

WINCHESTER DISTRICT  
LOCAL DEVELOPMENT FRAMEWORK

**ANNUAL MONITORING REPORT 2016**  
**(1<sup>ST</sup> APRIL 2015 – 31<sup>ST</sup> MARCH 2016)**

December 2016



**Winchester**  
City Council



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## 1.0 INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) for the Winchester District covers the period 1 April 2015 to 31 March 2016.
- 1.2 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce monitoring reports on at least a yearly basis (see Background Section for more detail). The purpose of the AMR is twofold:
  - To monitor the progress of the local development documents set out in the Local Development Scheme.
  - To monitor the effectiveness of the policies set out in the local development documents.
- 1.3 This AMR is broken down into the following sections:
  - The Background section explains the requirements for monitoring as set out in legislation. This section also discusses the content of the 2016 AMR and future monitoring reports.
  - Part One of this AMR provides further details of progress in developing policies including the current Local Development Scheme and any changes in the timetable for producing the local development documents.
  - Part Two of the AMR monitors the performance of adopted policies within local development documents and is set out using the three ‘themes’ of the Council’s Community Strategy and the Local Plan. The Introduction to Part Two explains the methodology of this in more detail.
- 1.4 Part One of this AMR considers the steps taken to ensure that the local plan is kept up to date. Since 1<sup>st</sup> April 2015 the Winchester District Local Plan Part 2: Development Management and Site Allocations (LPP2) has reached the Publication (Pre-Submission) stage (autumn 2015), was ‘submitted’ to be examined in March 2016 and is currently at the Examination stage. The Denmead Neighbourhood Plan was adopted (i.e. “made”) by Winchester City Council (WCC) on 1<sup>st</sup> April 2015. Monitoring of the policies set out in the Denmead Neighbourhood Plan are therefore reported in this year’s AMR.
- 1.5 The report on the Community Infrastructure Levy, which was introduced by WCC on 7<sup>th</sup> April 2014, is also set out in Part One. This report includes the amount of levy collected, spent and remaining by 31<sup>st</sup> March 2016.
- 1.6 The Winchester District Local Plan Part 1: Joint Core Strategy when adopted in March 2013 replaced many of the saved policies of the 2006 Winchester District Local Plan Review (WDLPR). However, some of the saved policies still remain, until they are replaced/superseded/deleted following the adoption of the LPP2. The relevant development plan for this monitoring report therefore consists of Local Plan Part 1, together with the remaining saved policies of the 2006 Local Plan. Part Two of this AMR focuses on those policies which can be monitored effectively, taking into account the relevance of those policies now the LPP1 is in place.
- 1.7 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and maintain a five-year supply of deliverable sites for housing. The AMR therefore includes an assessment of the five year housing

land supply for the period April 2016 to March 2021. In accordance with the advice that assessments should be forward looking, a second assessment is made for the period between April 2017 and March 2022.

- 1.8 The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council, the Hampshire Biodiversity Information Centre and other organisations in undertaking the monitoring of particular key indicators on behalf of the District.



## **2.0 BACKGROUND**

### **Planning and Compulsory Purchase Act 2004 (as amended)**

- 2.1 The requirement to produce monitoring reports is contained within Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by para 113 of the Localism Act 2011). Planning authorities are required to prepare reports containing information on;
- the implementation of the local development scheme (LDS)
  - the extent to which the policies set out in local development documents are being achieved.
- 2.2 Reports must be prepared within at least 12 months since the last report(s). The reports must be made public.
- 2.3 Although monitoring information can now be provided via a number of reports, it has been considered in Winchester that it is most practical to continue to produce a single report on an annual basis, which will therefore continue to be called the Annual Monitoring Report or AMR. Additional reports into various aspects of monitoring may be prepared at other periods; however there are no plans to do so currently.
- 2.4 The AMR will continue to be produced by the end of the December to which a particular monitoring year relates. Much of the information is not available until the autumn following the end of the financial year. Although draft information on housing and commercial developments is received from HCC during the summer, this information needs to be checked and analysed and – in the case of housing – used to inform the development of trajectories and to re-assess the 5 year land supply. It is therefore considered that producing this information at the end of the calendar year is in fact the earliest date by which it can reasonably be prepared

### **Local Planning Regulations 2012**

- 2.5 The Local Planning Regulations contain specific requirements for the content of monitoring reports. Regulation 34 of the 2012 Regulations sets out the requirements for monitoring reports, in summary these are as follows;
- Review actual progress against the LDS timetable. List any adopted or approved local plan or SPDs that were listed in the LDS.
  - Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy.
  - Specify the number of net additional dwellings (including affordable dwellings) during the report period and since the policy began in any part of the area as relevant.
  - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made.
  - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012.

- Detail action taken under Duty to Co-operate requirements during the report period.
- Make up-to-date information collected for monitoring available as soon as possible.

## **Recent Legislation**

- 2.6 There are likely to be some additional monitoring requirements as a result of changes arising from the Self-Build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016. These are expected primarily in relation to self-build and custom housebuilding, starter homes, permissions in principle and 'brownfield' land registers.

### **Self-Build Registers**

- 2.7 The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on authorities to keep registers in relation to self-build and custom housebuilding and to have regard to these when carrying out planning and other functions. This includes providing enough permissions to meet demand. Further details on exactly what is required are set out in regulations.
- 2.8 The Self-build and Custom Housebuilding (Register) Regulations 2016 set out details regarding the Register. The Registers are required from 01.04.16 and Planning Policy Guidance (PPG) was also amended from that date to provide further guidance on how authorities should provide for self-build and custom housebuilders. Paragraph 13 of the PPG encourages authorities to publish headline data on the demand from the Register and other sources in the AMR. Examples of the types of data expected are numbers of people/organisations on the Register, the number of serviced plots sought and preferences specified such as location, size etc.
- 2.9 Winchester's Self-build and Custom Housebuilding Register has been in operation since 1<sup>st</sup> April 2016.

### **Starter Homes**

- 2.10 Section 4 of the Housing and Planning Act 2016 places a duty on authorities to promote the supply of starter homes. Section 6 states that authorities must prepare reports containing information on the carrying out of its planning functions in relation to starter homes and that regulations may be made to specify monitoring requirements linking to AMRs. No relevant regulations have yet been made and more regulations will also be needed to detail starter homes requirements in general.
- 2.11 There is therefore nothing to report in relation to starter homes in this particular AMR, but it is likely that there may be at a future date.

### **Permission in Principle & 'Brownfield' Register**

- 2.12 Section 150 of the Housing and Planning Act 2016 introduced the concept of permissions in principle adding a new section 58a) to the 1990 Planning Act. Another new section 59a) (10) b) states that there may be a requirement to prepare, maintain and publish a register in relation to permissions in principle granted by a development order.

- 2.13 Section 151 of the Housing & Planning Act inserted a new section 14(a) into the 2004 Planning and Compulsory Purchase Act which provides for regulations to be made requiring local planning authorities to prepare, maintain and publish registers of land that is of a specified description. This is widely expected to be a 'brownfield' land register.
- 2.14 No new regulations have yet been made in relation to permissions in principle or the registers of land. Therefore there are no new monitoring requirements for this AMR, but there may be some at a future date.

## **The Annual Monitoring Report 2016**

- 2.15 Part One of the 2016 AMR describes the planning policy activity during the last year. This includes the policy progress in producing local development documents made during the year, reflecting S35 (2) a) of the 2004 Act on the implementation of the Local Development Scheme (LDS). Progress is assessed against the LDS and changes to the LDS itself are also explained. Part One also details all of the requirements of the 2012 Regulations - apart from those relating to housing delivery - including Neighbourhood Development Plans, CIL and the Duty to Co-operate. The housing delivery and supply information is considered in the context of the adopted and proposed Local Plan policies in Part Two of the AMR. Part One also covers the self-build register and other actions undertaken this year (eg A4 directions, projects and site work etc).
- 2.16 Part Two of the AMR considers the performance of adopted planning policies, reflecting S35 (2) b of the 2004 Act on the extent to which policies are being achieved – including those relating to housing delivery. The adopted planning policies are those of the Local Plan Part 1 (LPP1) 2013, the saved policies of the Winchester District Local Plan Review (WDLPR) 2006 and policies within the Denmead Neighbourhood Development Plan (NDP) 2015.
- 2.17 The Community Strategy 2010-2020 sets a long-term vision for the area, and identifies three overarching priority outcomes for the Winchester District. Planning policies are a key delivery mechanism for the Community Strategy and the Local Plan has been themed around the three priority outcomes of the Strategy; namely Active Communities, Prosperous Economy and High Quality Environment. The Council's Community Strategy is currently undergoing a review, with a view to publishing a new strategy in due course.
- 2.18 Part Two of the AMR deals firstly with the Denmead Neighbourhood Plan. The remainder of Part Two follows the structure of the Local Plan Part One (LPP1) which was adopted in March 2013. The Winchester District Local Plan Review policies are considered under the themes to which they best relate. Tables at the introduction to each of the themes show which policies are covered in each chapter
- 2.19 The requirements in relation to housing under paragraph 34(3) of the Regulations are contained in Part Two of the AMR, under the heading of 'Active Communities'. In relation to housing delivery, the assessment is against the housing requirements of the Local Plan Part 1, the period for which commenced in 2011. The net numbers of additional dwellings (including affordable dwellings) completed are given and the five year land

supply is discussed. A housing trajectory for the District covering the Plan period is included as Appendix 7. Information is also provided on other aspects of housing policies such as housing need, gypsy and traveller sites, housing mix and density.

- 2.20 Data is provided on policies and topics where it is available. Performance is often shown in relation to various indicators throughout this section. The introduction to Part Two explains the role of indicators in relation to policy monitoring.

### **The Development Plan**

- 2.21 The Development Plan will be comprised of a number of plan documents. The Local Plan Part 1 - Joint Core Strategy, contains core policies and strategic allocations; it was adopted on 20th March 2013. Local Plan Part 2 - Development Management and Site Allocations, allocates sites for development and contains detailed development management policies to replace the remaining policies saved from the Local Plan Review 2006. It was subject to examination hearings during July 2016 and is currently at the examination stage, with modifications currently being consulted on. More detail on this is provided in the following section. A further development plan document will be prepared to cover Gypsy and Traveller Site Allocations.
- 2.22 The Denmead Neighbourhood Plan (DNP) was made part of the Development Plan on 1<sup>st</sup> April 2015. It contains site allocations and other planning policies for most of Denmead Parish. Monitoring for the DNP is contained later in Part Two of this document.
- 2.23 The Local Plan Part 1 superseded many of the saved policies of the WDLPR. However, some more detailed policies, smaller site allocations and the policy boundaries around settlements still remain until they will not be formally superseded until Local Plan Part 2 is adopted. Appendix 2 of the Local Plan Part 1 comprises a list of the remaining saved policies of the WDLPR.

### **Future Monitoring Reports**

- 2.24 Appendix D of the Core Strategy sets out a framework for monitoring the policies of the LPP1. This monitoring framework includes indicators that may be used to assess the performance and achievement of the policies. The indicators are used where they are still considered useful and more have been added, including greater use of contextual indicators where direct monitoring of individual policies may be difficult. The emerging LPP2 also contains a monitoring framework at Appendix D, with proposed indicators for the future monitoring of the policies in Part 2 of the AMR.
- 2.25 The amended Section 34 of the Town and Country Planning Compulsory Purchase Act and the 2012 Regulations do not specify indicators, except for housing delivery, but the Act still has the general requirement to report annually (at least) on planning policies, so generally all policies should be monitored if possible. However, it needs to be considered whether it is an efficient use of resources to provide information every year on every policy, particularly if some policies cover very specialised areas, or have not been used frequently. There may also be a case for considering policies as a group

if low numbers are involved, or where it is difficult to quantify the effects of a particular policy.

- 2.26 The monitoring frameworks of LPP1 and LPP2 therefore provide a starting point for considering how monitoring of policies should be approached in the future, in the light of the availability of resources and the value of outputs achieved as referred to in the paragraph above.

### **The South Downs National Park**

- 2.27 The South Downs National Park (SDNP) covers a significant part of the District. The South Downs National Park Authority (SDNPA) became the planning authority for that area on 1st April 2011. The SDNPA is producing its own Local Plan, covering both strategic and detailed matters, for the entire SDNP area. This is estimated for adoption in mid 2018. In the meantime the Winchester District Local Plan Part 1 Joint Core Strategy, which was prepared and adopted jointly (by Winchester City Council on 20th March 2013 and by SDNPA on 19th March 2013) will continue to provide strategic policies for the SDNP within Winchester District.
- 2.28 As the SDNPA is preparing its own single Local Plan the Winchester District LPP2 does not include any policies for the SDNP area, although. Winchester's Local Plan Part 1 - Joint Core Strategy contains a policy (CP19) relating to the SDNP. The Joint Core Strategy covers the whole of the Winchester District - as the WDLPR did – for the time being.
- 2.29 In terms of monitoring the Joint Core Strategy currently continues to comprise the major part of the adopted Development Plan. Following the adoption of LPP2, the saved policies of the WDLPR will continue to apply where relevant within the SDNP part of the Winchester District until the SDNPA adopts its own local plan.

### **3.0 AMR PART ONE: MONITORING POLICY PROCESS**

- 3.1 Part One of this AMR reviews planning policy work over the past year, in relation to the Local Plan and other planning work and projects. This section discusses the matters required under section 34 of the 2012 Regulations, such as progress in relation to the Local Development Scheme (LDS), Neighbourhood Plans, the Community Infrastructure Levy (CIL) and the Duty to Co-operate. The new requirement to report on the Self-Build and Custom Housebuilding Register is also included in the AMR Part One.
- 3.2 The monitoring year 1<sup>st</sup> April 2015 – 31<sup>st</sup> March 2016 is covered in detail. Information on policy progress matters is also included up to the date of the publication of this AMR (December 2016) where it is available and it is useful to include it.

#### **Self-Build and Custom Housebuilding Register**

- 3.3 The Self-Build and Custom Housebuilding Register for the Winchester District (excluding the SDNP) area came into effect from 1<sup>st</sup> April 2016. As of that date the Planning Policy Guidance has encouraged authorities to publish headline data on the demand for self-build and custom housebuilding as part of their monitoring reports.
- 3.4 Information on self-build and custom housebuilding will be included in next year's AMR, when the Winchester Register will have been operating for a year.

#### **The Local Development Scheme (LDS)**

- 3.5 Section 34(1) of the Regulations requires details of local plans and supplementary planning documents listed in the LDS to be provided together with their timetables, the stage reached and the reason for any delays to the published programme. Information should also be provided on any of these documents if adopted or approved during the monitoring period.
- 3.6 Two LDSs are of interest during the period covered by this AMR. The 2014 LDS (with revised timetable from September 2014) and the 2015 LDS (effective from October 2015). These LDSs include the timetables for the production of two local plan documents:
- Local Plan Part 2 - Development Management and Site Allocations, and
  - Gypsy and Traveller DPD (2015 LDS only).
- 3.7 The Winchester LDS does not contain details of supplementary planning documents. These tend to have a shorter production period and are not required to be listed in the LDS. Most SPDs adopted by the Council have taken the form of Village Design Statements, which are prepared by local communities and the timetable for their production is largely outside the control of the City Council until they reach the formal consultation and adoption stages. However, any SPDs that have been prepared or adopted during the monitoring period are listed in Table 1 and discussed in the section that follows.

- 3.8 The production of planning policy documents should be reviewed against the timetable set out in the LDS. This process highlights whether any changes are required to the LDS. Accordingly, the Winchester District LDS has been updated regularly since it was first produced in 2005. Changes brought about by the Localism Act, and enshrined in the 2012 Planning Regulations, mean that the LDS can be updated more readily to reflect current work programmes. When a plan is submitted for examination the Inspector will consider whether the preparation of the plan has followed the stages set out in the LDS: the LDS should therefore be kept up-to-date.

### 2014 LDS

- 3.9 The 2014 LDS (with the revised September 2014 timetable) is the relevant scheme for the first part of the monitoring period between April and August 2015. The table below sets out progress against the targets set in the 2014 LDS and subsequent updates.

**Table 1 Comparison of 2014, 2015 & 2016 LDS**

DPD	2014 LDS (as revised Sept 2014)	2015 LDS (Oct 2015)	2016 LDS (Oct 2016)
Local Plan Part 2 - Development Management & Site Allocations			
Pre-Submission Publication (Regs 19 & 20)	June 2015	Nov/Dec 2015	
Submission	Nov 2015	Mar 2016	
Adoption	July 2016	Nov 2016	Mar/April 2017
Gypsy & Traveller Accommodation DPD	N/A		
Draft Plan for Consultation		November 2016	Mar/April 2017
'Publication' (Pre-Submission) Plan		July 2017	Nov 2017
Submission to Secretary of State		October 2017	Feb 2018
Examination hearings		December 2017	May 2018
Inspector's report		April 2018	Sept 2018
Adoption		June 2018	Oct 2018
Winchester District Local Plan 2016-2036			Mid 2018 - Commence Dec 2021 - Adopt
CIL Review (LDD)			Mid 2018 - Commence Dec 2021 - Adopt

SCI Review (LDD)			March 2017 - Commence Jan/Feb 2018 - Adopt
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- 3.10 No targets were shown in the 2014 LDS for the first part of the 2015/16 monitoring year, but it became clear during this period that it would not be realistic to meet the longer term targets for submission and adoption of LPP2. This was due to the large number of comments received to the Draft Plan at the end of 2014 and the additional work required to give full consideration to the issues raised. This included conducting further research and producing additional evidence, amongst other measures.
- 3.11 During this period, it also became clear that significant work still remained to be completed on the need for gypsy and traveller accommodation and the identification of proposed sites. Additionally, the Government published a revised 'Planning Policy for Traveller Sites' at the end of August 2015 which raised issues regarding the way accommodation needs are assessed. In the light of this, it was considered that the needs study may need to be updated. The setting of target numbers and the identification of a 5yr supply of sites would take some time. This might unduly delay the preparation and adoption of the LPP2 and it was therefore decided to produce a separate DPD on Gypsy and Traveller Accommodation.
- 3.12 Stemming from the above, a new LDS was needed to incorporate both a revised LPP2 timetable and the preparation of a new DPD on Gypsy and Travellers. This is discussed in more detail in paras 3.13 – 3.15 of the 2015 AMR.

### 2015 LDS

- 3.13 A revised LDS came into force from 6 October 2015 and is relevant for the remaining part of this monitoring year. The 2015 LDS proposed the publication of the Pre-Submission Plan in November 2015 and the submission of the LPP2 in March 2016. An up-to-date LDS is an issue of soundness for the Examination and the LPP2 was developed in accordance with the 2015 LDS timetable.
- 3.14 Following submission, the examination hearings occurred in July 2016 as proposed in the 2015 LDS. However, the final Inspector's Report was not received in October 2016 as suggested in the LDS. Instead a Report of the Inspector's Interim Findings was published in August 2016, with the Inspector requesting some modifications be made to the plan in order to make it sound.
- 3.15 The resulting Proposed Modifications to LPP2 were subject to consultation in late 2016; with a view to receiving the final Inspector's Report in early 2017 and adoption in spring 2017. It was necessary to update the LPP2 timetable in the LDS to reflect this change.
- 3.16 The initial work on the Gypsy and Traveller Accommodation DPD has also taken longer than anticipated in the 2015 LDS. In part, this is due to the Inspector's requirement that pitch numbers should be specified in the LPP2, rather than left to the Traveller DPD. The determination of pitch numbers



could not be made until the revised travellers' accommodation needs study was completed in autumn 2016, which affected the timetable for the preparation of LPP2 and the Traveller DPD itself.

- 3.17 Therefore, a revised LDS was prepared for autumn of 2016 containing a new timetable for the adoption of LPP2 and the preparation of the Gypsy and Traveller DPD, amongst other matters.

### 2016 LDS

- 3.18 The 2016 LDS was agreed on 5<sup>th</sup> October 2016. This set out revised timetables for the adoption of LPP2 and the Gypsy and Traveller DPD as shown in Table 1 above.
- 3.19 The LPP2 Inspector recommended that a review local plan be commenced no later than 2018, with a view to adoption by 2021. When work commences on the review plan, the NPPF recommends that Councils should develop their CIL in parallel. This would also be an opportune time to review the Statement of Community Involvement (SCI) document.
- 3.20 The 2016 LDS therefore contains timetables for the final stages to adoption of the current LPP2, the Gypsy and Traveller DPD and the commencements of the review Local Plan, a CIL review and a review of the SCI. Details of these documents are set out in the 2016 LDS and further details of the scheme and the elements within it are discussed in the Cabinet report of 5<sup>th</sup> October 2016 ([CAB2836\(LP\)](#)).

### Policy Progress 2015-2016

- 3.21 The table below summarises the policy work produced (and other relevant projects) and the reports considered by the Cabinet, the Cabinet (Local Plan) Committee and full Council for the monitoring year and up to the present time (i.e. between 1 April 2015 and December 2016).

