

Help sheet on the Winchester District Local Plan 2026-2044

Scoping Consultation

This is a guide explaining how to access and comment on the scoping consultation.

Please note that the screenshots were taken when the consultation was not live yet; therefore, there may be some small differences in how the portal appears

How to find the scoping consultation?

- 1)** Go to the **Winchester Local Plan homepage** (<https://www.localplan.winchester.gov.uk/local-plan-2026-2044>) where you can access a link to the scoping consultation portal: <https://www.localplan.winchester.gov.uk/local-plan-2026-2044/key-topics/scoping-consultation>

If you would like to respond to the consultation, please see the instructions below on how to proceed.

How to submit comments?

You can also submit comments via post to this address:

Winchester City Council

City Offices, Colebrook Street

Winchester, Hampshire

SO23 9LJ

However, we encourage you to use the online consultation portal as it helps ensure that comments are recorded accurately and linked to the relevant sections of the consultation document. **Please refer to page 3 for instructions on how to continue with this process.**

The scoping consultation link directs you to the landing page shown below:

- 1) Click on **Go To Event** to start the consultation

The screenshot shows the Winchester City Council's Consultation Portal. At the top is a maroon header with a home icon and the Winchester City Council logo. Below the header, the page title is "Welcome to Winchester City Council's Consultation Portal". A sub-header states: "Below are the consultation events carried out at Winchester City Council. For help with using the portal, please contact us on 01962 848 549 or e-mail to planningpolicy@winchester.gov.uk".

Below the text are three sorting options: "Default", "Descending", and a search bar with a magnifying glass icon and the text "Search".

The main content area features three cards, each with a green header that reads "YOUR PLACE YOUR PLAN. Winchester District Local Plan".

- Card 1:** "Winchester City Council Main Modifications Consultation". It shows a status of "closed" with a red line. Below this, it displays the dates "21/11/2025 01:00PM" and "16/01/2026 11:59PM". At the bottom are two buttons: "LEARN MORE" and "GO TO EVENT" (which is highlighted with a red border).
- Card 2:** "Schedule of Proposed changes to the Local Plan Policies Map". It contains a paragraph of text about proposed changes and a "Show more" link.
- Card 3:** "Schedule of Additional Minor Modifications". It contains a paragraph of text about minor changes and a "Show more" link.

Each card also has a "closed" status indicator at the bottom.

- 3 **Please Note:** The *Local Plan Scoping Consultation* is not shown in this screenshot because it was not live at the time the image was captured.

It is optional whether you would like to Log in/Register as you will be asked to provide your personal details when it comes to responding to the comments.

ABOUT THIS CONSULTATION

PROPOSAL

More Information ▲

Supporting Files ▼

PRIVACY STATEMENT

By submitting a response to this consultation you are agreeing with the terms of the Council's Privacy notice.

Any personal information that you supply to Winchester City Council will only be used for the purposes of the work required to prepare a Local Plan under the Planning Acts. Any comments received in connection with the Main Modifications consultation will be made public and published on the Council's website (including the Local Plan website), but they will only display the person/organisation nameside them. Any information that is received, including contact details, will only be kept until the Local Plan is superseded.

As part of our statutory functions, we will share all data with the Planning Inspector who held the Public Examination on behalf of the Ministry of Housing, Communities and Local Government.

You have the right to see what information is held about you, to have inaccurate information corrected, to have information removed from our system unless we are required by law or a statutory purpose to keep it, and the right to complain to our Data Protection Officer if you feel that your data has not been handled in accordance with the law.

Further information about how Winchester City Council uses personal information can be found on our website (<https://www.winchester.gov.uk/strategies-and-policies/privacy-policy>).

GO TO EVENT

Explains how the consultation responses and personal data will be used, published, shared, stored, and protected by the City Council

You can either select **Proposal** or **Go to Event** that takes you to the main page on the consultation as shown from the screenshot below:

The first three sections focus on the introduction to the scoping consultation, questions on engagement in the local plan making

The rest of sections are topics based on the new NPPF August 2026 and used to structure the consultation. Click **4 Structure of Consultation** to see an overview of all these sections (see screenshot below)

5

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.

The following screenshots provide an overview of how each section of the consultation is laid out.

Summarising key facts
from relevant studies



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.



