 4-5)
- ☐ Co-located as part of existing and planned renewable areas
- ☐ On existing buildings and structures
- ☐ Within industrial estates and employment areas
- ☐ In locations that avoid or minimise impacts on landscape, biodiversity and heritage assets.

15 FACILITATING THE SUSTAINABLE USE OF MINERALS

15.1 This NPPF chapter is not relevant to Winchester City Council, as minerals and waste are the responsibility of Hampshire County Council.

16 CREATING HIGH QUALITY, SUSTAINABLE PLACES

16.1 This section sets out the policies in the National Planning Policy Framework relating to place-making, including making the best use of land, and delivering well designed, sustainable development.

17 MAKING EFFECTIVE USE OF LAND

Key Facts / Baseline Information

17.1 The Authorities Monitoring Report (AMR) 2024-2025 reported that during the year to 31 March 2025, 95% of all completions (e.g. housing and employment development) occurred on greenfield land and 5% on previously developed land (PDL). It is anticipated that the proportion of development on greenfield land will remain high, (as a large percentage of site allocations are on greenfield land). This is expected to continue in the foreseeable future at the same rate as the district has a limited supply of previously developed land when compared to other Local Planning Authorities.

17.2 Based on the Brownfield Land Register in 2025, 58 sites of previously developed land may be suitable for potential future development. Of these, 4 sites are owned by WCC or Hampshire County Council (HCC):

- Garage Block 1 to 6 Southbrook Cottages (full planning permission has been granted) – WCC
- Cornerways and Merrydale, Church Lane, Kings Worthy (no planning permission - the site currently being advertised for sale by Hampshire County Council) – HCC
- Central Winchester Regeneration, Winchester (no planning permission - a planning application is expected in the autumn) - WCC
- Bar End Depot, Bar End Road, Winchester (no planning permission - a planning application is expected later on this year) - WCC

17.3 The adopted Local Plan seeks to encourage the development of previously developed land for housing by reducing the affordable housing requirements by 10% in recognition of the increased land values and development costs associated with previously developed land.

17.4 The 2023 Strategic Housing Land Availability Assessment included estimated densities based upon the sustainability and character of each settlement, as set out in the table below. These were used as the starting point when considering the capacity of sites for residential development –

Location of site		Estimated density dwellings per Hectare
Winchester Town and Whiteley	Town Centre	75
	Within 100m of Town Centre	50
	Elsewhere in the settlement	40
Bishops Waltham and New Alresford	Town/Village Centre	50
	Elsewhere within and outside the settlement	40

Location of site		Estimated density dwellings per Hectare
Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham	Within the settlement	30
All other settlements	Within the settlement	30
Outside remaining settlement boundaries	Outside any settlement	30

Density:

17.5 The AMR 2024-2025 shows that residential development in the plan area is consistently delivered at moderate densities. Around 80% of new housing falls within the 30–50 dwellings per hectare (dph) range, with a smaller proportion (17%) at lower densities and few higher-density schemes (above 50 dph) at just 3%.

17.6 Since 2011, average densities have remained relatively stable, generally clustering in the low- to mid-30s dph, with only occasional peaks from 2015 to 2017 and 2020/21 (up to around 40–50 dph) reflecting the delivery of higher-density sites in certain years.

17.7 Overall, this indicates a predominantly suburban pattern of development, with limited intensification and a strong reliance on moderate-density schemes.

What we need to do

17.8 The NPPF requires plans to:

- Support the effective and efficient use of land by measures including the development of under used sites; using design codes and guides to illustrate opportunities;
- Set minimum density standards for town centres, locations with high levels of connectivity and other areas as appropriate; allowing temporary uses; and providing new homes in spaces above existing premises;
- To optimise the use of allocated sites by taking opportunities to secure additional benefits (such as mixed-use schemes reducing the need to travel or development resulting in net environmental gains); and
- Not to reallocate land for uses where there is no reasonable expectation it will come forward for development in the plan period.

17.9 Local planning authorities are expected to take a proactive role in identifying and helping to bring forward land to meet needs, including land assembly and where necessary using compulsory purchase powers.