**Table 2 Policy Progress 2015/16**

Date	Action	Description
1 <sup>st</sup> April 2015	Council	Denmead Neighbourhood Plan "made" following the result of the referendum held on 5 March 2015.
15 <sup>th</sup> April	Cabinet	Silver Hill Update
21 <sup>st</sup> May	Cabinet	Silver Hill Update
15 <sup>th</sup> June 2015	Council	Silver Hill Update
6 <sup>th</sup> July	Cabinet	Station Approach - agreed to prepare Design Brief and Contest.
13 <sup>th</sup> & 15 <sup>th</sup> July	Cabinet	Silver Hill – submissions by Silverhill Winchester No.1 Ltd.
9 <sup>th</sup> Sept	Cabinet	River Park Leisure Centre: agreement to hold public consultation on options. Approaches to supporting employment and

		training through the planning process agreed.
16 <sup>th</sup> Sept	Cabinet (LP) Committee	Approval of LPP2 (part including Chapters 1 & 2, Colden Common, Kings Worthy, Swanmore, Waltham Chase, Wickham, Denmead, Smaller Villages and Rural Area, South Hampshire Urban Areas and Chapter 7) for publication
17 <sup>th</sup> Sept	Cabinet	Station Approach Design Brief approved.
6 <sup>th</sup> Oct	Cabinet (LP) Committee	Approval of LPP2 (the rest including Winchester Town, New Alresford and Development Management Policies) for publication.
21 <sup>st</sup> Oct	Cabinet	Approval of LPP2 for publication (minutes of Cabinet Local Plan Committee). Silver Hill update. Chesil Street Extra Care - Approval to appoint preferred bidder to construct 52 flat extra care and day care scheme at Chesil Street surface car park.
21 <sup>st</sup> Oct 2015	Council	Approval of LPP2 for Publication (Pre-Submission) and subsequent submission. <a href="#">CL115</a> refers
2 <sup>nd</sup> December 2015	Cabinet	Silver Hill Update Creative Enterprise Centre Update
13 <sup>th</sup> January 2016	Cabinet	Station Approach Project Update Silver Hill Update
28 <sup>th</sup> January	Council	Agreed Cabinet approach on Silver Hill (ie to terminate agreement on Silver Hill if certain conditions not in place by a particular date)
2 <sup>nd</sup> February	Cabinet	Silver Hill – Decision to terminate agreement with developer. Decision to set up the Central Winchester Regeneration Informal Policy Group.
29 <sup>th</sup> February 2016	Cabinet (Local Plan)	Update on LPP2 following consultation on Publication (Pre-Submission) Plan, summarised main issues raised in consultation and next steps. <a href="#">CAB2782(CAB)</a> Adoption of VDSs for: Bishops Waltham, Denmead and Shedfield. <a href="#">CAB2783(LP)</a>
10 <sup>th</sup> March	Cabinet	Silver Hill – Judicial Review
29 <sup>th</sup> March	Cabinet	Leisure Centre Options Central Winchester Regeneration – discussed setting up of a project group. Winnall Planning Framework – Final Report

8 <sup>th</sup> June	Cabinet	Station Approach – Report on Design Competition CIL – Spending Protocol ( <a href="#">CAB2807</a> )
6 <sup>th</sup> July	Cabinet	Leisure Centre Replacement Project Central Winchester Regeneration Informal Policy Group appointment & terms of ref
15 <sup>th</sup> July	Cabinet	Special Meeting Station Approach designers' appointment.
20 <sup>th</sup> July 2016	Council	Station Approach - Not approved to appoint designers, resolved to report back further on finance matters. Leisure Centre Replacement Project - Approved budget for design, project management and other services.
5 <sup>th</sup> October 2016	Cabinet (LP) Committee	A4 Direction Office-Residential in Winchester Town - Agreed. LPP2 – Update following Examination Hearings Gypsy & Traveller DPD – Progress Update LDS– revised LDS agreed and implemented with immediate effect
19 October 2016	Cabinet	Agreed to A4 Direction. Station Approach procurement for preparation of public realm strategy approved. CIL funds for Bishops Waltham, Jubilee Hall Car Park extension agreed. <a href="#">CAB2856</a> .
2nd November	Council	Station Approach - agreed procurement procedure & approved budget for design work

- 3.22 The main policy task for this monitoring year was work on finalising the LPP2 for Submission and Examination. This involved the preparation, publication and subsequent submission of the Plan by the end of March 2016 and preparation for the Examination Hearings which took place during July 2016. Following on from the Examination Hearings during the summer, work is continuing towards the intended adoption of LPP2 in spring 2017.
- 3.23 The other major area of work alongside the LPP2 was planning for the needs of gypsy and travellers. A revised assessment on needs has now been completed and work has formally begun on the preparation of the DPD which will allocate appropriate sites.
- 3.24 Work has also been continuing on a number of Council projects that have a planning policy input. Many of these have been listed in the table above. Of particular relevance have been the Winnall Planning Framework, Silver Hill, and Station Approach, which are related to the LPP2 policies.
- 3.25 Planning policy input into development proposals and planning applications continues on a day-to-day basis. This year this has involved a great deal of work on sites allocated for development in the Local Plan and alternative 'omission' sites. This has ranged from informal discussions to planning

applications and appeals. Also involvement in the continuing development of the strategic sites at West of Waterlooville, Barton Farm and North Whiteley.

- 3.26 Various projects have continued in conjunction with neighbouring authorities and outside bodies. These include the assessment of gypsy and traveller needs, the Solent Recreation Mitigation Project and a multi-authority Employment Land Review. There is continuing officer input into the work of the Partnership for Urban South Hampshire (PUSH) and the M3 Enterprise and Solent LEAs. More details of all of these initiatives are given detailed under the Duty to Cooperate section.

## **Local Plan Part 2 - Submission & Examination**

- 3.27 As detailed in last year's AMR, the Draft LPP2 was published in November 2014 and the first half of 2015 was taken up with considering the issues arising from the draft and making the preparations for the final publication and submission version. By the autumn of 2015, LPP2 was considered ready for publication and the plan was presented to a series of Local Plan Cabinet meetings to agree it for publication and submission.
- 3.28 The main policy task for this monitoring year, and which is continuing to the current date, has been work on finalising the LPP2. This involved the preparation, publication and subsequent submission of the Plan by the end of March 2016. The Examination process began with the submission of the Plan in March 2016 and a series of public Hearings were held during the summer of 2016. Following on from the hearings and the Inspector's Initial Report of Findings, Modifications have now been published for consultation with the aim of adopting LPP2 in spring 2017.
- 3.29 The report [CAB2711\(LP\)](#) presented to the Cabinet (Local Plan) Committee on 16 September 2015 summarised the process followed in preparing the LPP2; the key changes recommended in response to the representations, and the outcome of further supporting evidence studies. The appendices to the report examined the responses received on some general parts of the Plan together with those for the settlements of Bishops Waltham, Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham, the South Hampshire Urban Areas, and the Smaller Villages and Rural Area.
- 3.30 The next meeting of the Cabinet (Local Plan) Committee on 6 October considered report [CAB2721\(LP\)](#) relating to New Alresford, Winchester Town and the Development Management policies. This report also set out the next steps needed to publicise the revised Plan before it is submitted for independent examination.
- 3.31 The Cabinet (Local Plan) Committee, Cabinet and the Council at its special meeting on 21 October 2015 approved the LPP2 (with minor amendments) for Publication (Pre-Submission) for representations and subsequent submission to the Secretary of State for independent Examination.
- 3.32 The LPP2 Publication (Pre-Submission) version of the Plan was made available for representations, and advertised as such as required by the Regulations, for the period commencing on 6 November until 21 December 2015.

- 3.33 Following the Publication of the plan, LPP2 was finalised for submission (with no further changes) and the Plan was submitted on 23 March 2016, together with the Sustainability Appraisal and other required and supporting documentation, including an updated Duty To Co-operate Statement. The submission fulfilled the timetable set out in the 2015 LDS. The Submitted Plan and accompanying documentation is available on the Council's website via the following link; [Local Plan Part 2 Submission 2016](#)
- 3.34 Work has continued on LPP2 following the end of the monitoring period, in particular to progress the examination process. In advance of the examination hearings the Inspector raised a number of [Matters and Issues](#) and Council and objector statements were submitted in response to these. These Statements can be viewed via the [Examination Library List](#). Examination Hearings were held between the 12<sup>th</sup> and 20<sup>th</sup> July 2016. The Inspector's [Note of Initial Findings](#) was received on 28<sup>th</sup> July. The Council has responded to his initial findings and various Proposed Modifications have been published for consultation as a result.
- 3.35 All of the Council's [Proposed Modifications](#) to LPP2 were published for a 6 week consultation period between 28<sup>th</sup> October and 12<sup>th</sup> December 2016. Any responses were sent directly to the Inspector and it is hoped to receive his final report in early 2017. Adoption of LPP2 is anticipated by spring 2017.

### **Local Plan Part 2 - Associated Work**

- 3.36 Specific projects have been undertaken within the Council which are directly related to LPP2 policies. A wide-ranging project team has been developing a strategy for the future of the Winnall area of Winchester City. This resulted in the Winnall Planning Framework of October 2015, which provides the policy framework for future development in the area. The approach set out in the WPF now forms the basis of WIN11 - Winnall in LPP2.
- 3.37 Also in Winchester City, project work is ongoing on the development of the Silver Hill (WIN4) and Station Approach areas (WIN5 & WIN6). During the monitoring year up to the current date, these sites have been the subject of a number of Cabinet and Council discussions and resolutions, as detailed in table 1 above. Most recently, it has been resolved to procure a design team to develop a Supplementary Planning Document for the Station Approach area. A Central Winchester Regeneration Informal Policy Group has also been set up to progress the redevelopment of the central area, which comprises Silver Hill (WIN4), together with The Brooks Centre and Middle Brook Street in Winchester Town. There will continue to be a planning policy input into these important projects as they are related to the successful implementation of policies in the Winchester Chapter of LPP2.

### **Other Corporate Project Work**

- 3.38 Work was undertaken on the issue of the uncontrolled change of use from office to residential in the Winchester Town area, which is now 'permitted development'. This has resulted in the making of a non-immediate Direction under Article 4 of the General Permitted Development Order (GPDO), to require such proposals to be subject to planning applications within this area.

This was made on 14<sup>th</sup> November 2016, to come into effect from 17<sup>th</sup> November 2017.

- 3.39 Other Council projects which have a planning policy input include the new leisure centre project and the Business Enterprise Centre in Winchester Town.

### **Local Plan Site Work**

- 3.40 A great deal of work has been undertaken over the last year, dealing with potential sites for new development. The strategic sites are still progressing at West of Waterlooville, Barton Farm and North Whiteley. A large number of sites proposed for development in LPP2 have also come forward in the form of either pre-application schemes or full applications, to the extent that all of the MTRA2 settlements apart from New Alresford and Wickham now have at least one planning approval on a proposed allocation site. Associated with this site work, a great deal of work has also been necessary throughout 2015 and 2016, dealing with planning applications on alternative 'omissions' sites that have not been included in LPP2, including some resulting Planning Appeals.

### **Gypsy and Traveller Needs**

- 3.41 The other main area of planning policy work, which is closely linked to the LPP2, is planning for the accommodation needs of gypsy and travellers. As discussed in previous AMRs, the Hampshire Travellers Accommodation Assessment had established the need for pitches and plots during 2013. It was intended that LPP2 would set out the number of gypsy and traveller pitches / plots needed and make the necessary allocations.
- 3.42 During 2015 however, it became clear that the study assessing potential sites (the joint Site Assessment Study) was taking longer than anticipated and the local identification of sites for allocation in LPP2 was also proving problematic. Additionally, new government guidance in August 2015 meant that the needs assessment itself would need to be re-visited. Therefore, both the correct identification of required needs and the identification of suitable sites to fulfil the need, would take longer than previously thought. The decision was taken in mid-2015 to remove Gypsy and Traveller matters from LPP2 and instead produce a separate DPD on this issue.
- 3.43 Accordingly, it was intended to produce a stand-alone Gypsy and Traveller Site Allocations DPD which would cover both the identification of accommodation needs and allocate appropriate sites in relation to this need, as required under the NPPF. This was reflected in the 2015 LDS in October, with a timetable for adoption by June 2018.
- 3.44 Between October 2015 and the Examination period, work continued with consultants and neighbouring authorities on the site assessment study and this was completed in mid 2016 ([Gypsy and Traveller Joint Site Assessment Study \[Peter Brett Associates\]](#)).
- 3.45 During this period, work was also ongoing in association with neighbouring authorities to consider the new government guidance and decide whether a new needs assessment study would be appropriate. A new study of the accommodation needs for gypsy & travellers was commissioned at the end of



May 2016. This issue is also covered in the Duty to Cooperate section of this AMR.

- 3.46 Following the Examination of LPP2 in the summer of 2016, the Local Plan Inspector considered that the absence of a traveller policy in LPP2 was a soundness issue and his Initial Note of Findings suggested that a modification to LPP2 to include a pitch target for travellers would be required.
- 3.47 The re-assessment of needs was completed in October 2016 ([Winchester Gypsy and Traveller Accommodation Assessment \[ORS\]](#)) and it has been possible to re-instate a traveller policy (DP4) in the LPP2 as a proposed Modification, which includes a target for pitch numbers for gypsies and travelling showpeople. The identification of sites will occur via the Traveller DPD process as planned. The 2016 LDS includes a revised timetable for this, with adoption now planned by October 2018.
- 3.48 The LPP2 modifications consultation therefore included the traveller policy DP4 and pitch and plot targets. The start of the modification process (12<sup>th</sup> October) also marked the formal commencement of work on the Gypsy and Traveller Site Allocations DPD under Reg 17.

### **Supplementary Planning Documents**

- 3.49 Work also continues on Supplementary Planning Documents (SPDs) as required, providing further detail and guidance on Local Plan policies for particular topics or locations. No SPDs have been produced by the City Council during this monitoring year. However 3 Village Design Statements (VDSs) were prepared during this monitoring year and adopted by the City Council.
- 3.50 VDSs are a form of SPD that are largely prepared by the local communities. Winchester City Council assists in providing planning guidance and overseeing the work. The Portfolio Holder for Built Environment authorises public consultation and following the consultation and the making of any necessary changes, in accordance with the requirements of the Regulations for the preparation of SPDs, VDSs are able to be adopted by the Council as SPD in respect of the Design Guidelines/Policies within them.
- 3.51 Following authorisation by the Portfolio Holder for Built Environment on 20 October 2015 the draft Shedfield Village Design Statement, prepared by the Shedfield Parish Council, was published for public consultation from 22 October until 20 November 2015.
- 3.52 In January 2015 Bishop's Waltham Parish Council agreed to produce a Village Design Statement, led by a steering group comprising parish councillors and residents. This followed much work by Parish Councillors and residents in producing the 'Bishop's Waltham Development Plan' which fed into the emerging LPP2. Following authorisation by the Portfolio Holder for Built Environment on 3 November 2015 the draft Bishop's Waltham Design Statement was published for public consultation from 4 November until 3 December 2015.
- 3.53 Following the adoption of their Neighbourhood Plan at the end of March 2015, Denmead Parish Council decided to update their existing VDS. The Parish Council consulted with local residents during August and September 2015.

Following authorisation from the Portfolio Holder for Built Environment on 15<sup>th</sup> December 2015 the draft revised VDS was published for public consultation between 16<sup>th</sup> December 2015 and 29<sup>th</sup> January 2016.

- 3.54 Following the consultations and any modifications necessary as a result, the VDSs for Shedfield, Bishops Waltham and Denmead were considered at the Cabinet (Local Plan) meeting on [29th February 2016](#) and adopted by the City Council as SPD.

### **Policy Implementation**

- 3.55 Section 34 (2) of the Regulations requires that details must be given of any local plan policies not being implemented. Many of the policies that were contained in the WDLPR are no longer saved. In July 2009 the Council saved some policies from the WDLPR, to enable these to remain in place prior to the adoption of LPP1. Not all of the WDLPR policies were saved, as some were considered to be no longer needed. Many of the policies saved in 2009 have now been superseded by up-to-date policies in LPP1. Despite this, some WDLPR policies are still required to address issues not adequately covered in LPP1. Therefore, there are still some saved WDLPR policies pending the adoption of LPP2. A list of the saved WDLPR policies still remaining following the adoption of LPP1 is provided in Appendix 2 of the AMR.

### **Housing Delivery**

- 3.56 Section 34 (3) contains detailed requirements for the reporting of housing delivery. These requirements are covered in the Active Communities Chapter of Part 2 of this AMR.

### **Community Infrastructure Levy**

- 3.57 Section 34 (5) of the Planning Regulations requires that the monitoring report should contain information on the annual receipts under the Community Infrastructure Levy (CIL) regime.
- 3.58 Regulation 62 of the CIL Regulations 2010 requires that the monitoring report includes:
- the total CIL receipts for the reported year;
  - the total CIL expenditure for the reported year;
  - summary details of CIL expenditure during the reported year including the items of infrastructure to which CIL has been applied, the amount spent on each item, the amount applied to repay money borrowed and the amount and percentage applied to administrative expenses; and
  - the total amount of CIL receipts retained at the end of the reported year.
- 3.59 Winchester City Council's CIL came into effect as from the 7th April 2014. The Cabinet at its meeting on 19<sup>th</sup> March 2014 ([CAB 2569 refers](#)) approved the CIL Regulation [123 List](#) together with the instalments policy and how CIL should be appropriated. In summary this is as follows:
- Up to 5% of CIL receipts can be used to cover administrative costs.



- 15% of CIL from qualifying development in a particular area to go to the appropriate parish council/ Winchester Town Account as relevant (25% where there is an approved neighbourhood plan).
  - 25% of the **remaining total**, to Hampshire County Council for the delivery of infrastructure projects which are the responsibility of the County Council from the Regulation 123 list;
  - Remaining CIL receipts to a programme to be developed for the delivery of priority infrastructure projects.
- 3.60 The CIL schedule, map of charging areas, the 123 List and further information regarding CIL in Winchester District can be found on the Council's website. A CIL Officer is in post and the Council has placed a CIL calculator and other information on its website to assist applicants in calculating their CIL liability.
- 3.61 During the monitoring year 2015/16, £674,366 was received by Winchester City Council. The table below sets out the amounts collected, spent (or passed on for expenditure) and retained during the monitoring period 2015/16 and compares it with the previous year.
- 3.62 Last years' AMR table the category labelled 'expenditure' actually indicates how the CIL received was apportioned, as no CIL was actually spent, nor has been to date. Additionally last year's AMR showed the amounts shown spent by parishes in 2014/15, but this was not from CIL.

**Table 3: CIL receipts and expenditure for 2015/16**

	2014/15	2015/16
<b>Total received</b>	<b>£13,077.86</b> <b>Includes surcharges* of</b> <b>£504.08</b>	<b>£674,000</b>
Administration (5% total receipts less surcharges)	£628.69	£33,700
Surcharge	£504.08	0
Payment in Kind	0	0
Paid to Parishes and WTF (15%, 25% for Denmead)	£1,886	£101,100
Paid to HCC (25% of remainder after admin and parish deductions)	£2,514.76	£134,800
Total distributed	£4,400.82	£235,900
<b>Parish expenditure</b>	<b>Littleton spent £1,185.25 on playground equipment,</b>	<b>0</b>
<b>CIL spent by WCC</b>	<b>0</b>	<b>0</b>

<b>Balance retained by WCC</b>	<b>£7,544.27</b>	<b>£404,400</b> <b>(£411,944 including rollover)</b>
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- 3.63 It should be noted that the Parish apportionment is not 15/25% of the total CIL, but only comes from CIL collected on developments in that particular area. If there is no qualifying development in an area within a year, then that area will not receive any CIL automatically under this part of the Regulations.
- 3.64 A spending protocol has now been agreed by the Council setting out the procedures for prioritising and allocating CIL funds on projects identified in the Infrastructure Delivery Plan (Cabinet 8<sup>th</sup> June 2016, [CAB2807](#) refers).
- 3.65 Parish Councils will be publishing their CIL infrastructure spending on their websites. In terms of the City Council, no expenditure occurred in 2015/16. The first money to be spent has been recently agreed in October 2016, to contribute to the extension of the car park at the Jubilee Hall at Bishops Waltham ([CAB2856](#) refers).

### **Duty to Cooperate**

- 3.66 Section 34 (6) of the Local Planning Regulations 2012 asks for details of actions taken under the 'Duty to Cooperate' requirement during the monitoring period. The Planning and Compulsory Purchase Act 2004 (as amended) places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. More detailed guidance on what the Duty to Cooperate entails can also be found in the National Planning Policy Guidance.
- 3.67 A wide variety of liaison and joint working is undertaken under the duty to cooperate and only the important actions are discussed in the AMR. A table of the main actions and dates is provided at the end of this section.

### **Local Plan Part 2**

- 3.68 The City Council has engaged with neighbouring authorities on the production of LPP2. Details of actions taken in preparing the Local Plan Part 2 (LPP2) are set out in three Duty to Cooperate Statements which are published on the LPP2 pages of the Council's website. The [Duty to Cooperate Statement September 2014](#), sets out the cooperation that occurred up to the publication of the LPP2 Consultation Draft in November 2014. The [Duty to Cooperate Statement October 2015](#), sets out the cooperation that occurred from that point up to the start of the formal Publication period when the LPP2 Publication (Pre-Submission) Plan was published in November 2015. The final [Duty to Cooperate \(Submission\) Statement](#) covers the period since then, up until the Submission of LPP2 in March 2016.
- 3.69 Given the level of information set out in these documents, this section does not repeat all the detail of those Statements. LPP1 covered strategic matters, including the core strategy. That part of the Plan set out the housing target for the plan period and a strategy for accommodating the development required. This included strategic sites, which neighbouring authorities and infrastructure

bodies may have had an interest in. LPP2 therefore covers the smaller site allocations (those set out in Winchester Town and the MTRA2 settlements) and detailed development management policies. Given the nature of LPP2, the extent of the involvement of outside authorities and bodies is more limited. Nonetheless, the Duty to Cooperate statements submitted show how these outside groups were involved during the evolution of LPP2.

## **Joint Working**

### **Hampshire and Isle of Wight Planning Officers Group**

- 3.70 The Chief Planning Officers of the Hampshire and Isle of Wight Planning Officers Group (HIPOG) and sub-groups including the Development Plans Group, the Planning Research and Liaison Group and the Development Control Practitioners Group all continue to meet approximately every other month. These meetings include officer representatives of all Hampshire and Isle of Wight Planning Authorities and Hampshire County Council. Experience and information is discussed and joint approaches agreed on strategic planning matters, also progress with the Local Plans, shared technical research and the evidence base. The interpretation of government advice and emerging policy is also discussed at these groups. Common approaches have been developed on a number of issues as a result of these meetings.