A summary of the plan-making policies
based on NPPF 2026

Providing evidence on the work the Council has done in relation to the summary stated in **What we are doing**



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

Close ended questions are mentioned at the end of each section as shown on the screenshot above

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](#) .



At the end of the scoping consultation, there is information on the next steps once the consultation finishes and link to the Local Plan webpage for further information.

2) To submit your comments, click **Answer question** as shown in the screenshot.

 **OUR NEXT LOCAL PLAN**
WINCHESTER DISTRICT COUNCIL 2014 - 2019

 [Log in / Register](#) 

Local Plan Scoping Consultation Demo

FORMAL SUBMISSION - OPEN

ABOUT THIS CONSULTATION

PROPOSAL

▼ Winchester District Local Plan 2044 - Scoping Consultation

1 Introduction

2 Scoping Consultation

3 Consultation and engagement strategy for the Local Plan 2044

4 Structure of Consultation

5 Plan Making Policies

6 Sustainable development

7 Achieving Sustainable Development

8 Meeting the challenge of climate change

Question 6

Question 7

9 Delivering homes and supporting growth

10 Delivering a sufficient supply of homes

11 Building a strong, effective economy

12 Ensuring the vitality of town centres

13 Supporting High Quality Communications

14 Securing clean energy and water

15 Facilitating the sustainable use of minerals

16 Creating high quality, sustainable places

17 Making effective use of land

18 Protecting Green Belt

19 Achieving Well Designed Places

20 Promoting sustainable transport

21 Promoting healthy communities

22 Pollution, Public Protection and Security

23 Conserving and enhancing the environment

24 Managing flood risk and coastal change

25 Conserving and enhancing the natural environment

26 Conserving and enhancing the historic environment

27 Next Steps

To begin a submission, click one of the "Add Comment" labels found throughout the document. Once you have added all comments, click the "Submit" button.

[DOWNLOAD PDF](#) [SUBMIT](#)

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

ANSWER QUESTION

Please Note: The **Answer Question** may change to Add Comment in the live consultation portal

3) Fill out your personal details

OUR NEXT LOCAL PLAN
CONSULTATION 2024 - 2025

Log In / Register

FORMAL SUBMISSION - OPEN

Local Plan Scoping Consultation Demo

ABOUT THIS CONSULTATION PROPOSAL

Question 6

< Hide Content

Click **Hide Content** if you do not wish to view the question. This will enlarge the response form and provide more space for entering your comments.

Question 6
Do you think tackling climate change should continue to be a key focus throughout the Local Plan 2044?

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- No – we should take a different approach
- Yes – but we should take a more flexible approach
- Don't know

Please provide your details below

Personal Information

Title First Name * Surname *

Organisation Position

Email *

Address

Address Line 1 *

Address Line 2

NEXT

Click Close Form to return back to the main consultation

Close Form

4) Click **Save** to submit your response

 **OUR NEXT LOCAL PLAN**
PROPOSAL / PUBLIC / 2024 / 2025

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Local Plan Scoping Consultation Demo FORMAL SUBMISSION - OPEN

[ABOUT THIS CONSULTATION](#) [PROPOSAL](#)

Question 6 Close Form

[Hide Content](#)

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☒ 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

SAVE

5) Once you have completed answering the questions on the section(s) and happy with your responses given, Click **Submit**.

OUR NEXT LOCAL PLAN

Local Plan Scoping Consultation Demo

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> 25 Conserving and enhancing the natural environment

> 26 Conserving and enhancing the historic environment

27 Next Steps

Your comment has been saved as a draft, but not yet submitted.
To view or amend your draft comments, click the "View Comment" labels.
Once you have added all comments, click the "Submit" button.