What we are doing

- We held a call for sites in 2025 and are preparing a new Strategic Housing and Economic Land Availability Assessment (SHELAA) to identify land available for development in the Plan area.
- Reviewing whether it is necessary to update the density assumptions contained in the SHELAA to ensure that they are consistent with the approach to densities set out in the NPPF.
- Considering how design guides and design codes could be incorporated to better support appropriate intensification and design quality across the plan area.
- We have contacted the promoters of all sites allocated for housing in the adopted Local Plan to seek further information regarding the timing of a planning application and when they intend to develop these sites. This information will feed into the housing land supply monitoring, review of delivery rates, and ongoing assessment whether there is a reasonable prospect of allocated sites coming forward over the Plan period.
- Continuing to work on the delivery of brownfield sites owned by the Council, including [Central Winchester Regeneration](#) and Station Approach.
- Updating the brownfield land register to ensure that we have accurate data on the availability of previously developed land.

Question 17

The Local Plan 2040 relies on design policies and site-specific master planning rather than a single code for the whole plan area.

Do you think this approach is effective in supporting good-design, including infill and redevelopment?

- Yes
- No
- Don't know

Question 18

Do you think the density assumptions used for each settlement are an appropriate basis for the next local plan?

Winchester and Whiteley (40-75 dwellings per hectare)

- Yes
- No they should be higher
- No they should be lower

Bishops Waltham and New Alresford (40-50 dwellings per Hectare)

- Yes
- No they should be higher
- No they should be lower

Everywhere else (30 dwellings per hectare)

- Yes
- No they should be higher
- No they should be lower

18 PROTECTING GREEN BELT

18.1 This NPPF chapter is not relevant to Winchester City Council, as there is no Green Belt land within the plan area.

19 ACHIEVING WELL DESIGNED PLACES

Key Facts / Baseline Information

19.1 The quality of Winchester's natural and built environment is highly valued, with many natural and built features being designated for their importance and intrinsic value.

19.2 In 2015 the City Council adopted its High-Quality Places Supplementary Planning Document (SPD), this established a series of matters to be taken into consideration when preparing proposals for development and initiated the processes of site appraisal and contextual analysis that remain pertinent today in the design process. Many of the parameters expressed in the SPD have been carried forward into the recently adopted Local Plan 2040 which includes a specific chapter on High-Quality Well-Designed Places and a number of policies.

What we need to do

- Existing design guidance was published by the government in 2021 and more recently there has been a consultation on [Design and Placemaking planning practice guidance](#) which consolidates the four existing guidance documents (National design guide, Design process and tools planning practice guidance, National Model Design Code part 1 and 2). The outputs are intended to support application of policies in the revised NPPF.
- The NPPF requires local plans to include both a strategy for design by setting out clear design expectations and where certain design tools such as local design guides, or codes or masterplans may be appropriate.
- There is a requirement to ensure the local plan vision reflects the desired design and placemaking outcomes. To also identify where design guides, design codes and masterplans are necessary to deliver design and placemaking outcomes, such as significant site allocations and areas of change.
- The local plan should also include locally specific design policies responding to local issues.

What we are doing

- Preparation of the adopted Local Plan 2040 was informed by a series of workshops run by Design South East to explore how the City Council via the local plan could improve how it deals with design issues.
- The outputs of the workshops informed the design approach and policies in the local plan, particularly the recognition that the starting point is the design process, thinking about the place first and the outcomes to be achieved from new development. This requires the developer to document, as part of the design process, how the site connects and plays a positive role with the surrounding natural and built environment for the benefit of existing and future residents.

-
- Achieving high quality design is a process of a thorough understanding of the local context including constraints and opportunities.
 - The adopted Local Plan 2040 also includes a specific policy on the use of concept masterplans where development is proposed on significant development sites. This is also a requirement for some of the larger, more complex sites allocated for development in the local plan.

Question 19

The NPPF requires Local Plans to include a strategy for design, use of design tools such as masterplans and any locally specific design policies as appropriate.

Given that there are already a number of existing design-related policies in the adopted Local Plan 2040 should these be carried forward into the Local Plan 2044?

- Yes
- No
- Don't know

20 PROMOTING SUSTAINABLE TRANSPORT

Key Facts / Baseline Information

20.1 Winchester District has large amounts of in and out commuting, primarily with those districts and cities to the south, with some also to Basingstoke and Deane and London. The [2011 census](#) showed there were over 18,000 more people coming into Winchester District to work than left it to work elsewhere.