### **Partnership for Urban South Hampshire**

- 3.71 Winchester City Council is part of the Partnership for Urban South Hampshire (PUSH) group of authorities which aims to coordinate planning strategy across the area of South Hampshire and the Isle of Wight. This includes the strategic development areas of North Whiteley and West of Waterlooville. Although PUSH has no statutory powers or functions, it works collaboratively with the Solent Local Enterprise Partnership and has a formally constituted Joint Committee. Winchester City Council is actively involved in all aspects of PUSH work.
- 3.72 During the last year considerable work has been undertaken on developing an updated PUSH 'Position Statement'. A number of meetings and officer and Member workshops have been held over the year on the issue of 'objectively assessed needs' for housing up to 2036. This resulted in a Position Statement being agreed in July and further work is continuing on planning for future needs.
- 3.73 Other PUSH work that Winchester has been involved with has been the continuing development and implementation of a Green Infrastructure Strategy, research on updated employment needs and work on the Solent Recreation Mitigation Strategy.

### **Solent Recreation and Mitigation Partnership**

- 3.74 WCC is part of the Solent Recreation Mitigation Partnership (SRMP). The Partnership consists of the PUSH authorities, Chichester District Council, the New Forest and South Downs National Park Authorities, Natural England and other key wildlife/conservation bodies. The role of the SRMP is to coordinate implementation of the mitigation measures necessary to address the impact of additional recreational pressure on the Solent Special Protection Areas (SPA)

arising from new housebuilding, which would be funded by developer contributions.

- 3.75 An Interim Solent Recreation Mitigation Strategy which outlines a programme of mitigation measures was agreed by PUSH in December 2014. Contributions are now being collected from relevant developments within a 5.6km radius of the SPA. WCC is an active member of the Partnership, having a representative on the Board and attending steering group meetings. Work is continuing on the development of a final Strategy and it is progressing through meetings of the steering group and the PUSH Joint Committee which manages the Partnership.
- 3.76 In Winchester, contributions are being sought under policy CP16 of LPP1 where appropriate and this is discussed further in the High Quality Environment section of this AMR.

### **New Forest Recreation Mitigation Strategy for European Sites**

- 3.77 The issue of mitigation under the Habitat Regulations relating to recreation pressures on the New Forest was raised at the LPP2 Examination. It was suggested that parts of the Winchester District would be within the zone of mitigation within which contributions would be required from new housing developments. Following discussions on this issue, WCC has received confirmation from Natural England that the Winchester District would be outside the area within which mitigation would be required.

### **Gypsy and Traveler Accommodation Needs**

- 3.78 WCC, the South Downs National Park Authority and East Hampshire District Council jointly commissioned work to assess the potential of specific sites to accommodate the needs identified in the Hampshire GTAA 2013. This work continued throughout the monitoring year. Publication of the study results was delayed for further work, in part due to the Government's revised definition of gypsies and travellers, and was published in July 2016.
- 3.79 Additionally, 7 Hampshire authorities, including WCC re-assessed the 2013 needs accommodation assessment in the light of the revised government guidance and decided that it required updating. The authorities commissioned consultants in May 2016 to undertake this work. The revised needs assessment for Winchester District was published in October 2016. The need for pitches identified fed into the LPP2 Proposed Modifications (new policy DM4) and will inform the upcoming Gypsy and Traveller DPD.

### **Employment Land Review**

- 3.80 A joint Employment Land Review was commissioned by Eastleigh Borough Council, with Southampton City Council, Test Valley Borough Council and Winchester City Council, during summer 2015. The purpose of the study is to determine the quality and suitability of existing employment sites within the area. Work is continuing on this, with liaison meetings occurring occasionally.

### **Cooperation with Neighbouring Local Planning Authorities**

- 3.81 Duty to cooperate liaison meetings have been held with various neighbouring authorities as detailed in the table following this section. Meetings have been held this last year with Eastleigh, East Hampshire, Havant and Basingstoke

and Deane. Important issues raised are those relating to the Botley By-Pass (Eastleigh Borough Council and HCC), gypsy and traveller planning and Solent Recreation Management Strategy (see above for further details).

- 3.82 During this year the City Council submitted formal comments to consultations on the SDNP draft plan (October 2015) and the Eastleigh Local Plan (February 2016).

### **Botley Bypass**

- 3.83 The main cross boundary issue in relation to Eastleigh Borough continues to be the Botley Bypass and the safeguarding of its potential route in the respective authorities' local plans. Eastleigh Borough Council has continued to press WCC to include the bypass in the Winchester LPP2, although WCC has concerns regarding the funding arrangements for the by-pass. Following a series of meetings with Eastleigh Borough Council and the local highways authority (HCC) a policy has been included in the Winchester LPP2 Plan to safeguard the section of the potential route for the Botley Bypass within the Winchester District (SHUA5). A Statement of Common Ground was prepared with HCC prior to the Examination Hearing and a small Modification is now proposed to Policy SHUA5 following the Hearing discussions.
- 3.84 Under the Statement of Common Ground, HCC, WCC and Eastleigh Borough Council agreed to cooperate in seeking to facilitate the provision of the Botley Bypass. Meetings are continuing to occur on a regular basis on this issue and are listed in the table at the end of this section.

### **The South Downs National Park**

- 3.85 The South Downs National Park (SDNP) covers 40% of the area of Winchester District. There has been considerable cross-boundary liaison due to several of the settlements in Winchester District, which have a specific housing requirement in LPP1, adjoining the SDNP.
- 3.86 The SDNP Authority is in the process of developing its own Local Plan and Winchester has been involved in discussions on various matters of mutual interest. Of particular interest has been consideration of cross-boundary issues in relation to objectively assessed needs, affordable housing, planning for gypsy and travellers and the development of green infrastructure.
- 3.87 The City Council submitted comments on the SDNP Preferred Options consultation in October 2015 and Duty to cooperate meetings that have occurred with SDNPA over the last year are listed in the table following this section.

### **Planning of Strategic Sites**

- 3.88 Strategic sites are a particular area where cross-boundary cooperation is important. Sites where liaison has occurred are the continuing development of West of Waterlooville and planned new developments at North Whiteley and Welborne (in Fareham Borough).

### **West of Waterlooville**

- 3.89 The West of Waterlooville Forum is administered by WCC and also includes representatives of Havant Borough Council, Hampshire County Council,

Denmead Parish Council and Southwick and Widley Parish Council. Following the granting of outline planning permissions, the terms of reference of the forum were re-assessed in July 2015. The Forum now focuses on the development of the new community in detail, particularly community infrastructure and the establishment of community democratic forums.

- 3.90 The West of Waterlooville Forum continues to meet and receives progress reports on aspects of the development and can make recommendations to the parent authorities of Havant and Winchester. There is also a Joint West of Waterlooville Planning Committee formed by agreement of Havant Borough Council and Winchester City Council in March/April 2014, which meets when required to consider planning applications for the area.
- 3.91 The meetings of the West of Waterlooville Forum and the Joint Committee during the monitoring period are listed in the table at the end of this section.

### **North Whiteley**

- 3.92 The North Whiteley Development Forum has been established as a WCC Committee, which discusses issues relating to the development of this area and includes representatives of Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council, Botley Parish Council, Curdrige Parish Council and Whiteley Town Council. Specific meetings were also held with stakeholders to discuss particular aspects of the development prior to the outline planning application for the North Whiteley development (submitted in March 2015).
- 3.93 The City Council resolved to grant outline permission on 12 October 2015, subject to a S106 agreement. Since that date, regular meetings have been held to progress the development, via the North Whiteley Project Board. Discussions have also been held with the developers and other interested parties via the North Whiteley Steering Group comprising the developers and officers from WCC and HCC.

### **Welborne**

- 3.94 Welborne is a substantial new development planned in Fareham Borough but adjacent to, and with significant green infrastructure within, Winchester District. The Welborne Standing Conference meets on an ad hoc basis and provides a forum for Council Officers and Members from WCC and Fareham BC, Parish Councillors and community groups from Knowle and Wickham, and other stakeholders to discuss the development of the area.
- 3.95 While supporting most of the policies, the City Council disagreed with elements of the Welbourne Local Plan, primarily associated with the Knowle Gap, and made representations accordingly. Progress on this was detailed in last year's AMR. Following the Inspector's report (12 May 2015) which supported Winchester's position, the Welborne Plan was modified accordingly and adopted by Fareham BC on 8 June 2015. Policy WEL30 includes the commitment that Fareham BC will continue to work with Winchester CC to determine appropriate uses and management of the natural greenspace within Winchester District, and there is a corresponding commitment in policy SH4 of the Winchester Local Plan Part 1.

## **Infrastructure Delivery Agencies and Other Bodies**

### **Hampshire County Council**

- 3.96 Guidance in the NPPG particularly emphasises the importance of cooperation on infrastructure planning and specific mention is required for the role of Hampshire County Council (HCC) in providing infrastructure for the Winchester District. Winchester City Council and Hampshire County Council (HCC) have a mutual duty to cooperate. HCC is the Highway Authority, Minerals and Waste Planning Authority, the Education Authority and the Lead Local Flood Authority for the District and is therefore responsible for various issues that affect the Local Plan – transport, minerals and waste, flooding, education and social services, some health services and community infrastructure.
- 3.97 HCC has been heavily involved in discussions relating to the delivery of the strategic sites allocated in the LPP1 and the allocation of other sites in the LPP2 in relation to transportation infrastructure issues. Meetings on these and on the Botley Bypass are listed in Table 5 below. HCC's Transport officers also assisted during 2015 with the commissioning and review of draft reports on the Transport Studies undertaken by Systra consultancy on the B2177 B3354 & A334 Corridor and the New Alresford Land Allocations to inform the LPP2 Publication (Pre-Submission) document. Discussions have continued, particularly regarding the A31 junction for the Sun Lane allocation in LPP2 (Policy NA3).
- 3.98 In relation to education, WCC is working with HCC on the provision of new schools in the strategic sites at North Whiteley, West of Waterlooville and Barton Farm north of Winchester. Officers have also been liaising with HCC Children's Services concerning the provision of additional school places to address the needs arising from the site allocations in the LPP2. Meetings and exchanges of correspondence have occurred during the monitoring year including discussion on specific sites in Waltham Chase, Swanmore, Colden Common, and Bishops Waltham, in particular.
- 3.99 Liaison has also taken place with HCC in its role as Lead Local Flood Authority; in particular to follow up on concerns and comments received to the Consultation Draft LPP2 regarding the Wickham Drainage Infrastructure Policy WK1, The Wickham Flood Investigation Report was jointly commissioned by HCC in conjunction with WCC, Southern Water and the Environment Agency. The Report was published in July 2015 and a number of meetings have been held with stakeholders to consider the implications of this for Policy WK1 and the site allocations proposed in Wickham (WK2 and WK3).
- 3.100 HCC is also the Minerals and Waste Planning Authority for Winchester District. The County Council undertook consultation on two Supplementary Planning Documents (SPDs) on Oil and Gas and on Minerals and Waste Safeguarding in Hampshire from 29 June to 7 August 2015. WCC subsequently attended a stakeholder event on minerals and waste safeguarding in July 2015 to consider how local planning authorities should consult the relevant minerals and waste planning authority effectively when non minerals or waste proposals impact the mineral resources and minerals

and waste infrastructure safeguarded by the Hampshire Minerals and Waste Plan (HMWP).

### **Marine Management Organisation**

- 3.101 The Marine Management Organisation (MMO) is preparing the South Inshore and Offshore Plan which runs from Folkestone to the River Dart. It has consulted with WCC as a small part of Winchester District is affected, i.e. part of the River Hamble which is tidal up as far as Botley and forms part of the boundary of Curdrige Parish. Although the MMO had no specific comments to make on the Consultation Draft of the LPP2 its response drew attention to the remit of the organisation.

### **Local Enterprise Partnerships**

- 3.102 The NPPG requires local planning authorities to liaise with Local Enterprise Partnerships (LEPs). The Solent LEP covers the same part of the District as the PUSH area and the Enterprise M3 LEP covers the rest of the District.
- 3.103 The Solent LEP has resolved that PUSH should continue to take the lead on strategic planning, in particular developing and updating the Spatial Strategy for the area. WCC's involvement is therefore with PUSH in this respect, as indicated above.
- 3.104 WCC is involved with the M3 LEP at both Officer and Member level, attending Board meeting and Action Groups on various topics as required. Of particular interest this year, officers attended the M3 LEP Planners' Conference in March 2016. The M3 LEP has also produced a study of the commercial property market in July 2016. Amongst other matters, this highlighted the problem of the loss of office space to residential use in Winchester Town. This study provided a key piece of evidence that influenced the decision of WCC to initiate an Article 4 Direction in respect of this issue in late 2016.

### **Local Nature Partnership**

- 3.105 The NPPG requires local planning authorities to liaise with Local Nature Partnerships (LNPs). The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012 and is still a developing organisation and WCC is supporting the development process. WCC continues to be a member of the HloWLNP and liaises with the key leader organisation Hampshire and Isle of Wight Wildlife Trust on a number of projects on a periodic basis.
- 3.106 The following table provides a summary of the main specific actions undertaken during the monitoring year 2015/16 and to date.



**Table 4: Duty to Cooperate**

<b>Name</b>	<b>Date</b>	<b>Type</b>	<b>Form/Issues/Actions</b>
Hampshire and Isle of Wight Planning Officers Group	April 2015 to Dec 2016	Regular meetings of the Chief Planners' Group, the Development Plans Group, the Planning Research and Liaison Group, and the Development Control Practitioners Group	Ongoing bi-monthly meetings with agendas set to discuss planning related topics of common interest, share experiences, including progress on local plans and related (often shared) research, the outcome of appeals and examinations and their implications; to debate and agree common actions where possible.
M3 LEP	24.02.16	Meeting of interested parties	Briefing on issues in LEP area
	07.03.16	Meeting of local authority planners	Planners' event
	19.09.16	Meeting	
PUSH Joint Committee	April 2015 to Dec 2016	Meetings of Council Leaders supported by Chief Executives	PUSH Spatial Strategy Review Update reports to all meetings. Other issues as follows:
	09.06.15		Agreed Budget for 2015/16.
	28.09.15		Solent Recreation Mitigation Partnership Strategy Annual Report endorsed.
	09.12.15		PUSH Spatial Strategy Update - new timetable for work agreed to update the PUSH Spatial Strategy. Set out principles for the assessment of objectively assessed needs.
	02.02.16		Agreed funding for Solent Energy Strategy and considered funding for low carbon economy measures including Future Solent and GreenTech South
	15.03.16		To agree work programme and budget for SRMP 2016/17
	07.06.16		Spatial Strategy Position Statement SFRA & SRMP updates

	17.10.16		Devolution
	07.12.16		SRMP update
PUSH Members Workshops	24.11.15 29.02.16	Workshops	Planning distribution of OANs in PUSH Districts.
PUSH CX/POG	15.01.16 29.01.16 04.03.16 23.05.16	Joint Chief Executives & Planning Officers Meeting	Planning distribution of OANs in PUSH Districts, Spatial Strategy updates
PUSH Planning Officers Group	April 2015 to Dec 2016	Regular meetings of Planning Policy Managers and Chief Planning Officers with officers from other organisations (e.g. Environment Agency, Solent Transport and Solent LEP)	Ongoing monthly meetings and input by email to progress the PUSH Spatial Strategy for the period to 2036: considering technical issues around options and potential distribution of development in accordance with the supporting evidence base. Particular focus on the accommodation of OAN. Progressing evidence base and project work (eg SRMS, GI etc)
Solent Recreation Mitigation Partnership	01.09.16 13.10.16 22.11.16 28.11.16 12.12.16	Meetings/workshops/briefings, Members and Officers	Development of definitive Solent Recreation Mitigation Strategy.
West of Waterlooville Forum	06.07.15 01.10.15 17.03.16 28.07.16 08.09.16 20.10.16	Meetings of Members from relevant Councils around the development area.	Forum discusses and facilitates continuing development of the West of Waterlooville SDA, with particular emphasis on developing community infrastructure.
Joint West of Waterlooville Major Development Area Planning Committee	15.10.15	Joint Planning Committee meetings of WCC and HBC	Discusses and determines planning applications within the development area, whether they occur within Winchester District or Havant Borough.

North Whiteley Steering Group/Project Board	April 2015 – Ongoing appx monthly	Meetings with officers, developers, HCC etc as relevant	Progressing the outline planning application including the phasing of development, green infrastructure and transport issues.
North Whiteley SDA	11.01.16 18.03.16 13.10.16	Meetings with HCC/developers, interested parties	Infrastructure issues on North Whiteley SDA, particular S106 matters.
North Whiteley Consortium/LEP	24.11.15	Meeting with developers	Update on progress on application
Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council (HCC)	06.04.16 24.06.16	Meetings	Discussion of transport issues relating to Botley By-Pass - Statement of Common Ground agreed
Welborne Standing Conference	11.06.15 11.02.16	Meetings and workshops	Presentations and discussions on issues relating to the development of Welborne and progress on the Welborne Plan.

## 4.0 PART TWO – MONITORING POLICY PERFORMANCE

- 4.1 Part Two of the AMR monitors the performance of adopted policies which consist of the Local Plan Part 1 (LPP1) policies (adopted March 2013) and the saved policies (July 2009) from the Winchester District Local Plan Review (WDLPR) 2006. Other policies will be introduced through the Local Plan Part 2 (LPP2) which includes development management policies and other site allocations. Some of the saved policies of the WDLPR remain in place until LPP2 is adopted (planned for 2017). Monitoring of the Denmead Neighbourhood Plan is contained separately in a new section at the back of the AMR.
- 4.2 The LPP1 establishes the spatial development strategy for the District and sets out strategic policies and site allocations relating to geographic areas, followed by core topic-based policies linked to the Community Strategy themes and desired outcomes. The structure of LPP1 is set out in the following table.

**Table 5 Structure of LPP1**

Development Strategy	DS1
<b>Spatial Strategy:</b> Winchester Town South Hampshire Urban Areas Market Towns and Rural Areas	WT1 – WT3 SH1 – SH4 MTRA1 – MTRA5
<b>Core Policies:</b> Active Communities Prosperous Economy High Quality Environment	CP1 – CP7 CP8 – CP10 CP11 – CP20
Implementation and Monitoring	CP21

- 4.3 Each subsequent chapter of the AMR starts with a table of the adopted policies relevant to that theme. The information that follows is provided in as much detail as possible having regard to the availability of data and the resources needed to collate it. The indicators used to monitor the adopted policies cover issues that are considered important to the delivery of planning policies, and meet reporting requirements under the 2012 Local Plan Regulations.
- 4.4 Information on completions and outstanding housing will include any resulting from planning permissions granted under WDLPR policies as they form part of the housing completions for the monitoring year and continue to form part of housing delivery. Some of these policies have been replaced by LPP1, but others remain as saved policies, or have been deleted / may no longer apply (for example where they have planning permission).

## 5.0 THEME ONE: DEVELOPMENT STRATEGY

5.1 The first part of LPP1 sets out the development strategy for the District. This involves a split into three geographic areas for the purposes of some planning policies:

- Winchester Town (WT)
- Market Towns and Rural Area (MTRA)
- South Hampshire Urban Area (SH)

5.2 This section of the AMR considers the development strategy principles and the spatial split policies. The relevant policies for this section are set out in the following table (not all of the policies will be discussed in detail in this AMR, particularly where there is little development to report this stage).

**Table 6: Relevant Policies for Theme One: Development Strategy**

<b>LPP1 Policies</b>	
DS1	Development Strategy and Principles
WT1	Development Strategy for Winchester Town
WT2	Strategic Housing Allocation – North Winchester
WT3	Bushfield Camp Employment Site
SH1	Development Strategy for South Hampshire Urban Areas
SH2	Strategic Allocation – West of Waterlooville
SH3	Strategic Allocation – North of Whiteley
SH4	North Fareham SDA
MTRA1	Development Strategy for Market Towns and Rural Area
MTRA2	Market Towns and Larger Villages
MTRA3	Other Settlements in the Market Towns and Rural Area
MTRA4	Development in the Countryside
MTRA5	Major Commercial and Educational Establishments in the Countryside
CP21	Infrastructure
<b>WDLPR Saved Policies</b>	
H3	Settlement Policy Boundaries
W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate
W4	Transport – Park and Ride
W6	Parking Controls & Servicing – New Public car parks
W7	Parking Controls & Servicing – Parking Standards
W10	New Footpath Proposals
W11	New Bridleway Proposal
S1	Bishop’s Waltham – Ponds
S2	Bishop’s Waltham - Malt Lane
S4	Bishop’s Waltham – Abbey Field
S7	Curdridge – Hillsons Road

S10	Sutton Scotney – Old Station Yard
S12	Whiteley – Whiteley Green
S14	Whiteley – Solent 2
S15	Whiteley – Little Park Farm

### DS1 – Development Strategy and Principles

- 5.3 LPP1 Policy DS1 outlines the spatial strategy for the District, including meeting the development needs of the different spatial planning areas. DS1 states the Council's commitment to a positive approach to planning that reflects the presumption in favour of sustainable development.

### Previously Developed Land/Countryside/Greenfield

- 5.4 LPP1 policy DS1 refers to making efficient use of land within settlements and prioritising the use of previously developed land (PDL) in sustainable locations. Information is provided on new housing development within settlements and in the countryside, and on the percentage built on PDL. Table 7 Housing Completions 2015-2016 by Settlement below shows the number of dwellings completed in the monitoring year by settlement.