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ANSWER QUESTION

Question 6

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- 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

ANSWER QUESTION

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 H05 of NPPF

**OUR NEXT LOCAL PLAN**
WINDCHESTER / 1 JULY 2024 - 2024

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Local Plan Scoping Consultation Demo

FORMAL SUBMISSION - OPEN

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Question 6 ✓

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> 10 Delivering a sufficient supply of homes

> 11 Building a strong, efficient economy

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Question 6
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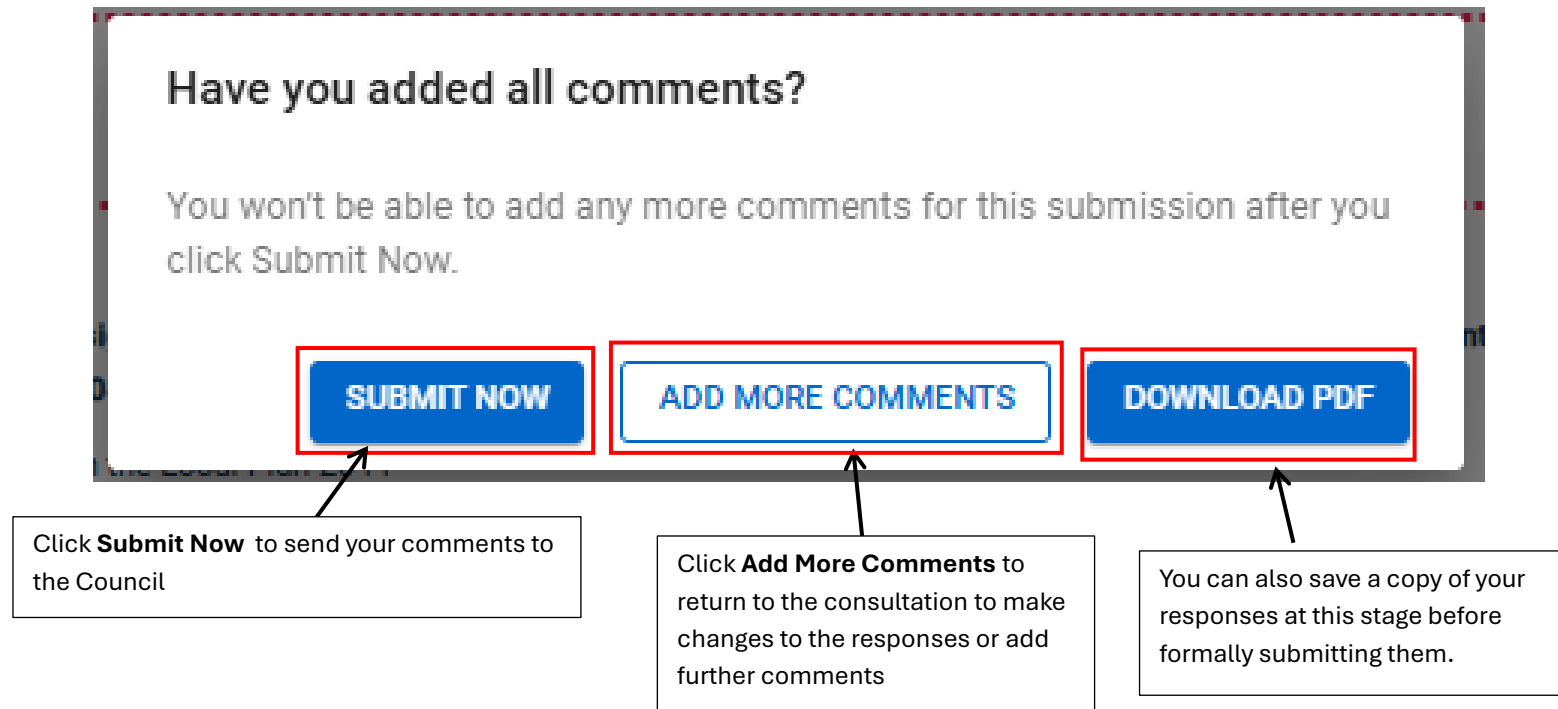
- Yes – we should continue with the same approach
- No – we should take a different approach
- Yes – but we should take a more flexible approach
- Don't know

Click on **Download PDF** at the top of the consultation portal where you can save a copy of your response.

DOWNLOAD PDF **SUBMIT**

ANSWER QUESTION

When you click on **Submit**, a pop-up window will appear as shown below



Please note: Once you click **Submit Now**, your responses are formally submitted and can no longer be edited.

A confirmation message will appear when your submission is successfully completed.

Submission Completed!

This submission has been completed. Do you wish to start a new submission?

YES **NO**

Select **Yes** to start a new submission.

Select **No** if you do not want to make any further submissions

Thank you for taking part in the scoping consultation - your comments will help shape the future of Winchester.