20.2 The [2024 Strategic Transport Assessment](#) notes that –

- Winchester Town has the highest levels of transport accessibility across the district, with services and supporting infrastructure for public transport, walking, and cycling. Travel demand in the highway peaks is primarily caused by the significant in and out-commuting patterns to/from the centre of Winchester and reflects the City's role as a regional employment centre. Travel by sustainable modes continues to be negatively impacted by private car use predominantly associated with vehicles accessing the town from outer areas.
- The South Hampshire Urban Areas highway network comprises a mix of minor country roads connecting villages and towns, smaller roads within the settlements and good links to the strategic M27 and A3 (M) routes, although parts of the latter suffer from congestion. They have very high proportions of car or van ownership and higher proportions of older residents than Winchester Town. This, combined with the lower levels of service for public transport and active travel modes means that the existing population is likely to have a relatively high dependency on private car travel.
- The Market Towns and Rural Areas have relatively limited and infrequent bus services, with links from market towns to smaller villages highlighted as an issue. Vehicle ownership and population demographics are broadly similar to the South Hampshire Urban Areas.

20.3 [Winchester Movement Strategy](#) sets out three priorities for Winchester City. They are – to reduce city centre traffic; support healthier lifestyle choices; and invest in infrastructure to support sustainable growth.

20.4 Local Cycling and Walking Infrastructure Plans have been adopted for both [Winchester City](#) (in 2025) and the [district](#) (in 2024) setting out a long-term approach to developing local cycling and walking networks.

20.5 The Strategic Transport Assessment for the adopted Local Plan included the following Transport Vision and Objectives –

20.6 Vision - To address the challenge of climate change and reduce carbon emissions by providing a safe, sustainable, efficient, and inclusive transport network that enhances Winchester district for residents, businesses and visitors and helps to deliver national, regional, and local policy goals.

- **Objective 1** - Encourage local living – to reduce car dependency and improve public health by enabling public transport and active travel for as many local journeys as possible.
- **Objective 2** - Creating healthy places and streets - To improve the vibrancy of places in Winchester plan area including the city centre – to do business, work, visit and take part in leisure or cultural activities.
- **Objective 3** - Developing Strategic connectivity - To ensure there is good access to the strategic road, bus and rail network for longer distance journeys.

20.7 The Department for Transport has published a [Connectivity Tool](#) which provides a connectivity score up to 100 for each location, based on how connected it is to services and facilities. Within the Winchester plan area, scores range from the early 80s in Winchester, 50s / early 60s in the market towns, and 30s in the rural area.

20.8 Hampshire County Council is the Highway Authority for this area. [Its website](#) sets out thresholds for when a transport assessment is usually required to estimate the impact of new development on the highway network, as set out below –

Current Transport Assessment Thresholds For New Development

Land use	Threshold above which a transport assessment is required
Residential	50 units
Commercial: B1 and B2	2500 sqm
Commercial: B8	5000 sqm
Retail	1000 sqm
Education	2500 sqm
Health Establishments	2500 sqm
Care Establishments	500 sqm or 50 bedrooms
Leisure: General	1000 sqm
Leisure: Stadia, ice rinks	All (1500 seats)
Miscellaneous Commercial	500 sqm

What we need to do

20.9 Consider sustainable transport at the earliest stage, and –

- Align with wider strategies (such as Local Transport Plans, Local Cycling and Walking Infrastructure Plans and Rights of Way Improvement Plans) to understand impacts on transport networks;
- Locate development where it can support sustainable patterns of movement, using the Government’s [connectivity tool](#) to inform the assessment;
- supporting a mixture of uses to reduce the need to travel;
- identify and protect sites and routes which enable sustainable development;
- provide for any necessary transport facilities.

20.10 Define what a “significant amount” of movement arising from new development is for the purposes of deciding where development should go and whether a transport statement or transport assessment is required.

20.11 The NPPF now requires us to set local parking standards for residential and non-residential development. Maximum standards for car parking should be set where they will support efforts to encourage the use of sustainable transport modes and shared transport.

What we are doing

- Reviewing and if necessary updating the Vision and Objectives for transport set out in the [Local Plan 2020-2040 Transport Assessment](#)
- Updating our [Settlement Hierarchy](#) and incorporating information from the DfT [connectivity tool](#) to guide development to more sustainable locations.
- Continuing the approach set out in the [Winchester Movement Strategy](#), and the Local Walking and Cycling Plans for [Winchester City](#) and [Winchester District](#) in delivering transport improvements.
- Preparing parking standards for residential and non-residential development, taking into account evidence including the [DfT connectivity tool](#).
- Identifying what a “significant amount” of movement arising from new development is for the purposes of deciding where development should go and whether a transport statement or transport assessment is required
- Consider the measures identified in the [Hampshire Station Interchange Improvement Plan](#) and provide for their delivery.
- Embed the Road User Utility Framework into the local plan process and commission a Strategic Transport Assessment which draws upon the principles of [Local Transport Plan 4](#) and any emerging guidance relating to the new planning system.