**Table 7: Housing Completions 2015-2016 by Settlement**

Settlement	Net Completions
Bighton	3
Colden Common	14
Curdrige	2
Denmead	46
Droxford	3
Kings Worthy	4
Littleton	2
New Alresford	9
Northington	1
Owlsbury	1
Shirrell Heath	-1
South Wonston	1
Southwick	1
Sparsholt	1
Sutton Scotney	1
Swanmore	25
Twyford	1
Waltham Chase	1
Warnford	2
West of Waterlooville	76
Wickham	40

Winchester	183
Countryside	5
<b>Total</b>	<b>421</b>

- 5.5 Table 8 below shows the completion figures by LPP1 policy areas. Completions for the remaining WDLPR H2 Local Reserve Site at Pitt Manor have been assigned to the settlement to which it relates, as this area is now part of the settlement of Winchester. The total for Winchester Town is therefore given as 183 completions, made up of 118 within the current boundary together with the remaining 65 at Pitt Manor.
- 5.6 MTRA4 developments are within countryside. Development allowed under all the other policies shown is considered not to fall within countryside for policy purposes. This would include development within the settlements listed in MTRA3b which do not have defined policy boundaries where that development is considered to fall within the criterion set out. There were no such developments this year.

**Table 8: Housing Completions 2015-2016 by Policy**

LPP1 Policy	Net Completions
MTRA2	139
MTRA3a	10
MTRA3b	8
MTRA4	5
SH2	76
WT1	183
Total	421

- 5.7 Further analysis and breakdown of developments by settlements is provided under the relevant policies below (i.e. WT1, MTRA2, MTRA3, MTRA4).

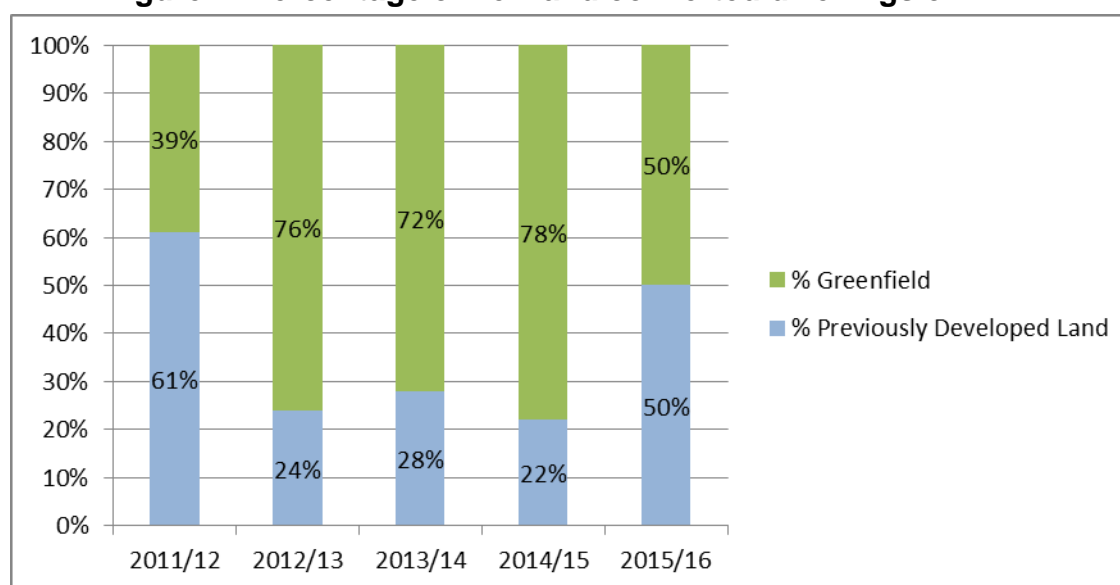
#### **Development on Previously Developed Land (PDL) & Greenfield**

- 5.8 Table 9 and Figure 1 show the percentage of housing completions on PDL. The calculation uses Net completion figures; this differs from previous Annual Monitoring Reports which reported on Gross completions. The information has been backdated to 2011, when the LPP1 was adopted and after the definition of PDL was amended (9 June 2010) to remove residential gardens. All garden sites which received permission after this date will have been categorised accordingly as greenfield. It should be noted, however, that some of the figures for PDL completions in the earlier years may be inflated, as they will include the completions of developments that were counted as PDL when permission was granted, before the definition changed in 2010 – such as those on garden land.. The figures will also vary from the information provided by the Council for the Housing Flows Reconciliation return which uses gross figures and excludes conversions.

**Table 9: Net completions on Previously Developed Land and Greenfield**

Year	Net completions on PDL	% PDL	Net completions on Greenfield	% Greenfield	Total
2011/12	192	61%	125	39%	317
2012/13	49	24%	155	76%	204
2013/14	130	28%	340	72%	470
2014/15	58	22%	204	78%	262
2015/16	209	50%	212	50%	421

**Figure 1: Percentage of new and converted dwellings on PDL**



- 5.9 The increase in the proportion of housing completions on previously developed land reflects that fact that the majority of the sites were within the settlement boundaries of Winchester Town, the market towns and larger villages where the redevelopment of brownfield land is supported.
- 5.10 It is anticipated that the percentage of PDL development will fall back in the next few years as all three strategic allocations in LPP1 (WT1, SH2, SH3) are projected to be providing completions within the next five years, the remaining 2006 WDLPR Local Reserve Site at Pitt Manor (65 completions in 2015/16) will continue to come forward, and allocations from the Local Plan Part 2 will start to be developed.

### **Winchester Town Area (WT1, WT2, WT3)**

- 5.11 WT1 sets out the strategy for development within Winchester Town over the Plan period. Approximately 4,000 houses are planned of which 2,000 will be provided through a strategic allocation north of Winchester (WT2). The rest will come forward within the town boundary throughout the Plan period, as now set out in the emerging LPP2.
- 5.12 There are several saved policies from WDLPR 2006 that pertain to Winchester Town. The detailed policies have not been altered as part of



LPP1. Once adopted, policies contained in the emerging LPP2 will replace the saved policies of the WDLPR 2006.

### **WT2 – Strategic Housing Allocation – North Winchester**

- 5.13 Provision is made for the development of approximately 2,000 houses north of Winchester at Barton Farm. A local centre, school, formal and informal recreation and associated community facilities and infrastructure is also planned.
- 5.14 This site was previously included in the WDLPR as the Winchester City (North) reserve site (Policy MDA2), but was included in LPP1 as a strategic allocation. Planning permission has been granted for the Barton Farm proposal and development has now started. The expected phasing of development is shown in Appendix 4.

### **WT3 – Bushfield Camp Employment Site**

- 5.15 This allocation is for 43 hectares in total, providing for up to 20 hectares of development, in addition to a significant amount of recreational use and other green infrastructure. This site was previously included in the WDLPR as the Bushfield Camp Policy W3, solely for recreational purposes. The future of this site has been discussed for many years, but no planning applications have yet been made. Policy WT3 requires any development to be for particular needs which could not be met within the existing built-up area.

## **South Hampshire Urban Areas (SH1 – SH4)**

### **SH1 – Development Strategy for South Hampshire Urban Areas**

- 5.16 This policy sets out the planning approach for the South Hampshire Urban Area (SHUA). It includes provision for a new community at West of Waterlooville (WoW) of about 3,000 homes (including about 600 within Havant Borough) and a new community North of Whiteley of about 3,500 homes. It sets out the approach to the land in Winchester District adjoining the Fareham Strategic Development Area (SDA) and identifies areas for commercial floorspace at Whiteley, Segensworth and WoW. The SHUA is within the PUSH area of Hampshire and development within this area will therefore contribute to the PUSH Strategy (2012) requirements for housing and employment floorspace.

### **SH2 – Strategic Housing Allocation – West of Waterlooville**

- 5.17 A site is allocated for the development of about 3,000 dwellings together with supporting uses including about 23 hectares of employment land. About 600 of these dwellings will be in Havant Borough. This site was previously included in the WDLPR as West of Waterlooville (policy MDA1). At that time the allocation specified 'at least' 2,000 dwellings and 30 hectares of employment land was proposed.
- 5.18 Development has commenced on this site. There are two principal landowners for the site and a number of developers are now on-site, which is being developed in phases. Detailed planning applications continue to be submitted for parts of the site. The expected phasing of development is shown in Appendix 4. 76 units were completed on the site during this monitoring year. SH2 requires 40% of the total site to be developed for affordable

housing. Completion percentages for affordable housing cannot be calculated as yet as only parts of the overall development have been completed.

- 5.19 The table below shows the completions that have occurred on that part of the site within the WCC area to date. There have been additional completions within Havant Borough.

**Table 10: West of Waterlooville (SH2) Completions**

Site	Net Completions by year in Winchester District								
	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	Total
Old Park Farm London Road Waterlooville	0	22	71	28	14	57*	54 <sup>†</sup>	26 <sup>+</sup>	272
Grainger Development Site Newlands Lane Waterlooville	0	0	0	0	0	50**	39 <sup>††</sup>	50 <sup>++</sup>	139
Total	0	22	71	28	14	107	93	76	411

\* 15 affordable housing units \*\* 28 affordable housing units.

<sup>†</sup> 19 affordable housing units <sup>††</sup> 14 affordable housing units

<sup>+</sup> 11 affordable housing units <sup>++</sup> 18 affordable housing units

### SH3 – Strategic Housing Allocation – North Whiteley

- 5.20 A site is allocated for about 3,500 dwellings together with supporting uses. A large amount of green infrastructure is also expected as part of this development. This site has been subject to long discussions with developers and other stakeholders including infrastructure providers (see Duty to Cooperate Section for further details). Consent has been granted for the development of 3,500 dwellings, including full consent for infrastructure works, subject to completion of a legal agreement. The Solent Local Enterprise Partnership (LEP) has committed funding towards infrastructure provision to accelerate the development of this key strategic site and the development consortium controlling the site anticipates a very rapid programme of delivery.

### SH4 – North Fareham SDA

- 5.21 A Strategic Development Area (SDA) is located within Fareham Borough. Policy SH4 of LPP1 refers to an area north of the SDA within the Winchester District. SH4 states that this area should form part of an open area between the new development and the existing settlements within Winchester of Knowle and Wickham. The Council is aiming to achieve green infrastructure in and around this area to form a gap between the new and existing developments.
- 5.22 Fareham Borough Council adopted the Local Plan Part 3: The Welborne Plan on 8 June 2015. The area within Winchester District is identified as

potential Suitable Alternative Natural Green Space (SANGS) and settlement gap, in accordance with LPP1 policy SH4.

## **Spatial Strategy – Market Towns and Rural Area**

### **MTRA1 – Development Strategy Market Towns and Rural Area**

- 5.23 This policy sets out the planning approach in the area known as the Market Towns and Rural Area, which comprises all of the Winchester District outside of the Winchester Town and South Hampshire Urban Areas. This also includes that part of the South Downs National Park that lies within Winchester District.
- 5.24 MTRA1 sets out the strategy of identifying and providing for the development needs of the settlements, whilst maintaining their character, within this area and outlines general principles.

### **MTRA2 – Market Towns and Larger Villages**

- 5.25 MTRA 2 sets out the strategy for planning in the larger settlements within the MTRA area over the plan period. Specifically it provides for about 500 new homes in Bishop Waltham and New Alresford and about 250 homes in each of – Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham.
- 5.26 Discussions were held with the Parish Councils in the above settlements to identify sufficient sites to accommodate the requirements, throughout most of the last two monitoring years. Further details of this are provided in the section on Policy Progress in this AMR. Sites have been proposed in LPP2 for the levels of development identified in LPP1 and the Denmead Neighbourhood Plan has been adopted, making development allocations within its area.
- 5.27 There were a total of 139 dwellings completed in the MTRA2 settlements this monitoring year. A breakdown of completions by settlement is shown in Table 7 above.

### **MTRA3 – Other Settlements in the Market Towns and Rural Area**

- 5.28 MTRA 3 sets out the strategy for planning in the remaining settlements within the MTRA area. There are effectively two parts to this policy: settlements with defined policy boundaries within which development opportunities will be supported, and listed smaller settlements that do not have policy boundaries. Within these smaller settlements only limited infilling will generally be permitted, subject to certain criteria. Many of the settlements covered by MTRA3 are within the South Downs National Park and will therefore be covered by the South Downs National Park Local Plan in due course.
- 5.29 There were a total of 18 dwellings completed within MTRA3 settlements in the monitoring year. 10 of these were within the settlements with defined boundaries in MTRA3 (MTRA3a). The remaining 8 relate to the other MTRA3 settlements that do not have defined boundaries, but where development may be permitted subject to particular criteria (MTRA3b).

### **MTRA4 – Development in the Countryside**

- 5.30 MTRA 4 sets out the strategy for development outside the built-up areas of Winchester, Whiteley and Waterlooville and the MTRA2 and MTRA3 settlements. This area is defined as countryside for the purposes of the Local Plan and development is strictly limited. Only development appropriate for the rural environment and economy is generally acceptable, including essential housing for rural workers and exception site housing for local needs.
- 5.31 In the last monitoring year there were 5 net completions in the MTRA4 area (excluding development at WoW). Table 11 sets out the type of permissions granted which were allowed under policy MTRA4 (LPP1). The two changes of use were as the result of applications under the Prior Approval procedure, rather than occurring following a planning permission. The loss has occurred where a dwelling has been demolished but the replacement dwelling has not been completed in this monitoring year.

**Table 11 Completions within policy MTRA4 area**

Type of permission	Gains	Losses	Net Gain
Agricultural Workers Dwelling	1	0	1
Change of Use	2	0	2
Replacement	3	1	2
<b>Total</b>	<b>6</b>	<b>1</b>	<b>5</b>

- 5.32 An analysis of developments within the settlement gaps is provided in discussion of the LPP1 Settlement Gap policy CP18 in the High Quality Environment section of this AMR. That contains a table of all completions and outstanding permissions within the gaps, which will include details of the completions referred to in table 11 above.

### **MTRA5 – Major Commercial and Educational Establishments in the Countryside**

- 5.33 There are a number of large commercial and educational/training establishments within the District that occupy rural locations. MTRA 5 provides general support for the retention and development of these sites. The production of masterplans is encouraged due to the sensitive rural location of the sites and the impacts that development may have. Discussions have been held with the operators of some of these sites regarding future needs, but the number of applications is small so these have not been specifically reported for this monitoring year.

## 6.0 THEME TWO: ACTIVE COMMUNITIES

- 6.1 The Core Policies section of LPP1 is divided into three sections – Active Communities, Prosperous Economy and High Quality Environment. This section of the AMR monitors performance and progress on the policies contained within the Active Communities section of LPP1. This Chapter contains most of the information relating to housing delivery and monitoring, including the housing trajectory and 5 year land supply. Also covered are elements of housing need including affordable housing and gypsy and traveller provision. Opportunities for recreation and the provision of appropriate facilities and services also fall under Active Communities.
- 6.2 It should be noted that there are some crossovers between some of the policies and themes and the AMR should be considered as a whole in this respect. For example, the Development Strategy Section of the AMR includes information regarding strategic sites, development on greenfield sites, and housing mix. Housing density is covered in the High Quality Environment Section under CP14.
- 6.3 As described in previous sections of this AMR, potential policies for monitoring consist of LPP1 and policies of the WDLPR that remain saved. The relevant policies for this part of the AMR are shown in the following table.

**Table 12 Relevant Policies for Theme Two: Active Communities**

<b>LPP1 Policies</b>	
CP1	Housing Provision
CP2	Housing Provision and Mix
CP3	Affordable Housing Provision on Market Led Sites
CP4	Affordable Housing Provision on Exception Sites to Meet Local Needs
CP5	Sites for Gypsies, Travellers and Travelling Showpeople
CP6	Local Services and Facilities
CP7	Open Space, Sport and Recreation
<b>WDLPR Saved Policies</b>	
CE23	Extension and Replacement of Dwellings
H10	Mobile Homes (loss)
RT1	Important Amenity Areas
RT2	Important Recreational Space
RT5	Site Allocations for Recreation

## Housing Supply and Delivery

- 6.4 This section discusses the housing trajectory (shown at Appendix 7 of the AMR) and information on the calculation of 5 year land supply. The number of net completions (including affordable housing) during this monitoring year and since the Local Plan period began are also given, as required under Regulation 34 of the 2012 Local Plan Regulations. This section also provides further information on the delivery of large sites, small sites and SHLAA sites as part of the land supply calculation. Statistical information relating to these calculations can be found in the Appendices - Appendix 3 Five Year Land Supply Summary; Appendix 4 Large Sites Phasing; Appendix 5 SHLAA Sites included in 5 Year Land Supply and Housing Trajectory; Appendix 6 Local Plan Part 2 Sites Phasing; and Appendix 7 Housing Trajectory.

### 5 Year Land Supply

- 6.5 The five year land supply assessment sets out the housing supply for the District for the period April 2016 – March 2021 and also looks ahead to the period 2017 – 2022. A summary of the five year land supply calculation is set out in **Appendix 3 Five Year Land Supply Summary**.
- 6.6 A requirement of the NPPF is to identify and update annually a supply of specific deliverable sites (windfall sites may be included if there is compelling evidence) sufficient to provide five years' worth of housing against housing requirements. There should be an additional 'buffer' of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Authorities with a 'record of persistent under delivery of housing' should increase the buffer to 20%.
- 6.7 The basis on which a 5-year housing requirement has been calculated is set out in the following sections.

### CP1 (and DS1) - Policy Requirements for Housing Provision

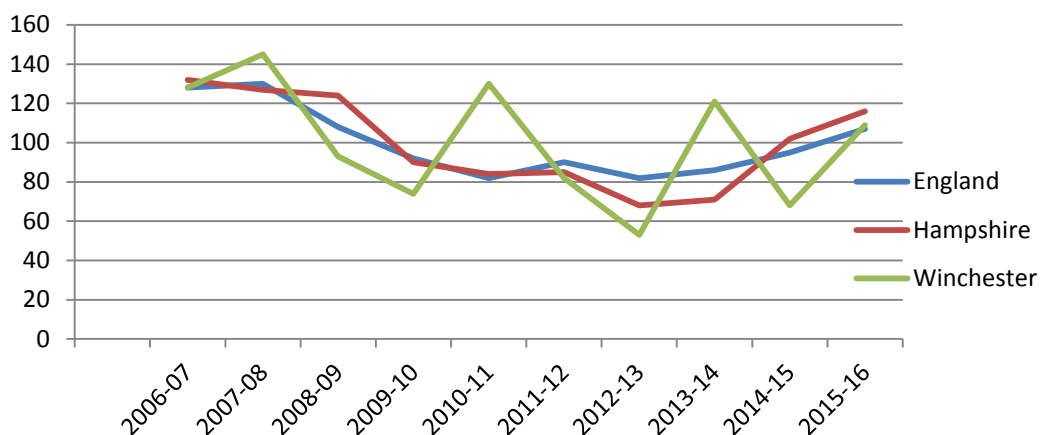
- 6.8 Policies DS1 and CP1 of the Winchester District Local Plan Part 1 (LPP1) set out a housing requirement for the District of 12,500 dwellings for the period 2011-2031. Although the Local Plan is divided into three separate spatial areas (Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area), the five year land supply is calculated using the District-wide requirement. This approach was endorsed by the LPP1 Inspector's Report and is set out in paragraph 10.14 of LPP1.

### Housing Provision in Winchester District

- 6.9 There have been significant fluctuations in housing provision over the last 10 years or so. The overall trend has been a decline in completions since 2006 (see Figure 2 below) and, although Winchester District annual completion figures fluctuate, they closely reflect the national (England) and Hampshire trends. The Winchester Strategic Housing Market Assessment Update 2012 (DTZ) states that "Winchester appears to have experienced similar peak to trough house price falls as the South East as a whole" and that "the downturn has not fundamentally changed the position of Winchester in relation to the two market areas – the District remains more expensive on average than both Central and South Hampshire as a whole". More recently, the Partnership for Urban South Hampshire (PUSH) Strategic Housing Market Assessment

(2014) found that Winchester has experienced relatively strong growth in house prices of 2.7% over the period since the peak in 2007, compared to other PUSH authorities. Median house prices in Winchester are also higher than other PUSH authorities.

**Figure 2 Dwelling Completions Change 2006-2016: England, Hampshire and Winchester**



100 = Average completions from 2006/07 – 2015/16

- 6.10 Figure 2 plots changes in the average number of completions over the period 2006-2016, which enables comparisons to be made between areas with very different scales of development. The level of 100 in the left-hand axis of Figure 2 represents the average number of homes completed over the 2006-2016 period, with the table illustrating the variations in each year. These show that the pattern for Winchester is similar overall to Hampshire and England, in that completions were well above the average (100) prior to the recession but dropped significantly during the recession, in Winchester, Hampshire and England. Completions have only recently started to exceed the 10-year average on a consistent basis. The peaks and troughs in numbers are more pronounced the smaller the numbers involved, making the Winchester data appear more ‘spikey’. Whilst there are some notably low levels of annual completions for Winchester, there are also some years when completions significantly exceeded the average.
- 6.11 The updated Housing Trajectory at Appendix 7 illustrates that completions are expected to improve significantly in future years, based on detailed analysis of sites under construction and in the pipeline. Major development at West of Waterlooville is well underway, with the early phases of development nearing completion and subsequent phases coming forward. There is a good supply of sites with full planning consent and in the control of national housebuilders, who report strong buyer interest and are bringing forward further phases of development.
- 6.12 Planning permission has been granted for major development at North Winchester (Barton Farm) and a substantial number of dwellings have been commenced in the northern part of the site. Strong buyer interest is being reported. Consent has also been granted for the development of 3500

dwellings at North Whiteley, including full consent for infrastructure works, subject to completion of a planning obligation. The Solent Local Enterprise Partnership (LEP) has committed £14m towards infrastructure provision to accelerate the development of this key strategic site. The development consortium controlling the site consists of three national housebuilders and a further developer and has a rapid programme of delivery (the projection in the Housing Trajectory at Appendix 7 makes a more cautious assumption).