Question 20

Do you agree that the 2024 Strategic Transport Vision and Objectives are appropriate for guiding the future transport evidence work?

Vision

- ☐ Yes
- ☐ No

Objective 1 – Promoting Healthy Living

- ☐ Yes
- ☐ No

Objective 2 – Creating healthy places and streets

- ☐ Yes
- ☐ No

Objective 3 – Developing Strategic connectivity

- ☐ Yes
- ☐ No

Question 21

Do you agree that the parking standards in Local Plan 2044 should take into account evidence including the settlement hierarchy and the DfT Connectivity tool?

- ☐ Yes to both
- ☐ Yes to the settlement hierarchy
- ☐ Yes to the DfT Connectivity Tool
- ☐ No to both

Question 22

Do you think the current thresholds used by Hampshire County Council to decide when a Transport Assessment is required to assess the transport impacts of new development are appropriate?

- Yes to all
- No (please select)
 - Residential
 - Commercial B1 and B2
 - Commercial B8
 - Retail
 - Education
 - Health Establishments
 - Care Establishments
 - Leisure: General
 - Leisure: Stadia, ice rinks
 - Miscellaneous

If you have answered no to any, please state what should change and why:

21 PROMOTING HEALTHY COMMUNITIES

Key Facts / Baseline Information

21.1 Local Plans have a key role to help support the creation of healthy and inclusive places and to support the development of community facilities.

- Winchester District is among the 10% least deprived areas in England (MHCLG, 2025).
- Statutory homelessness in the South East (0.66) is below the national average (0.79). (*IIA Scoping Report 2020*)
- The district performs worse on road injuries, diabetes, and dementia, but better on obesity. Obesity rates: 8.0% (ages 4–5), 14.9% (10–11), 20.6% (adults). (*IIA Scoping Report 2020* and ONS 2025)
- Mental health and wellbeing are generally strong, especially in the west and north, with poorer outcomes in the city centre and south. Overall, 86% report good/very good health. (*JSNA, 2024 and Health Topic Paper, 2024*)
- 20% of residents are aged 65+ (10% aged 75+), though physical activity has increased from 64% to 82% (2015–2023). (*Health Topic Paper, 2024*)
- 15.4% of residents are disabled under the Equality Act. (*Health Topic Paper, 2024*)
- There are 293 public sports facilities (23 per 10,000 people), but with shortages in accessible pitches especially grass and 3G. Key sites, including King George V and River Park, are overused, while more remote sites have limited accessibility. (*Playing Pitch Strategy, 2025–2040*)
- Population grew by 5% (2015–2020), while open space increased by 8%. (*Open Space Assessment, 2022*)
- £223m in developer contributions and £164m in Section 106 funding have been secured for school places, dependent on housing delivery. (*Hampshire School Places Plan, 2026–2030*)

What we need to do

21.2 The NPPF promotes healthy, inclusive communities by supporting development that enhances community facilities, improves wellbeing, and reduces inequalities.

21.3 Planning for healthy communities (Policy HC1):

Assess infrastructure needs and inequalities, ensure development contributes to necessary facilities, and allocate land for community uses and green space. Planning should set local standards for open space, promote active and connected communities, and align education, health, and other services with population needs through collaboration with stakeholders.

21.4 Local Green Space (Policy HC2):

The NPPF mentions that local and neighbourhood plans can designate land as Local Green Space. It should protect areas of particular local significance such as those valued for recreation, biodiversity, heritage, beauty or tranquillity. They are close to and closely related to the communities they serve. These spaces must be safeguarded through the local plan, while ensuring they support sustainable development overall and can be protected in the long term beyond the plan period.