- 6.13 The emerging Local Plan Part 2 is now at an advanced stage and consents have been granted on several of its allocated sites, with others subject to planning applications or pre-application consultations. There are also a number of other large sites (10 dwellings or more) scheduled to contribute a significant amount of completions over the next 5 years, including several within the Council's own New Homes programme.

### **The Housing Requirement**

- 6.14 The assessment of housing land availability should be forward-looking, as the NPPF requires the assessment to provide five years' worth of specific deliverable housing. Therefore the situation expected at a base date of April 2017 is considered, as well as at this AMR's base date of April 2016. In order to be included in the five year supply, sites must be considered available now, offer a suitable location for development, and be achievable and viable (NPPF paragraph 47)
- 6.15 The NPPF includes the requirement for a buffer of 5% or 20% in addition to the five year supply. All authorities are required to provide the 5% buffer, but authorities with a 'record of persistent under delivery of housing' are required to provide a 20% buffer. The Council assessed its performance for housing delivery as part of the examination of LPP1 in 2012. The Council's [Background Paper 1 Supplement A – Housing Delivery Record 2001-2011](#) concluded that the Council did not have a persistent record of under delivery. The Local Plan Inspector did not suggest the Council had a record of under-delivery and also recommended the inclusion of the housing trajectory (LPP1, Appendix F) which clearly anticipates development at a relatively low level in the early years of the Plan period (compared to the annual average requirement).
- 6.16 A legal challenge was made to the adoption of the LPP1, which was rejected in March 2014. Part of the challenge and subsequent High Court Judgement dealt with the issue of whether the NPPF had been correctly interpreted, including an alleged 'shortfall' against the requirements of the South East Plan. The Judgement ([Zurich Assurance Limited v Winchester City Council and South Downs National Park Authority \[2014\] EWHC 758 \(Admin\)](#)) made clear that *'the requirement in the South East Plan was for provision of 12,240 new homes in WCC's area by 2026, and the annual rate of 612 new homes was simply stated as the "annual average." It was not itself a required target for WCC year by year.'* Accordingly, the Court concluded that it was inaccurate and inappropriate to describe a failure to meet an annual average requirement in the early years of the South East Plan as a 'shortfall' against the plan requirement. Equally, the Local Plan Part 1 requirement is for the provision of 12,500 dwellings in Winchester District over the period 2011-



2031, rather than a requirement to provide an annual average of 625 dwellings in each year.

- 6.17 This approach was also adopted in a recent planning appeal in the District which dealt comprehensively with housing land availability in relation to the Local Plan Part 1 requirement. The Inspector determining this appeal (land at Parklands, Thompsons Lane, Denmead, APP/L1765/A/13/2209444) took account of the above Judgement and did not consider that the housing requirement should be based on an annual average figure: *'I consider that the Council is entitled to have regard to its housing trajectory in assessing its 5 year housing land supply. It is an updated trajectory provided at the Local Plan Inspector's request and based upon those that were before him at the Local Plan inquiry. Its provision is entirely in accordance with his reference to a delivery rate of 625 dwellings per year on average and to the explanatory text of JCS Policy CP1 which refers to housing delivery not being even over the plan period.'*
- 6.18 Accordingly, the Council considers that it is the performance against long-term housing requirements and the housing trajectory expected by Local Plan Part 1 (Appendix F) that should be used for this AMR to determine whether there is a 'record of persistent under delivery of housing' and whether a 5% or 20% 'buffer' should be applied. Table 14 illustrates this performance:

**Table 13 Housing Requirements and Delivery 2001-2016**

Monitoring Year	WCC Strategic Requirement	Net Completions	Surplus (+) or Shortfall (-)	Cumulative Running Total
2001/02	486 (HCSPR)	366	-120	-120
2002/03	486 (HCSPR)	506	+20	-100
2003/04	486 (HCSPR)	603	+117	17
2004/05	486 (HCSPR)	694	+208	225
2005/06	486 (HCSPR)	490	+4	229
2006/07	486 (HCSPR)	496	+10	239
2007/08	486 (HCSPR)	562	+76	315
2008/09	486 (HCSPR)	359	-127	188
SEP Adopted May 2009				
2009/10	612 (SEP)	286	-326	-138
2010/11	612 (SEP)	503	-109	-247
Beginning of Winchester Joint Core Strategy (LPP1) Plan Period April 2011				
2011/12	317 (LPP1 Trajectory)	317	0	0
2012/13	222 (LPP1 Trajectory)	204	-18	-18
2013/14	378 (LPP1 Trajectory)	470	92	74
2014/15	582 (LPP1 Trajectory)	262	-320	-246
2015/16	763 (LPP1 Trajectory)	421	-342	-588

**Notes:** HCSPR = Hampshire County Structure Plan Review  
 SEP = South East Plan  
 LPP1 = Local Plan Part 1: Joint Core Strategy

- 6.19 Completions since 2001 exceeded the requirements of the Hampshire County Structure Plan in most years. For the short period between adoption of the South East Plan in 2009, and its replacement by the Local Plan Part 1 housing requirement from 2011, there was a shortfall of provision. The housing requirement was then 'reset' by Local Plan Part 1 with effect from 2011 and provision exceeded the expectations of the Local Plan Part 1 housing trajectory up to 2014. Provision fell back following some slippage of the LPP1 trajectory, particularly in 2014/15. The LPP1 trajectory was based on a 'strong housing market' scenario (see paragraph 56 of LPP1 Inspector's Report 2013), but Figure 2 above illustrates that the market, both locally and nationally, has not yet recovered to a 'strong' position.
- 6.20 Overall, completions from 2011 to 2016 were 74% of what was expected in the LPP1 trajectory, but this is a result of the national economic climate and weak housing market rather than any lack of available sites in Winchester District. This is illustrated by the various measures which have been introduced at the national level by the Government to stimulate house-building and remove obstacles to development. The sections below on housing supply show the considerable and varied sources of housing that are available and the updated trajectory at Appendix 7 shows how completions are expected to recover.
- 6.21 The Local Plan Part 2 Inspector has recognised the need to update the LPP1 trajectory to reflect changes since LPP1 was adopted and has recommended the inclusion of an updated trajectory in LPP2. The trajectory at Appendix 7 will therefore be included in LPP2 and, over the Plan period as a whole, expects the LPP1 target of 12,500 dwellings to be exceeded by 15%.
- 6.22 Therefore, the Council concludes that it does not have a record of 'persistent under delivery' of housing and a 5% 'buffer' should be applied. In order to determine the 5-year requirement, account needs to be taken of provision since the start of the Plan period in April 2011. Completions since April 2011 are shown in Table 14 above. To calculate the housing requirement from April 2017 a projected figure for 2016/17 is used, based on the expected development rates shown in the updated trajectory at Appendix 7. The 5-year requirements set out in Table 14 below do not include any "buffer".

**Table 14 Housing Requirements (excluding 'buffer')**

Monitoring Period	LPP1 Requirement 2011-2031	Completions	Remaining LPP1 Requirement	5 Year Requirement (no 'buffer')
2011 – 2016	12,500	1,674	10,826	3,610
2011 - 2017	12,500	2,200	10,300	3,680

- 6.23 The sections below consider the prospects for achieving the required level of provision

## Housing Supply

### Commitments and Planning Permissions

- 6.24 These are sites which, at April 2016, have planning permission or are allocated in a statutory development plan. These sites have, therefore, been through the planning process and/or are allocated in the Local Plan and have a strong certainty of being developed. The phasing of large sites (10 or more dwellings) is individually assessed by Hampshire County Council (HCC) on an annual basis.
- 6.25 The development profiles for each large site are updated every year to take account of developer progress and known aspirations. The information for each site is therefore as accurate as possible and takes account of known progress, constraints, developers' plans and discussions with the local planning authority. Appendix 4 sets out the expected phasing for all large site commitments in the District.
- 6.26 The estimated supply within the relevant 5-year periods from sites which are committed / permitted is shown in Table 16 (large sites) and Table 17 (small sites), including LPP1 strategic allocations (but only including LPP2 site allocations where these have permission, as that Plan is not yet adopted).

**Table 15 Large Sites (10 or more dwellings)**

Monitoring Period	Expected Dwelling Completions (District Total)
2016 - 2021	3885
2017 - 2022	4209

- 6.27 For large sites, any delay in implementation is already taken into account in the profile for each site (Appendix 4) so there is no need for a non-implementation discount. Analysis of the number of dwellings lost as a result of lapsed permissions on small sites (under 10 dwellings) was undertaken to provide evidence for the Local Plan Part 1. This shows that these typically involved under 2% of dwellings until the effects of the recession from 2008, when they increased to an average of about 7% a year. This is consistent with information from a survey of small sites applicants in 2007, and earlier work on the take-up of small site permissions undertaken for the Local Plan Review, which led to a non-implementation discount of 3% being applied to small sites figures in previous versions of the Strategic Housing Land Availability Assessment (SHLAA) and AMR. Over the 10 year period assessed for LPP1 the average was 2.13% and it is therefore concluded that a 3% non-implementation rate remains relevant and appropriate given the circumstances of the District and the expected recovery in the housing market.
- 6.28 The total number of dwellings outstanding on small sites at 1 April 2016 was 386. A 3% non-implementation discount reduces this number to 374. For the period 2017 -2022 4/5ths of this figure is used (299). Table17 sets out the supply of small sites with planning permission during the two monitoring periods.

**Table 16 Small Sites (less than 10 dwellings)**

Monitoring Period	Expected Dwelling Completions (District Total)
2016 – 2021	374
2017 - 2022	299

**Sites Identified in the SHLAA**

- 6.29 The Strategic Housing Land Availability Assessment (SHLAA) has been updated on a regular basis since it was first produced in 2009. The current SHLAA was published in September 2015 and has a base date of April 2015. The sites contained in the published SHLAA have been monitored, and the estimates of their contribution updated, to reflect recent changes such as the granting of planning consents or amendments to the estimated capacity of sites - details of the sites included are listed in **Appendix 5**). The SHLAA figures do not include any sites within the South Downs National Park as the SDNP Authority now produces its own SHLAA to assess sites within its boundary. Therefore the figures in Table 18 and Table 19 below relate only to the Winchester City Council SHLAA and do not include provision from SDNP SHLAA sites, meaning that they slightly under-estimate the contribution of all SHLAA sites at the District level.
- 6.30 As the Winchester City Council SHLAA identifies specific sites with development potential, it is possible to check that there is no double-counting with sites which already have planning permission (see 'Commitments' above), as these have been removed from the SHLAA. The SHLAA only assesses sites capable of accommodating 5 or more dwellings. This is because of the size of the District, the potential number of sites involved and the difficulty in estimating capacity and development timing for a large number of small sites. The SHLAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods.
- 6.31 Tables 18 and 19 below indicate the number of SHLAA sites expected to deliver housing during the relevant 5-year periods. Only SHLAA sites within existing defined built-up areas of settlements are included, as any countryside sites would require a change of policy for them to be brought forward. These are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as 'commitments' in Table 16 or Table 17).

**Table 17 SHLAA Sites (5 or more dwellings)**

Period	Number of Dwellings
2016 - 2021	195
2017 - 2022	261

- 6.32 To calculate the SHLAA supply for the above 5-year periods, the following assumptions about annual completions in the period 2015 -2021 have been made:

**Table 18 Estimated Annual SHLAA Completions**

Monitoring period	Percentage of 5 year SHLAA total	Number of dwellings
2015/16	0%	0
2016/17	0%	0
2017/18	20%	26
2018/19	30%	38
2019/20	50%	64
<b>Total for 2015/20 5-year period</b>	<b>100%</b>	<b>128</b>
2020/21	20%	67
2021/22	20%	66
<b>Total for 2020/25 5-year period</b>	<b>100%</b>	<b>333</b>

- 6.33 For the first SHLAA period (2015/20) the SHLAA supply is assumed to come forward mainly towards the latter part of the period (as the sites do not yet have planning consent), whereas for the second SHLAA period (2020/25) it is averaged at 20% (66.5 dwellings) per annum. Only the first 2 years of the second SHLAA period are relevant and included in Table 19 above.

#### **Windfall allowance**

- 6.34 Windfall sites have traditionally formed a significant and consistent component of land supply and are expected to continue to do so. The NPPF allows for the local planning authority to make an allowance for windfall sites in the five year supply if *'they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply'* (NPPF paragraph 48).
- 6.35 Detailed work undertaken for the Local Plan Part 1 ([Background Paper – 1, Housing Provision, Distribution and Delivery. June 2012](#)) demonstrated the contribution that windfalls make to the land supply in the District. Even excluding gardens (as advised by the NPPF), windfalls contributed an annual average of 171 completions for the period 2006-2011. Further analysis of windfall development has been undertaken for the preparation of Local Plan Part 2 and reports on windfall trends and potential have been produced for Winchester and all the larger rural villages, as part of the LPP2 [evidence base](#). These demonstrate that a specific windfall allowance is justifiable during the Plan period for both Winchester Town and Kings Worthy, but that windfall is not expected to be a sufficiently reliable source of supply in other settlements.
- 6.36 In order to avoid any double counting with sites already permitted, an allowance for windfall development is only made for the final 4 years of each 5-year period. An annual average of 70 dwellings is allowed for (based on 65 per annum in Winchester and 5 per annum in Kings Worthy), giving a total of 280 dwellings over each 5 year period – see Table 20 below.

**Table 19 Windfall Allowance**

Period:	Windfall completions expected 2016-2021	Windfall completions expected 2017-2022
2016/17	0	-
2017/18	70	0
2018/19	70	70
2019/20	70	70
2020/21	70	70
2021/22	-	70
<b>Total</b>	<b>280</b>	<b>280</b>

**Local Plan Part 2 Allocations**

- 6.37 Adoption of LPP1 provided housing requirements for settlements subject to policy MTRA 2 and for Winchester Town. LPP2 includes the housing allocations required to make the necessary provision. The LPP2 was subject to an independent examination in 2016 and the Planning Inspector conducting the examination issued his 'Initial Findings' in July 2016. These confirm that *'there is no need to allocate additional or reserve new housing sites in LP2 over and above those identified in the plan'* in order to maintain an adequate land supply and meet the requirements in LPP1.
- 6.38 There is considerable pressure to bring forward many of the proposed site allocations in the emerging Local Plan at the earliest opportunity. As of the base date of this AMR (1 April 2016), sites at Swanmore College and The Lakes, Swanmore; Clewers Lane and Forest Road, Waltham Chase; and Lovedon Lane, Kings Worthy had been granted permission. These total over 300 dwellings and are included in the large site 'commitments' at Table 16 above. Other sites having been permitted since April 2016 and further planning applications submitted. Given this situation, and bearing in mind that LPP2 is shortly to be adopted, it is realistic to expect that substantial completions will take place on LPP2 sites during the 5-year periods under consideration. Table 21 sets out the expected contribution of LPP2 allocations for the relevant five year periods. **Appendix 6** is a schedule indicating the expected delivery of all the LPP2 site allocations. It is expected that about 859 dwellings will be provided on LPP2 sites in the 2016-2021 5-year period, and 1094 dwellings in the 2017-2022 period.

**Table 20 LPP2 Allocations**

Period:	Local Plan Part 2 completions expected 2016-2021	Local Plan Part 2 completions expected 2017-2022
2016/17	0	-
2017/18	50	50
2018/19	210	210
2019/20	300	300



2020/21	299	299
2021/22	-	235
<b>Total</b>	<b>859</b>	<b>1094</b>

- 6.39 Taking account of the various components of housing supply described above, Table 22 sets out the total housing land supply for the 5-year periods from April 2016 and April 2017 respectively.

**Table 21 Total 5 Year land Supply**

Sources of supply	2016 -2021 Monitoring period	2017 -2022 Monitoring period
Commitments (large)	3885	4209
Commitments (small)	374	299
SHLAA Sites	195	261
Windfall	280	280
LPP2 sites	859	1094
<b>TOTAL</b>	<b>5593</b>	<b>6143</b>

### Conclusion - Total 5-Year Land Availability

- 6.40 Comparison of the 5-year requirement with the available supply produces the following results:

**Table 22 5 Year Land Availability**

	2016 - 2021 District Total	2017 - 2022 District Total
Requirement (no 'buffer')	3,610	3,680
Supply	5,593	6,143
<b>Surplus (years supply)</b>	<b>7.7 Years</b>	<b>8.3 Years</b>

- 6.41 The table above shows that there is ample land availability, for both the 2016 – 21 and 2017 – 2022 monitoring periods. Adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply and a 20% buffer (whilst not justified) would equate to 6 years supply. It should be noted that as the major developments in the District continue to come on-stream, along with sites allocated in the Local Plan Part 2, land supply continues to increase, peaking in the 5 years from 2018-2023.

### Risk Assessment

- 6.42 The assessment of the **housing requirement** uses the 'Liverpool' method of calculation, whereby completions to the base date (1,674 from 2011-2016) are subtracted from the overall housing requirement (12,500) and the resulting figure (10,826) is used to calculate a requirement equating to 5 years worth of housing (3,610 – see **Appendix 3 Five Year Land Supply**). This avoids the need to apply an annual average housing requirement, which was rejected in

- the Zurich High Court case and the Parklands appeal, and would not be consistent with the LPP1 housing requirement (as the LPP1 trajectory envisages a lower level of completions in the early years of the Plan period). The lower levels of provision planned in the early years of the Plan period are compensated by inflating the remaining annual requirement.
- 6.43 The 'Liverpool' method is frequently used in authorities where strategic sites form a significant element of future land supply, reflecting the lead-in period before these sites start delivering large numbers of completions. In Winchester's case, there are 3 strategic allocations which will deliver some 64% (8000 dwellings) of the required dwellings (12,500) over the Local Plan period.
- 6.44 An alternative which is promoted by some is the 'Sedgefield' method, whereby any 'shortfall' in the early years of the Plan period is included in the 5 year requirement. The promoters of this method argue that this meets the NPPF aim of significantly boosting housing supply, but the LPP1 Inspector has confirmed that the Local Plan, with its trajectory, already plans for this. The 'Sedgefield' method relies on applying an annual housing requirement in order to measure whether there is a 'shortfall' and to determine a 5-year requirement. The Council considers this conflicts with the Zurich High Court case, the Parklands appeal, and the LPP1 housing trajectory and does not, therefore, consider that applying this methodology would reflect the housing requirement for Winchester District.
- 6.45 However, it has carried out a calculation, *for illustrative purposes only*, using this methodology (see **Appendix 3 Five Year Land Supply**). This results in a requirement of 4,576 dwellings for the period 2016-2021 (4,805 including a 5% buffer and 5,491 using a 20% buffer), compared to an available supply of 5,593 for the same period. Therefore, even if the 'Sedgefield' method of calculating the 5 year requirement is used (inappropriately in the Council's view) and a (unjustified) buffer of 20% is applied, an adequate supply of land is shown to be available. The surplus of supply over the requirement increases for the 2017-2022 period.
- 6.46 The information used to determine the **housing supply** reflects Government advice, that only deliverable sites should be included. All of the sites (with the exception of the windfall allowance) are specific identifiable sites which either have planning permission, are allocated in an adopted or emerging development plan, or have been identified and tested through the SHLAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted).
- 6.47 While an assessment of housing supply over the coming 5-6 years cannot be a precise science, if anything it errs on the side of caution. For example, in reviewing the SHLAA, and subsequently updating its conclusions, many sites were removed or allocated to later periods if there was doubt about their contribution within the 5 year periods. These sites could be developed in the short term and it is likely that some will be. Also, the sources of supply above do not include any allowance for future allocations or windfall sites within the South Downs National Park area. The South Downs Local Plan (Preferred Option 2015) proposes 78 dwellings in settlements within Winchester District,



as well as allowing for windfalls – these will be in addition to the sources of supply considered above. Similarly, the assessments of windfall potential (Table above) do not include any allowance for the development of residential gardens, to reflect NPPF advice (paragraph 48), but there are no policies that prevent these sites from coming forward and it is expected that they will continue to contribute to housing supply.

- 6.48 The main source of uncertainty regarding housing supply relates to the economic climate – housing development was suppressed during the recession, although there remained considerable need/demand. Winchester has one of the strongest housing markets in Hampshire and housing transactions were not affected as badly as in other areas. It is also a wealthy area where some people are less reliant on mortgages. Therefore, house prices in the District suffered less than other parts of Hampshire or the country, but Figure 2 illustrates that housing completions have been at a relatively low level, consistent with Hampshire and national trends. Given the reliance on the strategic sites, significant delays or constraints to the delivery of these sites could be a risk, although these are not currently apparent or expected.
- 6.49 The economic prospects continue to improve gradually and Government has introduced various measures to promote housebuilding, acknowledging that this is a national issue. Therefore, the low level of completions does not just affect Winchester and is not caused by a lack of available or suitable sites in the District. There are many and varied development opportunities in the District, controlled by a variety of housebuilders, ranging from the 3 strategic development sites (with planning consent for about 7,500 dwellings), through about 30 further larger sites of 10 or more dwellings (with planning consent for about 1,600 dwellings), and almost 300 small sites of less than 10 dwellings (with permission for almost 400 dwellings).
- 6.50 The LPP2 identifies proposed allocations for substantial further housing development and there is strong market interest in bringing these sites forward. Several planning applications have already been permitted and others are under consideration. LPP2 allocations are expected to make a substantial contribution to housing supply within the 5 year periods under consideration.
- 6.51 The updated trajectory at **Appendix 7** shows how completions are expected to rise over the coming years to reach a peak when all three strategic sites are fully underway. Market conditions have resulted in lower levels of provision in the first part of the Plan period than anticipated in the LPP1 trajectory, which was based on strong market conditions. An updated trajectory will be included in Local Plan Part 2 (as recommended by the Local Plan Inspector) to provide a more realistic basis for future monitoring. Nevertheless, the Local Plan's strategy is being delivered, including the strategic allocations, and cumulative completions are expected to return to the levels anticipated by the LPP1 trajectory by about 2021. This is subject to the strength of the housing market and the willingness of housebuilders to develop, but the City Council, along with Government, other authorities and the Local Economic Partnerships, is taking measures to accelerate housing delivery.