What we are doing

21.5 Planning for Healthy Communities (Policy HC1):

- Updating the Infrastructure Delivery Plan as part of the Local Plan preparation. This will include engaging with service providers including education providers to understand future needs and funding streams.
- Preparing an Integrated Impact Assessment (IIA) which will assess the draft Local Plan and its policies against specific objectives including health and deprivation.
- The Playing Pitch Strategy 2025-2040 identifies future needs of pitch provisions and facilities arising from population and housing growth which informs the delivery of on-site provision.
- The Open Space Assessment 2022 establishes local standard for different types of open spaces and assesses whether within each Parish/Ward in Winchester District there is a deficit or surplus of accessible open space.
- Through the site allocation and masterplanning process we will need to ensure opportunities for providing spaces that support social interaction and recreation opportunities in addition to walking and cycling. This will be considered when preparing the Local Plan 2026-2044

21.6 Local Green Space (Policy HC2):

- The Open Space Assessment considers the criteria for designating Local Green Space (LGS), and therefore a separate LGS assessment is not required as part of this work. However, the document requires updating to reflect population changes and potential changes to open space provision resulting from new development. Formal LGS designation is expected to be led by Parish Councils through the preparation of neighbourhood plans.

Question 23

Which of the following actions should the Local Plan 2044 include to help create and support healthy communities? Please tick all that apply:

- Providing access to green spaces and outdoor recreation
- Supporting walking, cycling, and active lifestyles
- Ensuring new homes are close to healthcare facilities
- Promoting healthy food options (e.g. limiting new fast food outlets near schools and other places where young people congregate)
- Designing safe and inclusive neighbourhoods
- Improving air quality and reducing pollution

22 POLLUTION, PUBLIC PROTECTION AND SECURITY

Key Facts / Baseline Information

22.1 Air pollution poses a major public-health risk in the UK, contributing to premature deaths, disease, and reduced quality of life.

- In Winchester, the main sources of harmful pollutants—especially nitrogen dioxide and particulate matter—are road traffic and fossil fuel burning.
- Air quality concerns are concentrated in the city centre and areas near the M3 and A3(M), where congestion and traffic emissions are highest. Air quality elsewhere is generally good, and conditions have improved over the past five years, highlighted by the revocation of the Winchester City Centre AQMA in 2025.
- Noise pollution is not considered a major issue in the plan area, as the Council's Environmental Protection team has identified no significant concerns.
- Several former landfill sites and other land parcels in the area are potentially contaminated. Developers and landowners are responsible for ensuring any contamination is properly dealt with before redevelopment.

What we need to do

22.2 The NPPF expects the local plan to minimise public health risks by:

- Allocating sites that support the enhancement of local environmental quality and where development proposals avoid generating unacceptable levels of pollution.
- Consider land needed for public safety and security including for flood risk management and recognising natural and man made features that may influence future use of land.

What we are doing

22.3 A Strategic Flood Risk Assessment and Water Cycle Study are being commissioned to identify flood risk areas and assess water infrastructure capacity and watercourse quality. Throughout the Local Plan process, we will work with the Council's Environmental Health Team to ensure site allocations and policies align with NPPF requirements.

Question 24

Do you consider it important for the Local Plan 2044 to introduce stronger measures to help improve air quality locally?

- Yes
- No
- Don't know

Question 25

Do you support the Local Plan 2044 introducing stricter requirements to reduce air-quality impacts from construction traffic (for example, limits on vehicle emissions, routing controls, or low-emission construction equipment)?

- Yes
- No
- Don't know

23 CONSERVING AND ENHANCING THE ENVIRONMENT

23.1 This section sets out the policies in the National Planning Policy Framework relating to flood risk and the natural and historic environment.

24 MANAGING FLOOD RISK AND COASTAL CHANGE

Key Facts / Baseline Information

24.1 As we prepare the plan, we must minimise flood risk from all sources, including the effects of climate change.

- This involves steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.
- There is a sequential test in national policy that requires new development to be located in zones of the lowest probability of flooding first (Flood Zone 1). Alternative sites with higher probability of flooding (Flood Zone 2 and then Flood Zone 3) will only be considered where there are no reasonably available alternative sites.
- The vulnerability of the proposed land use to the flood risk will then also be taken into consideration by applying the 'Exception Test' if required.
- The River Itchen is the main river that is susceptible to flooding within Winchester District, affecting areas from Headbourne Worthy through the city centre (including Durngate, City Mill, and Wharf Mill) and extending to Otterbourne.
- Other notable rivers with a history of flooding include the Meon and the Wallington, which impact settlements such as Wickham, Bishop's Waltham, and Denmead. The River Hamble is also prone to flooding.
- Flood risk is managed through a combination of engineered defences, natural flood management measures, and coordinated monitoring across multiple agencies.

24.2 As the Lead Local Flood Authority (LLFA), Hampshire County Council (HCC) is responsible for investigating and recording instances of internal property flooding, including:

- Surface water (rainfall) runoff – water flowing over impermeable surfaces such as roads, roofs, and patios;
- Management of ordinary watercourses – smaller, non-main water bodies such as rivers, streams, ditches, drains, culverts, dikes, and sluices; and
- Groundwater flooding – occurring when prolonged or heavy rainfall causes the water table to rise above normal levels.

24.3 HCC Highways are currently responsible for managing flooding that originates from the road network.

24.4 The Environment Agency are responsible, amongst other duties, for managing flooding from main rivers and supporting conservation and biodiversity.

24.5 This highlights the importance of adopting a multi-agency approach to managing flood risk.

What we need to do

24.6 The NPPF expects local plans to:

- Be informed by up-to-date Strategic Flood Risk Assessment (SFRA), advice from organisations such as the Environment Agency and Lead Local Flood Authority (currently Hampshire County Council).
- Adopt a sequential and risk-based approach to the location of development.
- Safeguard land that is, or is likely to be, required for current or future flood management.
- Use opportunities provided by new development and improvements in green infrastructure to reduce the causes and the impacts of flooding.
- Where climate change is expected to increase flood risk, seek opportunities to relocate development, including housing, to more sustainable locations.

What we are doing

- The adopted Local Plan 2040 currently includes a policy on rivers, watercourses and their setting.
- We have a district wide SFRA and a Level 2 SFRA which forms part of the Local Plan 2040 evidence base that supports the site allocations in the Adopted Local Plan.
- The current SFRA (July 2024) does not differentiate between Flood Zone 3a (high flood risk) and Flood Zone 3b (functional floodplain that regularly floods and should remain free from development); making this distinction would be beneficial in supporting Development Management decisions.
- The Spatial Development Strategy should be informed by the Strategic Flood Risk Assessment (SFRA) and apply a sequential, risk-based approach to the distribution of development, steering growth away from areas at greatest risk of flooding wherever possible.
- We will need to factor into the Spatial Development Strategy climate change issues that affect rainfall intensity and river flow and identify opportunities that green infrastructure can be used to help mitigate flood risk.

Question 26

Are you aware of any places in the area that experience flooding (for example from heavy rain, rivers, groundwater, or the sea)?

- Yes
- No

If yes, please provide more details:

- Location (postcode):
- How often does flooding occur?
- Where do you think the water is coming from?

Question 27

Are there locations in the Plan area where new development or green infrastructure (such as groundwater retention basins) could help reduce flooding through natural flood management?

- Yes
- No
- Not sure

If yes, please provide the postcode(s) where this could help with this issue:

- Postcode(s):

25 CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

Key Facts / Baseline Information

25.1 The district has around 250 square miles of Hampshire countryside, representing an irreplaceable natural resource that supports biodiversity, agriculture, tourism, recreation and the wider rural economy. Approximately 40% of the district lies within the South Downs National Park, which is afforded the highest level of landscape protection. The area contains a diverse range of habitats, including chalk rivers such as the Itchen and Meon, the Forest of Bere and the Hamble Estuary, some of which are internationally designated for their nature conservation importance.

25.2 The [Local Nature Recovery Strategy](#) (LNRS) for Hampshire was published on 8 December 2025 which involved collaborative work with the Hampshire local authorities, Natural England, the national parks, Hampshire & Isle of Wight Wildlife Trust, National Farmers Union, Countryside Landowners Association, Hampshire & Isle of Wight Local Nature Partnership, Forestry Commission, Environment Agency and a host of local organisations, interest groups, parish/town councils and individuals.

25.3 The LNRS can help tackle climate change by using nature as part of the solution, while also delivering wider environmental and community benefits. In simple terms, they help decide where nature should be protected, restored or expanded to make places more resilient to climate change.

25.4 National and local planning policy establishes a clear hierarchy of environmental protection. Internationally designated sites receive the highest level of safeguarding, followed by nationally and locally designated sites and other sensitive environmental features. Development proposals are required to follow the mitigation hierarchy: harm should be avoided wherever possible, then mitigated, and only as a last resort compensated for. Planning permission must be refused where significant harm to biodiversity cannot be adequately addressed. Accordingly, development is directed to land of least environmental value, with protected landscapes, irreplaceable habitats and high-quality agricultural land avoided wherever practicable.