## Housing Mix

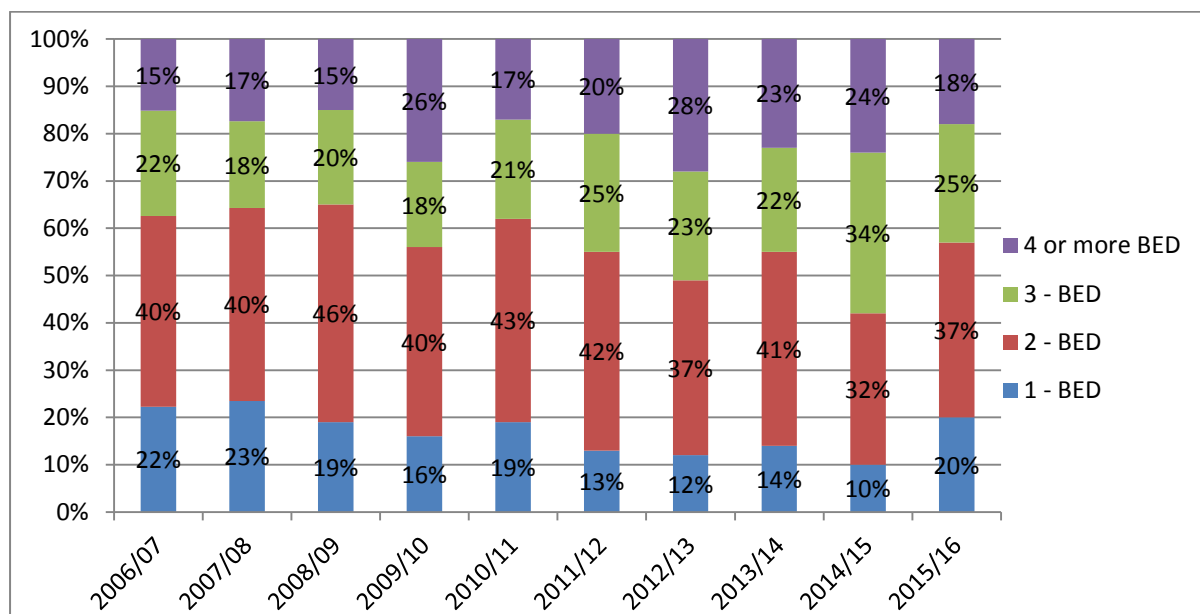
### CP2 - Housing Provision and Mix

6.52 LPP1 Policy CP2 requires a suitable housing mix of sizes, types and tenures. Table 23 below shows the variety of housing sizes on new completions in the year 2015 – 2016, by the number of bedrooms. Figure 3 indicates how the proportion of different dwelling sizes has varied since 2006.

**Table 23 Housing Completions by number of bedrooms 2015-2016**

Number of beds	1-BED	2-BED	3-BED	4 or more BED
Gross Completions	88	164	109	83
Percentage	20	37	25	18

**Figure 3 Percentage housing completions (gross) by number of bedrooms since 2006**



6.53 The above graph indicates that 62% of completions were 2 or 3 bed roomed. 2 bed roomed properties comprise the greatest overall percentage, being 37% of all completions. It should be noted that the figures above relate to gross completions in 2015/16 and that some are the result of permissions that were granted under the previous WDLPR policy H7, as supplemented by the Interim Policy Aspiration (2011) on housing in some instances.

6.54 The previous Policy H7(i) of the WDLPR required 50% of housing development to be small (1 or 2 bedroom) units. It was initiated as a response to the trend for building larger houses, which had resulted in a lack of a range of dwelling types and sizes and tenures provided. However the evidence base for LPP1 demonstrated that there is now a shift in the housing mix needed towards 2 and 3 bed family houses. This need was reflected in the Interim Policy Aspirations which were adopted in 2011 and subsequently

incorporated into Policy CP2 of LPP1, which requires the majority of homes to be in the form of 2 and 3 bed houses.

- 6.55 The 2015/16 completions suggest that whilst there has been a significant increase in the provision of 1 bed properties, the majority of completions were 2 and 3 bed dwellings, indicating the policy is being achieved. Table 24 shows how the target for 2-3 bed properties has been met since the Interim Policy Aspirations (2011).

**Table 24 Percentage of Housing Completions as 2 or 3 Bed Units**

	Percentage 2 or 3 bed units	Target met
2011/12	67%	Yes
2012/13	60%	Yes
2013/14	63%	Yes
2014/15	66%	Yes
2015/16	62%	Yes

- 6.56 There is a continuing need for a variety of sizes, types and tenures of housing to be provided. The shift in the policy requirement in CP2 still requires that the majority (i.e. over 50%) of new homes on a development be 2 and 3 bedrooms, reflecting the findings of the Strategic Housing Market Assessment that the emphasis should be on 2 and 3 bedrooomed accommodation.

## Affordable Housing

### CP3 Affordable Housing Provision on Market Led Housing Sites

- 6.57 Policy CP3 of LPP1 seeks the provision of 40% on-site affordable housing on all market-led sites which increase the supply of housing, subject to viability issues. On sites of less than 5 dwellings, a financial contribution in lieu of on-site provision is accepted, although government policy is now that affordable housing should not be required on sites of less than 10 dwellings. The following paragraphs include information relating to both the provision of affordable housing on-site, and the financial contributions secured in lieu of on-site provision.
- 6.58 Table 25 below shows the number of new affordable homes completed in the year 2015 – 2016. The data only shows the additional affordable houses completed in the monitoring year and not necessarily the total contribution from the development, as completions may occur over a number of years.

**Table 25 Affordable Housing Completions 2015-2016**

Address	Affordable Completions (net)
Newlands Phase 1 Hambledon Road Denmead	15
	3

Berewood Phase 2 London Road Waterlooille	
Land at Old River Denmead	11
Phase 3 and 4 at Old Park Farm Hambledon Road Waterlooille	11
Land adjacent Spring Vale Swanmore	2
Swanmore College of Technology New Road Swanmore	5
Pitt Manor adjacent Romsey Road	24
New Queens Head Stanmore Lane, Stanmore	21
<b>Total</b>	<b>92</b>

- 6.59 Most of the developments are market led sites which have delivered 60 of the total 92 affordable dwellings in the year 2015 – 2016. The schemes at Old River, Denmead and New Queens Head, Stanmore, were 100% affordable housing schemes
- 6.60 In addition to the on-site provision of affordable housing, the Council received £1,062,214 from a total of 16 developments in 2015/2016 and secured legal agreements requiring £1,229,403 in financial contributions in lieu of on-site provision. Table 26 below sets out the financial contribution required in relation to different sizes of affordable housing, usually through partnership with a Registered Social Landlord. The average commuted sum across the range of dwelling sizes is £127,500 and therefore the sum received potentially facilitates of the order of 8 affordable dwellings for this year and a potential of 9-10 dwellings in future years.

**Table 26 Affordable Housing Commuted Sums (2012 figures)**

Property Size	Sum
1 bedroom property	£90,000
2 bedroom property	£118,000
3 bedroom property	£137,000
4 bedroom property	£165,000

- 6.61 These financial contributions are secured through Section 106 Obligations negotiated in relation to planning applications for housing. Whilst on-site affordable housing is more commonly secured in respect of larger residential sites, a financial contribution towards the provision of affordable housing within Winchester District is typically secured in respect of small sites. This may be because it is impractical to provide the affordable units on-site, or that

viability considerations mean that the funds available for affordable housing are not sufficient to fund on-site dwellings. Some smaller brownfield sites have greater build costs and do not achieve the economies of scale of large sites.

#### **CP4 – Affordable Housing Exception Sites to Meet Local Needs**

- 6.62 Policy CP4 exceptionally allows for the development of sites outside settlement boundaries for the provision of housing for local needs. These are 100% affordable housing developments. There were no dwellings on rural exception sites completed in the 2015/16 monitoring year.

### **Gypsy and Traveller Accommodation**

#### **CP5 – Sites for Gypsies, Travellers and Travelling Showpeople**

**Table 27 Gypsies, Travellers and Travelling Showpersons Sites in the District**

Category of Site	Sites	Plots/Pitches	Caravans
<b>Gypsy and travellers</b>			
With Planning permission	25	62	106
Unauthorised	5	15	14
<b>Travelling Showpeople</b>			
With planning Permission	17	36	85
Unauthorised	1	1	4

- 6.63 Permission has been granted for gypsy and traveller provision on 2 sites in this monitoring year, resulting in a total of approximately 5 new pitches being authorised containing 5 mobile homes and 5 touring caravans.
- 6.64 The Council is required to make provision for the requirements of gypsies and travellers and has worked with other Hampshire authorities to identify the required need. At the time of the adoption of the LPP1, this work had not yet been completed; therefore the criteria-based policy CP5 was included to guide assessment of applications pending the identification of pitches. The Hampshire Travellers' Accommodation Assessment (GTAA) was completed in April 2013. The GTA identified the need to provide for around 30-35 pitches in Winchester District over the Local Plan period (to 2031).
- 6.65 The Council published Background Paper 2, Gypsy and Traveller Accommodation (March 2016) and an update (October 2016) as part of its evidence base for the LPP2 examination. These set out the planning position in relation to gypsy and traveller accommodation, including that for travelling showpeople. They include a brief commentary on the legislative and national planning policy background, current development plan policies, the representations received to the consultation on LPP2, and the proposed way

forward including the preparation of a Gypsy and Traveller Site Allocations Development Plan Document. The papers are available on the Council's website.

- 6.66 The Council has recently published an updated Winchester Gypsy and Traveller Accommodation Assessment (GTAA, ORS, Oct 2016). The purpose of the GTAA is to provide an assessment of the current and future need for Gypsy, Traveller and Travelling Showpeople accommodation the plan period. The report included details of existing gypsy and traveller and travelling showpeople's accommodation in the District and this is summarised in Table 27 above. A Proposed Modification was made to LPP2, at the recommendation of the Local Plan Inspector, to include the Winchester Gypsy and Traveller Accommodation Assessment's pitch target of 15 gypsy and traveller pitches and 24 travelling showperson's plots during the Plan period.
- 6.67 The Council has started work on its Gypsy and Traveller Site Allocations Development Plan Document (DPD) which will allocate sites as necessary to meet identified traveller needs. Local Plan Part 2 Policy DM4 will set out the required pitch target for both gypsies and travellers and travelling showpeople. These requirements reflect the recently published GTAA (ORS 2016) and the new LPP2 policy DM4.

**CP6 – Local Services and Facilities**

- 6.68 Policy CP6 of LPP1 supports the provision and retention of local facilities and services in appropriate locations, superseding policies SF6 and SF7 of the WDLPR. Information on some of these developments can be found in the Prosperous Economy Section where they relate to shops. Many of the changes of use involving services and facilities do not need planning permission as they are too small or no longer need planning permission due to recent changes to permitted development rights.

**CP7 - Open Space, Sport and Recreation**

- 6.69 Active communities includes encouraging and supporting healthy lifestyles. The planning policies of the Council seek to provide opportunities for recreation and sport via the provision and protection of open space. CP7 sets out the standards for open space provision in relation to new housing development and the presumption against the loss of open space, sports and recreation facilities.
- 6.70 The table below shows the open spaces delivered on housing sites in the monitoring year.

**Table 27 Open Space Provided In Association with New Developments**

Site	Area Provided 2014 – 2015
Francis Gardens, Winchester (Abbotts Walk)	2100 sqm
Greenacres Drive, Otterbourne	600 sqm
Spring Gardens, Alresford (Bakeland Gardens)	90 sqm

<b>Total</b>	<b>2,790 sq m or 0.279ha</b>
--------------	------------------------------

- 6.71 The Council's Open Space Strategy sets out the amount and type of facilities currently available by parish. It indicates where there are deficiencies and identifies what new and improved facilities may be required. The Open Space Strategy has been in existence for many years and financial contributions under S106 of the Town and Country Planning Act have been used successfully to fund improvements in accordance with the Strategy across the District. However, S106 contributions to open space improvements from housing developers were discontinued in 2014 and have been replaced with the Community Infrastructure Levy. Nevertheless, contributions from developments that were permitted before this date have continued to be received. The figures in Table 29 show how much has been contributed over the last few monitoring years. Of the £108,635 received in the last year, £79,000 was from one development at Francis Gardens, Winchester. Residual income from S106 contributions is coming to an end and it is anticipated that next year's figure will be greatly reduced.

**Table 28 Open Space Fund Receipts**

Monitoring Year	Open Space Fund Receipts
2010 - 2011	£299,543
2011 – 2012	£332,337
2012 – 2013	£378,409
2013 – 2014	£231,987
2014 – 2015	£99,114
2015 - 2016	£108,635

- Total released from Open Space Fund £111,695
- 6.72 With the introduction of CIL in April 2014, contributions to the Fund under S106 agreements ceased. Parishes can choose to spend some of their CIL receipts on open space or other infrastructure and the City Council can also choose to fund specific projects from the general CIL fund. It is not decided what funding will be released from CIL to fund recreation and open space provision in future.
- 6.73 The on-site provision of open space and facilities will continue to be sought where feasible. An additional policy DM6 (Open Space Provision for New Developments) has been included in the emerging LPP2 setting out details of what will be required on sites of 15 dwellings or more.
- 6.74 CP7 replaced parts of RT2 (recreation space), RT3 (smaller open spaces) and RT4 (recreation space standards for new developments). However, an additional policy DM5 (Protecting Open Areas) has been included in LPP2 to protect open spaces that will be shown on the Policies Map and to provide more detail on the protection of amenity space and the circumstances where open space or facilities may be developed. DM5 will also replace WDLPR policy RT1 (Amenity Areas).



- 6.75 WDLPR Policy RT5 allocated sites for future recreation use. RT5 has not been carried forward in LPP2. One of the RT5 sites at Pongside, Bishops Waltham has come forward as part of an associated nearby development, as detailed in last year's AMR.
- 6.76 The RT5 allocations were based on shortfalls identified at the time. Since the WDLPR, a new set of open space standards has been developed and incorporated in CP7 of LPP1. The [2015/2016 Open Space Strategy](#), which was published in November 2015 re-assessed all the categories of open space provision with reference to the new standards in CP7.
- 6.77 The re-assessment of open space provision has resulted in a different pattern of shortfalls than those which WDLPR RT5 sought to address. For Winchester Town, for example, provisions at Bushfield Camp (WT3) and on and adjacent to Barton Farm (WT2) will assist in providing open space to address shortfalls of provision. It has proved difficult to provide large areas of open space under RT5, so LPP2 seeks provision in association with the proposed housing allocations where needed, which is considered to be more deliverable. CP7 and DM5 will also continue to seek additional provision where necessary across the District, in association with future housing developments according to the standards of CP7.
- 6.78 Table 30 below shows the progress that has been made on recreation allocations being carried forward into LPP2 and the future direction proposed where relevant, including where allocations are planned.

**Table 29 Sites allocated for recreational use**

Allocation	Current status
Bushfield Camp (WDLPR RT5 – now LPP1 W3)	Part of employment allocation (W3) in LPP1, informal recreation still required on large part of the site
Barton Farm, (WDLPR MDA2 – now LPP1 W2)	Large amount of informal recreational land and facilities to east of railway line being provided as part of agreed scheme, in addition to the required recreation within W2 area.
Land north of Tanners Lane (Policy 2i(e) of DNP) and at Denmead Junior School (Policy 5 of DNP).	Allocation in Denmead Neighbourhood Plan made for open spaces/recreation
East of Mill Lane, Wickham (RT.5)	Allocation continued in emerging LPP2 as part of site allocation at Winchester Rd (WK2) (same site as previous RT5 allocation).



## 7.0 THEME THREE: PROSPEROUS ECONOMY

- 7.1 The Local Plan Prosperous Economy theme links to the similar theme of the Community Strategy and to the Council's adopted Economic Strategy. These strategies seek to maintain and enhance the dynamic and creative economy of the District, with its good communication links and strong educational facilities. Policies seek to encourage growth and diversification and maintenance of suitable existing land and premises. Sustainable transport provision is also part of a prosperous economy. The following LPP1 policies and saved WDLPR policies and allocations are considered to fall within the Prosperous Economy theme and are covered in this section of the AMR.

LPP1	Title
CP8	Economic Growth and Diversification
CP9	Retention of Employment Land and Premises
CP10	Transport
WDLPR Saved Policies	
CE19	Housing for Essential Rural Workers
CE20	Housing for Essential Rural Workers (permanent dwellings)
CE21	Removal of occupancy conditions
CE22	Dwellings for Other Rural Workers
SF1	Town Centre Development - New
SF2	Town Centre Development - Loss
SF3	Town Centre Development – Food & Drink
SF5	Primary Shopping Area
RT11	Equestrian Development
T9	Freight Facilities
T12	Safeguarded Land (Botley By-pass & Whiteley Way)

## Employment floorspace gains and losses

**Table 30 Amount for floorspace developed 2015-2016 by type**

Completed floorspace m2	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross internal	0	719	0	0	600	618	0	1,937
Losses	0	1,113*	0	796	0	1,408	0	3,317
District whole net gain/loss	0	-394	0	-796	600	-790	0	-1380

- \* of which 913 sqm was under Prior Notification procedure (office – residential, see section below or details)

- 7.2 There were no completed developments or recorded losses in that part of the SDNP within Winchester District during the monitoring year 2015/16.
- 7.3 All completed developments were on previously developed land or agricultural land this year.

### Completions.

- 7.4 5 new developments have been completed during this monitoring year. A total of 1,937 sqm of employment floorspace has been completed. The new developments cover a variety of B use classes, but the common theme is that they are all developments on existing sites in either employment or agricultural use. There have been no new developments on greenfield sites. Apart from a small re-development in Winchester, all the developments were in rural locations throughout the District and there have been no completions monitored in the larger towns or the major employment areas. The completed developments are as follows:

- No 1, Ropley Business Park, The Dene, Ropley. Extension of 600sqm (B2) to existing factory building
- Little Oaks, Bent Lane, Hambledon. Replacement of existing agricultural and business storage building with larger building, resulting in additional 250sqm of B8.
- Mount Edgecombe, Forest Road, Denmead. Change of use of agricultural barn to storage (B8), 368sqm.
- Titchfield Park Farmhouse, Whiteley Lane, Titchfield. Change of use from food and drink (A3) to create 431sqm of office (B1(a)) use.
- 73 Kingsgate Street, Winchester. Change of use of residential to offices creating 288sqm of new B1a) following a re-development which involved an earlier loss of 237 sqm. The net gain is therefore 51 sqm .

### Losses.

- 7.5 5 individual losses were recorded this year, representing a total loss of 3,317 sqm business floorspace. No losses were recorded within the SDNP. All of the losses were to residential use. 2 of the 5 losses were as a result of

notifications under the Prior Notification (PN) procedure, rather than as a result of planning permissions. The losses were:

- Aquitaine House, St Clements Street, Winchester. (PN) loss of 707sqm B1a to create 12 flats.
- 5-9 Chesil Street, Winchester (1st floor & loft). (PN) loss of 206 sqm B1a to create 3 flats.
- Hilton House, Myles Lane, Wickham. Loss of 200 sqm B1a to create 5 flats.
- Lindsay Works, Moorside Road, Winnall, Winchester. Purpose Build Student Accommodation. Loss of 796 sqm previous light industrial (B1c) to create 237 student bedrooms.
- Barton Farm, Andover Road, Winchester. Loss of 1,408sqm B8 industrial units as part of larger redevelopment of site for 17 dwellings

### **Summary of gains and losses of business floorspace**

- 7.6 1,937 sqm floorspace has been completed this year and 3,317 sqm has been lost. This results in a net loss of 1,380 sqm of employment floorspace across the District. The figures for gains and losses cannot be directly correlated as losses due to redevelopment often occur during a different monitoring year to the construction of the new development.
- 7.7 The small amounts of floorspace involved and the overall low number of completions is indicative of the low level of major new industrial and commercial builds in the last year. This has been the case over a number of recent years, due to the economic recession and a backlog of large developments and permissions that already exist which appears able to absorb much of any demand that does arise. There have not been any new starts on the strategic employment allocations this year, as has also been the case over the previous few years.

### **Employment – Residential**

- 7.8 All of the losses from commercial use are to residential. The loss of floorspace to residential totals 3,317 sqm. This resulted in a gain of 17 dwellings (Barton Farm) and 20 flats. 237 student bedrooms have been constructed on the former Lindsey Works (Winnall) site.
- 7.9 The issue of loss of office to residential via permitted development rights since 2013 has been a particular concern in the District. The issue has been keenly felt in Winchester Town, where a recent Enterprise M3 LEP Study has highlighted the loss of office accommodation in this key employment area. This has led to the publication of a non-immediate A4 Direction in respect of B1a Office to C3 Residential uses within Winchester Town (CAB2838(LP) refers).
- 7.10 Another area where there has been a particularly noticeable effect is on the Parklands employment area at Denmead. The whole of the central area known as The Spinney has now been subject to Prior Approvals (also known as Prior Notifications or PN) so that this will all become residential in due

course. There is also an outstanding PN at Acer House in Parklands, which would provide for 24 further dwellings when implemented.

- 7.11 This has taken place on a unit-by-unit basis over a number of years, so the PNs, the losses of industry and the gains of residential do not appear all in one monitoring year. No 'losses' are officially recorded at Parklands in the monitoring year 2015/16 (having occurred in earlier monitoring years), but approximately 24 flats have been completed there, increasing the number of residential completions at Denmead quite considerably.
- 7.12 Across the District as a whole, although only two sites have been recorded as losing business floorspace to residential via PN this year (at Hilton House Wickham and Aquitaine House Winchester) some 12 sites (counting Parklands as one) have seen new residential as a result of PN this year. Some 24 flats are provided at The Spinney, 12 at Aquitaine House and 20 elsewhere. 7 individual residential dwellings have been built. Of these sites, all except 2 are within Winchester Town.
- 7.13 A further 30 PNs have been approved for office to residential use in the last year, so this trend is likely to continue. These are for a variety of individual dwellings and various numbers of flats. Some also appear to be duplicate applications or alternative proposals for sites previously approved. The true extent of change will only therefore become apparent once all these developments have been built out.
- 7.14 The above analysis provides evidence of the continuing trend of loss of employment land/buildings to residential. Changes to permitted development rights and the introduction of prior notifications for office to residential will make it more difficult to ascertain the whole picture.

## Employment Land Availability

**Table 31 Employment Land available by type**

(i) sites allocated for employment uses in Development Plan Documents	31.3 ha (54.3 ha)*
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	32ha
Total employment land available	63.9 ha (86.9 ha)*

\*inc whole of Bushfield Farm allocation

**Table 32 Sites allocated for employment use**

Site	LPP1/ WDLPR Policy	Status	Allocation Area (ha)	Available ha (no planning permission)	Available ha (with planning permission)
Bushfield Camp Winchester	LPP1 W3	LPP1 Allocation	43	20 (No more than 20ha to be developed)	-
West of Waterlooville	LPP1 SH2	LPP1 Allocation -	21	-	21

		With planning permission For majority. (Loss of 2ha to residential from previous permission).			
Solent 1, Whiteley	WDLPR S13	WDLPR Allocation – proposed to be continued in LPP2 as SHUA 2	7.2	7.2	-
Solent 2, Whiteley	WDLPR S14	WDLPR Allocation – proposed to be continued in LPP2 as SHUA 3	2.8	2.8	-
Little Park Farm Whiteley	WDLPR S15	WDLPR Allocation – proposed to be continued in LPP2 as SHUA 4	1.3	1.3	-
Hilson's Rd Curdridge	WDLPR S7	WDLPR Allocation – proposed not to be continued in LPP2	4.1	-	-
Abbey Mill, Bishop's Waltham (mixed use)	WDLPR S3	WDLPR Allocation – proposed not to be continued in LPP2	1.9	-	-
Freeman's Yard, Cheriton (SDNP)	WDLPR S6	Complete	1.1	-	-
Station Yard, Sutton Scotney (mixed use)	WDLPR S10	Complete	0.9	-	-

7.15 Progress on sites that are allocated for employment use is shown in Table 32 above, but no further development has occurred on the allocations during this monitoring year. West of Waterlooville (SH2) is an allocation which already has outline permission and some detailed applications as a result of ongoing development. Residential development is underway and some proposed

employment land has transferred to residential, so the remaining part of the allocation has been reduced to 21 ha.

- 7.16 The employment sites listed in Table 32 consist of the allocation from LPP1 (Bushfield Camp) together with sites that remain as saved policies of the WDLPR. If the allocation is still required, it is continued as a proposed allocation for LPP2. These sites have not been detailed here as LPP2 does not yet form part of the development plan.

### Conclusion on employment floorspace

- 7.17 The fact that there has been no large scale economic development is considered to be mainly a result of the current economic climate rather than planning policies or a lack of allocated sites. Although some employment land has been lost this year, the amount of floorspace involved is quite small.
- 7.18 A reassessment of employment land in the PUSH area concluded that available sites would still be required ([PUSH South Hampshire Strategy \(Updated 2012\)](#)). Following the LPP2 Examination Hearings, the City Council is committed to commencing review of the Local Plan in 2018. This will include a review of the evidence base, including assessment of the economic needs of the District.
- 7.19 The loss of office to residential from Prior Approvals remains a concern and an A4 Direction has been prepared in response to this in Winchester Town.
- 7.20 In terms of more detailed monitoring, changes to the GPDO in recent years have made it more difficult to provide accurate monitoring of employment development. These include widening the scope of changes of use that do not require planning permission, including from agriculture to a number of flexible uses, retail and other A Classes. The amount of floorspace permitted as a change of use from or to industrial use and the amounts of floorspace extensions as permitted development of industrial buildings has also increased in recent years.
- 7.21 Monitoring of new floorspace and changes of use will continue under policy CP8, although DS1, WT1, WT3, SH1 and MTRA1 will also have some bearing. However, taking all the above factors into account, exact comparisons with previous years will not be possible. Monitoring of planning permissions may only pick up some of the major applications.

## Town Centre Uses

**Table 33 Town Centre Uses Development Completed 2015-2016 (sqm)**

	A1	A3-A5	D2
Town Centre	None	483	3,192 & 309
Out of centre	2729	None	None
PDL	Yes	Yes	Yes

- Total amount and percentage of floorspace for 'town centre uses' within town centres – 3,984 sqm (59%)

- 7.22 Only one retail development was completed during the monitoring year that is of a size and type to appear on the completion information. This was for a change of use of a car showroom to a non-food retail (DIY) store at Winnall, Winchester. This is an out of centre development that fronts Easton Lane. This is within the area of Winnall where a more flexible approach to employment generating uses (including retail) is now being promoted through the Winnall Planning Framework and emerging policy WIN11 in LPP2.
- 7.23 Following the lapse of the 2009 Silver Hill planning permission for large scale redevelopment, which included retail and other town centre uses, a new approach is being developed for the central Winchester area and a wider area for re-development is now being considered. This is discussed in more detail in the Policy Progress section of this AMR.
- 7.24 The eight-screen multiplex cinema and leisure development at Whiteley Town Centre was completed during this monitoring year (3,192 sqm D2). Apart from this, no new large scale leisure developments are currently in the pipeline.
- 7.25 The other two developments completed this year were both in Jewry Street, Winchester. One was the change of use of the ground and lower floors of a mixed commercial building to allow for a city centre gym (D2) adjacent to existing restaurant use. The other development was for the change of use of a church into a restaurant (A3) within Winchester Town Centre.

### **Summary on Retail and Leisure**

- 7.26 The monitoring process is designed to highlight the larger-scale developments and only permissions involving over 250 sqm are monitored. Therefore many new retail, leisure and other town centre use developments are not picked up under the monitoring scheme as they are under the 250 sqm threshold for monitoring.
- 7.27 It is also not possible to monitor changes allowed under permitted development. As detailed in previous AMRs, recent changes to the GPDO have widened the scope of permitted changes between use classes and there have also been changes in the area allowed for extension under permitted development rights that affect town centre uses.
- 7.28 As an example, within Winchester Town Centre, there have been many changes in the composition of the A1 shops and also transfers to other uses (mainly food and drink, health and beauty, or health and fitness at ground floor and residential above) that do not appear in the above figures. Although the turnover of units is high, they generally do not stay vacant for long. The composition of Winchester Town Centre is constantly changing, but there is a low vacancy rate and this is illustrative of the dynamic situation as the city responds to the needs of the modern economy.

### **Tourism**

- 7.29 The 32 bed extension to the Holiday Inn, Winchester, approved in March 2013, has not yet started construction. This is just outside the Winchester urban area, within the SDNP. Apart from this, there are no large scale hotel

and visitor developments with planning permission. Only developments involving 10 bedrooms and above are monitored.



## 8.0 THEME FOUR: HIGH QUALITY ENVIRONMENT

8.1 Securing a high quality environment for everyone in the Winchester District is a key outcome of the Community Strategy and the Local Plan. LPP1/WDLPR policies in the High Quality Environment Theme are as follows

### Relevant Policies for Theme Four: High Quality Environment

<b>LPP1 Policies</b>	
CP11	Sustainable Low and Zero Carbon Built Development
CP12	Renewable and Decentralised Energy
CP13	High Quality Design
CP14	The Effective Use of Land
CP15	Green Infrastructure
CP16	Biodiversity
CP17	Flooding, Flood Risk and the Water Environment
CP18	Settlement Gaps
CP19	South Downs National Park
CP20	Heritage and Landscape Character
<b>WDLPR Saved Policies</b>	
DP2	Master Plan requirement for large sites
DP3	General Design Criteria
DP4	Landscape and the Built Environment
DP5	Design of Amenity Open Space
DP10	Pollution Generating Development
DP11	Unneighbourly Uses
DP12	Pollution sensitive development
DP13	Development on Contaminated land
DP14	Public Utilities
CE1	Strategic Gaps
CE2	Local Gaps
CE17	Re-use of non-residential buildings in the countryside
CE24	Conversion & changes of Use to residential
CE25	Conversion of Larger Buildings in Extensive Grounds
HE1	Archaeological Site Preservation
HE2	Archaeological Site Assessment
HE4	Conservation Areas – Landscape Setting
HE5	Conservation Areas – development criteria
HE6	Conservation Areas –detail required
HE7	Conservation Areas – Demolition of Buildings
HE8	Conservation Areas – Retention of Features

HE9	Shopfronts – Retention of Existing
HE10	Shopfronts – New Shopfronts
HE11	Signage
HE12	Blinds & Shutters
HE14	Alterations to Historic Buildings
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings
RT12	Golf related development
RT13	Noisy Sports
RT16	Tourism & Leisure Facilities in the Countryside
RT17	Camping/ Caravanning Sites
RT18	Permanent Short-Stay Tourist Accommodation in Countryside
T2	Development Access
T3	Development Layout
T4	Parking Standards

- 8.2 The indicators relating to this area cover renewable energy, design, the effective use of land, biodiversity, flooding and water quality countryside gaps, conservation areas and historic buildings and site proposals which fall within this theme.

### **CP11 - Sustainable Development Standards**

- 8.3 Policy CP11 of LPP1 requires new residential developments to achieve Code Level 5 of the Code for Sustainable Homes (the Code) for energy and Code Level 4 in respect of water use, where practical and viable.
- 8.4 In March 2015, the Government updated its policy on housing standards and zero carbon homes which affected the Council's implementation of Policy CP11. While Policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development, Government advice now sets maximum standards equivalent to Code Level 4 for energy and water. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 has been applied in compliance with the maximum standards set out in Government policy.
- 8.5 Generally, the aims of the policy have been achieved, with permissions being granted subject to conditions requiring the achievement of the relevant Code Level. An assessment of relevant applications determined by Planning Committee from December 2015 – March 2016 shows that all applications were either considered to comply with CP11, or had conditions applied to the permissions granted to secure future details in compliance. Of the applications refused, none had CP11 as a reason for refusal.
- 8.6 The achievement of the energy standards can only be assessed at the post-decision stage, when detailed construction plans are drawn up. A final assessment can only be made when the development is completed. It is difficult to assess whether the desired levels have been achieved because of

the resources required and the difficulties in monitoring completions in this level of detail.

### CP12 - Renewable and Decentralised Energy

- 8.7 Policy CP12 encourages the development of renewable and decentralised energy schemes subject to their impact on interests of acknowledged importance such as landscape, heritage assets and its relationship to existing and future development.
- 8.8 This year a few applications for large-scale solar panel developments were approved. A recent application for a biomass anaerobic digestion plant at Sparsholt College has also recently been approved (outside the monitoring period). There have been no other types of renewable energy developments this monitoring year. Renewable energy developments approved are listed in the table below.

**Table 34 Renewable Energy Developments**

Site	Description	Reference	Approval Date
Sparsholt College Westley Lane Sparsholt	Biomass anaerobic digestion plant and associated development, including an education building for the 'Hampshire Demonstration of Renewable Technologies'	16/00116/FUL	Originally refused, but later application was approved July 2016
Proposed solar farm site Winchester Road Bishops Waltham	Ground mounted solar PV panels and associated equipment	15/00786/FUL	07.08.15
Winchester Services (Southbound) Shroner Wood Winchester	Proposal for 249.60 kW solar PVsystem in 7 x ground mount arrays	15/00939/FUL	23.06.15
Winchester Services (Northbound) Shroner Wood Winchester	Proposal for 249.60 kW solar PVsystem in 8 x ground mount arrays	15/00940/FUL	22.06.15

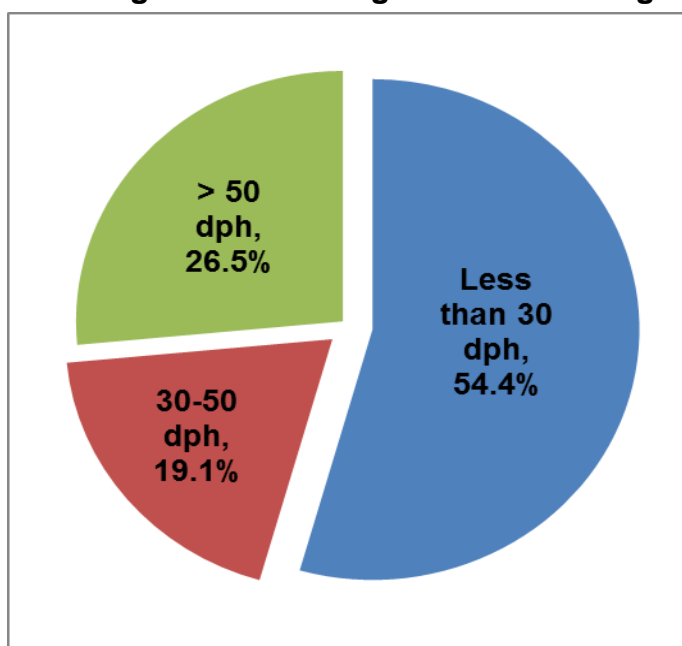
- 8.9 As discussed in last year's AMR, renewable energy generation is very dynamic and subject to short-term change, reflecting rapidly emerging technologies and changes in market and government pricing structures. There has been significant political intervention at national level, which is reflected in the changes to funding mechanism and to government policy support for different forms of energy generation. Much small-scale development of domestic wind turbines and solar panels is now allowed under Permitted Development rights and will not be subject to planning permission.

- 8.10 One significant area of change is in relation to large scale on-shore wind turbines, where the government approach has now been enshrined in PPG following a ministerial statement on 18th June 2015. Government policy is now quite restrictive for large scale wind energy development as schemes can only be approved if an area has been identified as suitable for such development in a local plan and where the proposal has the backing of the affected local community.
- 8.11 No areas have been designated as suitable for wind energy development in the adopted local plan. The presence of sensitive landscapes in the Winchester District and the SDNP is likely to be a constraint on the implementation of large scale developments.
- 8.12 The large application for 14 wind turbines straddling 3 local authorities at Bullington Cross was refused in 2014 on landscape grounds. An appeal was submitted, but the applicants dropped the appeal, largely as a result of the government's revised policy position on wind turbines in July 2015.

**CP13 & CP14 - Effective Use of Land**

- 8.13 Figure 4 below, shows the percentage of completions (residential) within different density categories.

**Figure 4 Percentage of new dwellings by density**



- 8.14 Table 35 below, sets out the average density of completions (residential) within each monitoring year.

**Table 35 Average density of new dwellings**

Year	Average Density of new dwellings (dwellings per hectare)
2006/07	58
2007/08	44
2008/09	37

2009/10	37
2010/11	29
2011/12	32
2012/13	23
2013/14	32
2014/15	31
2015/16	49

- 8.15 Policy CP14 of LPP1 seeks to ensure that land is used effectively. Whereas previous policy H7 of the WDLPR required developments to fall within 30-50 dph, CP14 is more flexible, taking account of the guidance on densities within the NPPF. The development potential of sites should be maximised, but the design of the scheme and the character of the area will be the primary determinant of schemes. It is therefore expected that a greater range of densities will result than in the past.
- 8.16 The information above shows that whilst the majority of dwellings were built at less than 30 dwellings per hectare, the average density of new dwellings was 49 dph. This is a significant increase on previous years and the highest since 2006 and is the result of the increase in the proportion of developments of over 50dph from 11% in 2014/15 to 27% 2015/16. The higher density developments, including conversions and changes of use into flats tend to be located within the urban areas.

#### **CP16/15 - Biodiversity/Green Infrastructure**

- 8.17 In the Local Plan Part 1, Policy CP16 replaced CE8, CE9, CE10 and CE11 of the WDLPR. CE7 had not been saved, but is now also covered under LPP1 Policy CP16.
- 8.18 The information in this section has been provided by the Hampshire Biodiversity Information Centre (HBIC), who carry out work in this area on behalf of the Districts of Hampshire. Paragraph 117 of the NPPF states that planning policies should identify and map local ecological networks, including the hierarchy of designated sites. Policies should promote the preservation and re-creation of priority habitats and priority species, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan. HBIC is continuing work in this field, as it provides a useful means of measuring biodiversity. This is important both for the Hampshire (and any District-wide) Biodiversity Action Plans (BAPs) and for any policies and designation in Local Plans.
- 8.19 Priority habitats and species are those identified as such in the Hampshire Biodiversity Action Plan (BAP) 2000. The Status of Priority Species in Hampshire is a headline indicator of the plan. Changes in priority habitat and species by type were also a national Core Indicator until 2008. HBIC is continuing to gather this information as part of Hampshire action on biodiversity and the BAP.
- 8.20 Much BAP habitat and many BAP species lie outside the designated sites. The full extent of priority habitats and species is not yet known and may never be known. The extent is difficult to calculate because of the dynamic state of the countryside and the difficulty in accessing areas. It is usually only within

SINCs which have been recently re-surveyed that any changes due to development or agriculture can be logged and the reasons given.

- 8.21 In addition, several changes have occurred in the methods of classification and in the GIS mapping system in recent years, which are still being integrated into the monitoring framework, most notably the introduction of the Integrated Habitat System. It is therefore still the case that most changes in areas of habitats are likely to be due to more comprehensive recording or re-classification, rather than actual gains/losses in sites.

**Table 36 Statutory Designated Sites (31st March 2014)**

<b>Designation</b>	<b>Site Name</b>	<b>Area (ha) within district</b>
LNR	Berry Coppice	2.99
LNR	Bishops Waltham Branch Line	1.62
LNR	Claylands	5.78
LNR	Crab Wood	37.75
LNR	Dundridge Meadows	7.48
LNR	Gull Coppice	7.12
LNR	Round Coppice	6.35
LNR	Shawford Down	19.65
LNR	The Moors, Bishops Waltham	14.47
NNR	Beacon Hill	40.06
NNR	Old Winchester Hill	62.82
Ramsar	Solent & Southampton Water	22.83
SAC	River Itchen	158.14
SAC	Solent Maritime	23.90
SPA	Solent & Southampton Water	22.83
SSSI	Alresford Pond	30.17
SSSI	Beacon Hill, Warnford	46.45
SSSI	Botley Wood & Everett's & Mushes Copses	352.18
SSSI	Cheesefoot Head	13.41
SSSI	Crab Wood	73.00
SSSI	Galley Down Wood	16.65
SSSI	Hook Heath Meadows	5.86
SSSI	Lye Heath Marsh	4.45
SSSI	Micheldever Spoil Heaps	5.37
SSSI	Old Winchester Hill	66.17
SSSI	Peake Wood	17.75
SSSI	Ratlake Meadows	0.00
SSSI	River Itchen	575.64
SSSI	River Test	4.26
SSSI	St Catherine's Hill	43.03
SSSI	The Moors, Bishop's Waltham	27.99
SSSI	Upper Hamble Estuary & Woods	23.90
SSSI	Waltham Chase Meadows	6.36

### **Changes in areas of biodiversity importance**

**Table 37 Areas of sites designated for nature importance**

Designation	Area in WCC (ha)
SAC	182
SPA	23
RAMSAR	23
SSSI	1,312
NNR	103
LNR	103
Statutory sites combined	1,364
SINC	6741
SINC amounts (previous years)	6,734 (2015) 6,713 (2014)

- 8.22 There has been no change in the quantity or size of statutory designated sites since 2014. The areas for statutory sites combined, does not match the total for each of the individual designations, because there is often an overlap between statutory designations.
- 8.23 The number of designated Site of Importance for Nature Conservation (SINCS) has changed. There has generally been a trend of an increase in the number and areas of SINCS in the District these, year on year. The changes are summarised in the table below.

**Table 38 Change in Number and Area of SINCS Designation**

SINCS	WCC sites (no)	WCC sites (area)
Total sites (2014/15)	687	6,734.33
New Sites	4	9.63
Amended Sites	5	1.35
Deleted sites	3	-4.18
Total sites (2015/16)	688	6741.13
Net change	1	6.80
% change in area		0.10

- 8.24 SINCS are reviewed periodically by the SINCS's Advisory Panel at HCC. The amendments to the SINCS designations this year have led to an increase of 1 in the number of SINCS overall (from 687 to 688) and an increase of 6.8 ha in area to 6,741 ha in total.

### Condition of Areas of Biodiversity

- 8.25 The condition of priority habitats is currently known for only those habitats designated as Sites of Special Scientific Interest (SSSIs) and for a sample of SINCS that may be surveyed in any one year. Assessments of SSSIs is carried out by Natural England with HBIC on a five year rolling programme with occasional assistance from HBIC surveys.