25.5 The district contains a number of internationally and nationally designated sites, including the:

- River Itchen Special Area of Conservation
- Solent Special Protection Areas
- Ramsar sites

25.6 All qualifying development is also required to deliver a minimum 10% Biodiversity Net Gain (BNG), in line with the [Environment Act 2021](#). On-site delivery is prioritised, with off-site provision used where necessary. Biodiversity enhancements are expected to align

with the LNRS, helping to create a coherent and resilient network of green and blue infrastructure. This includes river corridors, wildlife corridors, trees, open spaces and accessible natural greenspace. Existing green assets, such as ancient woodland, veteran trees and important hedgerows, must be protected, with loss permitted only in wholly exceptional circumstances.

What we need to do

25.7 The NPPF clearly defines what remains within the control of LPAs and those that are now determined through national decision-making policies. The NPPF clearly states that local plans should only require biodiversity net gain above the statutory requirement where this is justified and achievable and therefore we are not proposing a policy on BNG.

25.8 The NPPF expects Development Plans to:

- Safeguard and enhance the natural environment, national and locally designated sites and areas important for landscape, geodiversity and biodiversity, acknowledging the benefits that nature provides for people, place-making and long-term growth.
- Be informed by robust environmental evidence (e.g. Local Nature Recovery Strategies, Protected Landscape Plans, River Basin Management Plans).
- Define and protect a hierarchy of designated sites and sensitive features, including international, national and locally important habitats, landscapes and geological assets.
- Identify opportunities for nature recovery, including habitat restoration, nature-based solutions, and stronger, more resilient ecological networks.
- Direct development to land of least environmental value, limiting development in protected landscapes, avoiding best and most versatile agricultural land where possible, and minimising harm to designated sites.
- Set appropriate green infrastructure standards.

What we are doing

- The adopted Local Plan 2040 currently includes a number of policies on the Natural Environment including policies on BNG, Nutrient Neutrality and Green and Blue Infrastructure
- The LNRS will have a particularly important role in guiding how BNG is delivered across the plan area.
- We will continue to work with the Partnership for South Hampshire (PfSH) tackling high nutrients levels (nitrates and phosphates) and creating nutrient mitigation projects such as wetlands and land use changes to provide nutrient credits to offset the environmental impacts.
- The Development Strategy will need to be informed by the LNRS and steer development away from areas of highest environmental sensitivity, ensuring that proposals conserve and enhance biodiversity, landscapes and water environments, and securing effective mitigation and long-term management where impacts cannot be wholly avoided.

Question 28

Which of the following actions should the Local Plan 2044 include to support the priorities set out in the Local Nature Recovery Strategy? Please rank in order of priority:

- Protecting and enhancing designated and priority habitats and wildlife sites
- Creating, restoring and connecting to existing ecological networks
- Delivering measurable biodiversity net gain and wider nature recovery through development
- Supporting priority habitat creation and restoration (e.g. woodland, grassland, heathland, wetlands and coastal habitats)
- Improving river corridors, wetlands and water quality
- Supporting priority species recovery
- Delivering nature-based solutions for climate resilience, flooding and environmental quality
- Enhancing green infrastructure and access to nature to benefit health and wellbeing

Question 29

The Council's current open space standards set out quantitative and accessibility requirements for different types of open space (including quality and access). The NPPF sets out that development plans should set standards for green infrastructure provision, having regard to [Natural England's Green Infrastructure Standards](#) for England, in a way which complements and/or incorporates those for recreational land (as set out in policy HC1 of the [NPPF](#)).

Are the existing quantity standards (hectare per 1,000 population) still appropriate?

- ☐ Yes
- ☐ No

Are the current accessibility thresholds suitable?

- ☐ Yes
- ☐ No

Do the typologies set out below remain relevant?

- ☐ Yes
- ☐ No

Are there are any gaps, deficiencies, or emerging best practices the Council should reflect?

- ☐ Yes
- ☐ No

If no, please explain why?

Please provide examples of alternative standards where possible.

Adopted Local Plan (2020 – 2040) open space standards:

Table 1 : Open space standards (quantity and access)

Parks, Sports and Recreation Grounds	Natural Green Space	Informal Open Space	Equipped Children's and Young People's Space	Allotments
1.5 ha./1000 population (0.75 ha./1000 for outdoor sport) Access: 650m	1.0 ha./1000 population Access: 700m	0.8 ha./1000 population Access: 400m	0.5 ha./1000 population Access: 480m Toddler and Junior 650m Youth	0.2 ha./1000 population Access: 480m

26 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

Key Facts / Baseline Information

26.1 There are 2,274 listed building entries in the National Heritage List located in Winchester District, the highest number in Hampshire. Because a list entry may cover a number of buildings the actual number of buildings protected is far higher, likely nearer 3,000.

26.2 There are 110 Scheduled Monuments, 11 Registered Parks and Gardens and 1 Battlefield site across Winchester District. The Listed Buildings record is maintained by Historic England.

26.3 There are also 21 designated conservation areas in the Winchester Plan area as places worthy of protection as areas of special merit, supported by Technical/Conservation Area Appraisals.

26.4 Winchester's Historic Environment Record (HER) is a database of the district's heritage, with around 18,000 records on archaeological sites, historic buildings, and designated assets, accessible via the [Heritage Gateway](#).

What we need to do

26.5 The NPPF requires the following:

26.6 *Plans should:*

- Deliver a positive strategy for the conservation, enhancement and enjoyment of the historic environment
- Be informed by a proportionate heritage assessment
- Identify the main historic features of an area, including those 'most at risk'
- Set out key issues in relation to historic features
- Create a positive strategy for the conservation and enhancement of historic features, recognising the wider role and benefits of the historic environment in creating sustainable growth
- Review conservation areas periodically & have adopted appraisal and management plans for any new or amended conservation areas
- Be supported by a local list
- Maintain a publicly available Historic Environment Record

What we are doing

- **Strategy & Proportionate Heritage Assessment.** At the moment there is no overarching heritage assessment of the district.

- There are no conservation management plans and the appraisals were undertaken some time ago.
- The heritage assessment of potential development sites as part of the plan preparation process and the contextual analysis required as part of the design process for planning proposals can identify assets of local heritage value. It is intended that potential heritage impacts are assessed through a multistage process, starting with the initial appraisal of all sites promoted for development in the SHELAA, followed by specific assessments of those sites allocated for development. In addition, the Sustainability Framework will assess heritage impacts to guide plan production. This is considered a proportionate response to the requirement for a heritage assessment.
- **Local list.** There is currently no Local List for the Winchester Plan area. Draft criteria were produced as part of the Future 50 Project. Existing design guides prepared by local communities often identify locally important heritage buildings and Local Lists can be developed as part of Neighbourhood Plans. Taken as a whole, these actions should enable the identification of locally important heritage buildings in lieu of a local list covering the plan area.
- **Conservation areas.** Consultees such as Historic England have not identified a need to review these. Issues relating to specific conservation areas are identified during the analysis of potential development sites or the assessment of planning proposals and can be covered by the design tools referred to above. Examples include around the historic centre of Winchester town where regeneration is proposed within the conservation area.
- **Tall buildings in historic settings.** In order to meet our increased housing and employment land requirements a range of strategies have to be considered. One option is to increase density – for example, in the form of tall buildings. One disadvantage of this is that it can create demand for the redevelopment of heritage assets and changes to the historic environment which would need to be carefully balanced.

Question 30

Do you agree that the intended process of assessing the potential heritage impacts of proposed development sites, and incorporating heritage objectives in the Sustainability Framework will be a proportionate heritage assessment of the Local Plan?

- Yes
- No
- If not, why not?

Question 31

Do you agree that the criteria previously identified as set out below are appropriate for identifying locally listed buildings?

Design Value

- ☐ Yes
- ☐ No

Group value

- ☐ Yes
- ☐ No

Archaeological interest

- ☐ Yes
- ☐ No

Designed landscape structures

- ☐ Yes
- ☐ No

Landmark Status

- ☐ Yes
- ☐ No

Rarity

- ☐ Yes
- ☐ No

Local Distinctiveness

- ☐ Yes
- ☐ No

Documentary Evidence

- ☐ Yes
- ☐ No

Historic Association

- ☐ Yes
- ☐ No

Social and Communal Value

- Yes
- No

Intactness (the completeness and physical condition of the heritage asset)

- Yes
- No

Question 32

Do you agree that locally listed buildings should be identified through Neighbourhood Plans?

- Yes
- No
- Don't know

27 NEXT STEPS

27.1 Following the consultation the Council will be undertaking the next steps in preparing the Local Plan 2044:

- Review the responses received for the Local Plan Scoping consultation;
- Undertake Gateway 1 self-assessment by 30th October 2026;
- Publish summary of the scoping consultation on the Council's website; and
- Consult on the proposed local plan content and evidence base.

27.2 Further information about the Local Plan 2044 can be found on the Council's website at [Home - Winchester District Local Plan](#).