**Table 39 Condition of SSSIs**

Condition	Combined Hants area (ha)	Combined Hants area (%)	2016 WCC area (ha)	2016 WCC area (%)	2014/15 WCC area (ha)	Change in WCC area (ha)
Favourable	21,342	42.2	384	29.26	384.0	0
Unfavourable Recovering	27,746	54.9	663	50.49	663.0	0
Unfavourable no Change	885	1.8	182	13.85	181.9	0.1
Unfavourable Declining	565	1.1	76	5.81	76.0	0
Part Destroyed	-	-	-	-	0.0	0
Destroyed	17	0	8	0.59	8.0	0
<b>Grand Total</b>	<b>50,561</b>	<b>100.0</b>	<b>1313</b>	<b>100.0</b>	<b>1,312.9</b>	<b>0.1</b>

- 8.26 There has not been any change since the previous year, except due to rounding. The reasons for this are unclear but may be due to the fact that not all SSSIs can be monitored each year. A comparison every 5yrs, when all SSSIs should have been surveyed, may therefore reveal a more complete picture.
- 8.27 In terms of comparisons with the rest of Hampshire, nearly all of the Districts have at least 95% of their SSSIs in 'Favourable' or 'Unfavourable – recovering'. This figure is only 80% for Winchester, as in the previous year. HBIC highlight that the fact that Winchester is still showing the lowest % in these two categories is due to c30% of the River Itchen is now considered to be in 'unfavourable no change' or 'unfavourable declining' condition.

#### **Priority Habitat and Priority Species**

- 8.28 The table below shows the extent of the BAP Priority Habitats in Winchester District. Habitats have not been included where there is no record of that category for Winchester. There is some double-counting and overlap between categories which needs to be taken account of. Further refinement is taking place over time in many of these categories for the reasons described above. The table indicates where this is the case. In some cases data is incomplete and further work is being undertaken.
- 8.29 There have been large losses in some categories this year, particularly in the lowland meadows (loss of 9 ha) and lowland mixed deciduous woodlands (loss of 18ha). This has been the case throughout Hampshire, where changes in methodology and a re-assessment of the marginal areas have resulted in re-classification. Some re-surveys have found that there has been a loss of habitat in some categories. It has been found that some areas do not meet the criteria for their category and so have had their classification removed – particularly in the coastal margins (loss of-11ha). As a result of all these factors, Winchester has lost 31.44 ha of priority habitat this year overall.

#### **Extent of BAP Priority Habitats**



**Table 40 Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)**

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	2016 WCC area (ha)	2016 % of WCC area	2014/15 WCC area (ha)	Change in WCC area (ha)
Lowland Calcareous Grassland	2,097	0.5	417	5.1	417	0
Lowland Dry Acid Grassland <sup>1</sup>	3,681	1	11	0.1	11	0
Lowland Meadows <sup>1</sup>	1,480	0.40	292	3.5	301	-9
Purple Moor Grass and Rush Pastures <sup>1</sup>	1,480	0.40	56	0.6	56	0
Lowland Heathland <sup>1</sup>	11,813	3		0.00		0
Lowland Beech and Yew Woodland <sup>2</sup>	254	0.1	41	0.5	35	6
Lowland Mixed Deciduous Woodland <sup>2</sup>	36,006	9.3	5,715	70.1	5,733	-18
Wet Woodland	2,041	0.50	233	2.8	232	1
Wood-Pasture and Parkland <sup>2</sup>	5,518	1.4	119	1.4	119	0
Arable Field Margins <sup>2</sup>	[91.72]	[0.02]	[0.94]	0.01	[0.38]	0.56
Rivers <sup>2</sup>	[634]		[118]	1.4	[118]	0
Coastal and Floodplain Grazing Marsh <sup>2</sup>	9,561	2.5	1,239	15.2	1,250	-11
Lowland Fens	1,899	0.5	5	0.06	7	-2
Reedbeds <sup>2</sup>	279	0.1	7	0.08	6	1
Coastal Saltmarsh <sup>2</sup>	869	0.2	2	0.02	2	0
Intertidal mudflats <sup>2</sup>	4,418	1.1	6	0.07	6	0
Nb: Hampshire habitats not recorded in WCC are not listed (though do contribute to the total for HCC)						
<b>Total</b>	<b>81,862</b>	<b>21</b>	<b>8,143</b>	<b>100</b>	<b>8,177</b>	<b>-31.44</b>

<sup>1</sup> Possible overlap with other categories

<sup>2</sup> Incomplete data/further work/verification required

- 8.30 Since 2013, it has been decided to survey priority species every 5yrs, as year-on-year data can be over-influenced by specific events, such as unusual weather. This year, data from 2005-2015 was re-assessed. As a result of this, most Districts appeared to gain 1 or 2 species, but this may be due to changes in methodology. Winchester now has 38 of the 50 priority species, compared with 36 before. The 10 year trend data was last assessed in 2013 for the period 2002-2012. It is intended to update this for the period 2007-2017 period in 2018. The picture on notable species is unclear and BAP monitoring will continue in this area, as trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not.

### **Conclusion on habitats and species**

- 8.31 Monitoring of the key indicators for the quantity and quality of species and habitats is intended to continue and the City Council will rely on HBIC to carry out this work. It is recognised that HBIC also requires help from outside agencies and individuals to continue this work. Monitoring of planning obligations should be possible if resources permit, but monitoring of planning conditions will be more difficult. The on-going monitoring of conditions or obligations would involve considerable resources and expertise.
- 8.32 It is often not possible to directly ascribe effects on species and habitats specifically to planning policies as so many other external forces have a large influence on their condition and on the distribution of species. It is concluded that a range of information should continue to be collected as the best means of measuring changes in the quantity and condition of habitats and species. This will prove important in monitoring the BAP and GI targets. WCC has completed a GI Study and an Ecosystem Service Assessment and work is underway on developing a GI Strategy. These documents will be useful in the assessment of planning applications and it may be possible to incorporate some of this information into future monitoring.

### **CP17 - Flooding and Water Quality**

- 8.33 LPP1 Policy CP17 Flooding, Flood Risk and the Water Environment covers aspects of water quality and flood risk. The City Council works closely with the Environment Agency (EA) on strategic allocations and major applications. The EA are usually involved in early pre-application discussions, including masterplanning. As a result, flood risk attenuation measures and the development of SUDs have been an important part of the proposed developments at West of Waterlooville and Barton Farm, north of Winchester.
- 8.34 This year, the EA has also been involved in the discussions over proposals at Wickham and the development of the flood investigation report there. The EA has also been involved in discussions for the new development north of Whiteley. Although the EA had initial concerns regarding flood issues and the flood risk assessment undertaken at north Whiteley, these have now been overcome.
- 8.35 The EA is consulted on all applications within flood zones and where issues of water quality may arise. Of all this year's consultations, the EA only made 1 objection on grounds of water quality and 3 objections on the grounds of flood risk. These cases are outlined below.

- 8.36 The EA objected to an application for the change of use of an agricultural building into stables near Denmead on the basis that a flood risk assessment had not been carried out. The EA also objected on the same grounds for an application for a primary care facility at Upper Brook Street, Winchester. In both cases a flood risk assessment was subsequently submitted and the EA withdrew their objections.
- 8.37 North Whiteley. As described above, the EA initially raised an objection to an unsatisfactory flood risk assessment, but this has now been resolved to their satisfaction.
- 8.38 The EA's only objection concerning water quality was made for an application at The Spinney. The EA considered that the proposed means of foul drainage was unacceptable. The proposal was refused and water quality was one of the issues raised, although not the main reason for refusal.

#### **CP18 - Settlement Gaps**

- 8.39 Policy CP18 seeks to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within defined Settlement Gaps. Table 41 sets out the permissions completed in 2015/16 and the permissions still outstanding within a Policy CP18 Gap.
- 8.40 There was a net gain of 1 dwelling completed in the settlement gaps during 2015/16 (excluding replacements). There is a net gain of 23 dwellings remaining from outstanding planning permissions within the gaps.
- 8.41 The single net gain resulted from the replacement of a mobile home with a 2 bedroomed agricultural dwelling. 18 of the 23 dwellings outstanding in the gaps are the result of a grant of planning permission on a number of small sites within Knowle Village. The remaining 5 outstanding permissions are changes of use from non-residential uses (3), new build (1), and the division of an existing dwelling into 2 dwellings (1).

**Table 41 Permissions within Gaps**

Status	APPREF	ADDRESS	PROPOSAL	Sum Of Net Gain
Completions	12/02356/REM	Paradise Nursery Paradise Lane Waltham Chase	Replacement of existing dwelling with two-bedroom agricultural dwelling	1
Outstanding	14/00421/OUT	Knowle Village Business Park Mayles Lane Knowle	Residential development of 6 no. sites including change of use of former pumping station for residential use;	18
Outstanding	14/02498/PNCOU	The Old Pumping Station Main Road Littleton	Conversion of part of building to single C3 dwellinghouse with remainder retained as B1 office	1
Outstanding	13/01210/FUL	9 Chestnut Avenue Littleton	Erection of a two bed dwelling extending the existing terrace of properties, including creation of new access.	1
Outstanding	13/01972/FUL	The Orchard School Lane Headbourne Worthy	Demolition of existing detached dwelling to slab level and erection of 1 no. 4 bed detached dwelling utilising existing foundations and structural slab	0
Outstanding	15/01404/FUL	Field View Pudding Lane Headbourne Worthy	Demolition of existing property including garage/carport: erection of 1no. house with detached garage/carport.	0
Outstanding	15/01158/FUL	Hinton House Hinton House Drive Kings Worthy	Proposed division of Hinton House into two separate dwellings	1
Outstanding	15/02292/FUL	9 Skylark Meadows Whiteley	Demolition of the existing dwelling and the construction of a replacement dwelling	0

Outstanding	14/01794/FUL	Melita Lee Ground Titchfield	Demolition of a two-bedroomed bungalow and erection of a replacement four-bedroomed dwelling with a detached garage	0
Outstanding	15/02021/FUL	Brickfield Coppice Fontley Road Titchfield	Replacement dwelling with basement on land at Brickfield Coppice	0
Outstanding	13/02784/FUL	1 Ashlyn Farm Fontley Road	Erection of 1no. five bedroom dwelling with detached triple garage to replace existing bungalow	0
Outstanding	15/01554/FUL	Mobile Home At Willowdale Forge Fontley Road Titchfield	Change of use of barn to 1 no. dwelling to be occupied by a surgical farrier	1
Outstanding	14/02802/FUL	Black Horse Farm Solomons Lane Waltham Chase	Demolition of farmhouse and erection of 1 no detached dwelling	0
Outstanding	09/00157/FUL	Buena Vista The Lakes Swanmore	Demolition of existing and erection of five bedroom detached dwelling with detached double garage/store with games room above	0
Outstanding	14/00649/FUL	Woodside Manor The Lakes Swanmore	Demolition of existing dwelling and outbuildings and erection of replacement dwelling with detached 2no. outbuildings	0
Oustanding	15/02745/PNCOU	Oak Meadow Bishops Wood Road Mislingford	Proposed change of use from Agricultural building to a dwelling house	1

### **CP19 – South Downs National Park**

- 8.42 CP19 sets out the Council's approach to dealing with planning applications within that part of the South Downs National Park that falls within the Winchester District. Information on the amounts of housing and commercial development within this area are separately identified within the appropriate sections of this AMR. The quantum of development in this area is limited due to the special qualities of the SDNP and the size and nature of any settlements within this area. Development within this area will continue to be monitored until the SDNP adopts its own Local Plan, which will supersede LPP1 and the relevant saved policies of WDLPR.

### **CP20 - Heritage and Landscape Character**

- 8.43 There are 37 Conservation Areas in the District and 2264 listed buildings of which 92% are Grade II, 5.5% Grade 2\* and 2.5% Grade I. Saved Policy HE14 relates to alterations and changes of use of listed buildings.

- Percentage of Conservation Areas with a Conservation Area Appraisal – 13.5 %
- Percentage of Conservation Areas with a published Management Assessment Plan – 13.5 %
- Number of Buildings at Risks in the District – 53

- 8.44 During the past monitoring year, considerable work has been undertaken to finalise the historic environment policies for LPP2. Work has been undertaken on the assessment criteria for the inclusion of items on a local list of undesignated heritage assets. The criteria are set out in Appendix C of LPP2. Work has also been carried out to identify and protect the views of key historic features in Winchester when considering development proposals. These features are set out in the publication draft of LPP2 and will be protected by policy WIN3.

- 8.45 The built environment, historic (including archaeology) and landscape context of settlements where development is planned in LPP2 have been subject to considerable analysis during the last monitoring year. Analysis of strategic and smaller sites has been undertaken and is ongoing. Built, historic and landscape inputs into key sites within Winchester Town has also been undertaken – particularly at Silver Hill and proposed development in the Station Approach area.

## 9.0 DENMEAD NEIGHBOURHOOD PLAN

### Introduction/Background

- 9.1 The annual monitoring period for the Winchester District covers the period 1<sup>st</sup> April 2015 – 31<sup>st</sup> March 2016. Alongside the Local Plan Part 2 process, Parishes within the district were able to create their own 'Neighbourhood Plan'. Neighbourhood Plans were introduced through the Localism Act 2011 and help to ensure that the local character of an area can be maintained and that local people have a say in the future development of their area.
- 9.2 Neighbourhood Plans become part of the Development Plan and the policies contained within them are then used in the determination of planning applications. Policies produced cannot block development that is already part of the Local Plan. What they can do is shape where that development will go and what it will look like. Denmead is currently the only settlement in the District with a Neighbourhood Plan.
- 9.3 The Denmead Neighbourhood Plan was "made" and became part of the Development Plan on 1 April 2015. A revised Denmead Village Design Statement (VDS) was adopted on 29<sup>th</sup> February 2016. The VDS will provide further guidance on detailed design matters in the Denmead area.
- 9.4 There are six key objectives in the Denmead Neighbourhood Plan with associated indicators. The Denmead Neighbourhood Plan contains seven land use policies which will assist in the delivery of the objectives of the Plan. These policies set out proposals for development and criteria to be used alongside other adopted planning policies in the consideration of planning applications. The DNP also includes non-statutory 'Project Proposals' that will be pursued by the Parish Council and others in parallel with the implementation of the formal policies of the DNP.
- 9.5 The AMR is solely concerned with monitoring the planning policies of the DNP and how they relate to the achievement of the key objectives.
- 9.6 As the Denmead Neighbourhood Plan has been in place for less than a year, not all of the six key objectives have information available for monitoring. As yet, none of the housing sites have received planning approval and realised any of objectives of the Plan although there were currently planning applications under consideration during the monitoring period. Data on relevant planning applications and commentary is provided where information exists.
- 9.7 Listed below are the objectives and indicators with relevant policies from the DNP.

**1. To meet the future housing need for the parish by enabling our senior citizens to continue to live in the village if they so wish but to ensure that development works for everyone and adds to the village character and balance by reflecting the overall mix of housing types and distinctive design aesthetic**

- No. of open market homes

- No. of affordable homes
- No. of affordable homes for occupation by those households with a defined Denmead connection
- No. of homes suited to occupation by older people

**Policy 1:** A Spatial Plan for the Parish

**Policy 2:** Housing Site Allocations

**Policy 3:** Housing Design

**Policy 4:** Land at Parklands Business Park, Forest Road

- 9.8 In the monitoring year 2015/16 there were 15 planning applications involving housing development. These were various types of extensions to existing properties. All these applications were permitted although Denmead Parish Council raised objections in 2 cases on design grounds.

**2. To support existing businesses including retail activity and to encourage new businesses**

- No. of jobs retained
- No. of new jobs created
- No. of A1 shops

**Policy 4:** Land at Parklands Business Park, Forest Road

- 9.9 Government changes to the permitted development order in May 2013 mean that since that time it has been possible to change office space into residential building with only the submission of a Prior Approval notice required. This has particularly affected the Parklands Business Park in Denmead with many of the office premises now in residential use. This is contrary to key objective 2 of the Denmead Neighbourhood Plan as it states the importance of supporting existing businesses in the Denmead area.

- 9.10 Since 2014 there have been 11 prior notification applications to change the office space at Parklands into residential space, particularly in 'The Spinney'. Apart from this no commercial or retail applications have been made in the Denmead Neighbourhood Plan area in this monitoring year.

**3. To maintain and visually enhance the physical separation of the village from the nearby Waterlooville urban area, and any other future local major developments**

- No. and nature of planning permissions in the Denmead Local Gap

**Policy 1:** A Spatial Plan for the Parish

**Policy 5:** Sports & Leisure Facilities

- 9.11 There were four permissions in the Denmead gap for this monitoring period. Two applications were equestrian related and two applications were alterations to existing dwellings. These developments are of the nature generally expected within the gap given its countryside location.



**4. To improve the breadth and quality of community and sports facilities in the parish and to ensure recreational and visual amenity for all generations.**

- Net additional floorspace in active community use
- Net additional land in active sports use

**Policy 2:** Housing Site Allocations

**Policy 5:** Sports & Leisure Facilities

- 9.12 It is not possible to monitor all changes in floorspace/land in active community use/active sports use as some will not require planning permission. No planning applications have been made for new community or sports facilities within the monitoring period.

**5. To create an integrated safe and convenient road, footpath and cycleway layout that embraces the ‘Walkable Neighbourhood’ concept and encourages the use and provision of public and community based transport to serve the village.**

- No. of new bus services serving the village
- Km of new cycle route in the parish

**Policy 2:** Housing Site Allocations

- 9.13 Considerable data on cycle and bus routes is contained within the ‘Oikos Place Analysis’ report from April 2013 which was prepared as evidence for the Denmead Neighbourhood Plan. As part of this, the Oikos report showed that up to 26 departures and arrivals per day to Portsmouth and Waterlooville were provided by the ‘X9’ service. As of 31/10/2016 there were 25 services a day between Denmead and Waterlooville on the X9 bus service, which represents a slight deterioration. This information was sourced from [www.travelinesw.com](http://www.travelinesw.com).

- 9.14 The planning process has only a limited effect on the provision of footpaths and cycleways and public and community transport. The site allocations in Policy 2 do contain provisions relating to this, but the relevant planning permissions have not been granted.

**6. To sustain a thriving village that respects its cultural, historical and archaeological heritage and the landscape character and biodiversity value of its surroundings.**

- No. of planning permissions affecting designated heritage assets
- No. of planning permissions affecting designated environmental assets

**Policy 1:** A Spatial Plan for the Parish

**Policy 2:** Housing Site Allocations

**Policy 3:** Housing Design

**Policy 4:** Land at Parklands Business Park, Forest Road

**Policy 5:** Sports & Leisure Facilities

**Policy 6:** Public Car Park at Hambledon Road/Kidmore Lane

**Policy 7: Burial Ground**

- 9.15 There have been no known relevant applications for this objective in this monitoring year.

## Appendix 1 Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rented Homes	Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are affordable to eligible households, but in any event not more than 80 per cent of the local market rent (including service charges).
Annual Monitoring Report (AMR)	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.
Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
Biomass	A fuel derived from biological material including both plant and animal derived material.
BREEAM	Building Research Establishment's Environmental Assessment Method. Used to assess the environmental performance of new and existing non-residential and mixed use buildings.
Brownfield land/sites	See Previously Developed Land
Buildings at Risk (BAR)	This is a list published by English Heritage and includes) grade I and II* listed buildings and structural scheduled monuments (structures rather than earthworks and buried sites), known to English Heritage to be at risk through neglect and decay, or vulnerable to becoming so.
Code for Sustainable Homes (CfSH)	A national environmental standard which measures the environmental sustainability performance of new homes to ensure they deliver improvements in key areas such as carbon dioxide emissions and water use reduction.
Conservation Area	Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being "of special architectural or historical interest, the character or appearance of which it is desirable to

	preserve or enhance”.
Core Indicator (CI)	A list of indicators previously set by central government to be included in the AMR. Now cancelled as of 31 <sup>st</sup> March 2011
Core Strategy	The lead Development Plan Document which sets out the spatial vision and objectives for the future of the planning area and establishes a development strategy to be followed For the Winchester District the Joint Core Strategy: Local Plan Part 1 was adopted in March 2013.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
Community Strategy	A high level corporate visioning document for the Winchester District produced by the City Council, but originally prepared in partnership with the Winchester District Strategic Partnership (WDSP), dealing with wide social, economic and environmental issues that affect the District.
Development Plan	Comprises adopted Local Plans and Neighbourhood Plans, together with any Minerals and Waste plans. In Winchester District currently Local Plan Part 1, Winchester District Local Plan Review (2006) Saved Policies and the Hampshire Minerals and Waste Plan (2013) and Denmead Neighbourhood Plan (2015).
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination and, forms part of the Development Plan for the local authority area.
Department of Communities and Local Government (DCLG)	Government Department, source of information on government planning guidance, amongst other matters.
Economic Strategy (2010 – 2020)	The Economic Strategy for 2010-2020 is the principal means by which the City Council’s economic vision and plans will be turned into practical outcomes for people and businesses throughout the District.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support development plan documents.
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector.
Green Infrastructure	Green Infrastructure describes natural and managed green spaces, features and water bodies that together make up a network of multifunctional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local

	communities. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. Since June 2010, now also includes residential gardens.
Hampshire Alliance for Rural Affordable Housing (HARAH)	Hampshire Authorities promoting and delivering in partnership Affordable Housing in their rural areas.
Hampshire Biodiversity Action Plan (BAP)	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
Hampshire Biodiversity Information Centre (HBIC)	The Hampshire Biodiversity Information Centre (HBIC) is a partnership led initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	County Council of Hampshire. Planning authority for minerals and waste planning. Performs certain strategic functions including highways, education and social services
Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
Infrastructure	A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education provision (pre-school, primary, secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.
Intermediate affordable housing	Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents).
Listed Building	A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are documented in the

	national Statutory Lists of Buildings of Special Architectural or Historic Interest.
Local Area Design Statement (LADS)	An advisory document usually produced for part of a neighbourhood with specific design issues. The Statement might address how development should be carried out in the area in a way which respects the character of the neighbourhood. A Local Area Design Statement can be given weight by being approved as a Supplementary Planning Document.
Local Development Document (LDD)	A generic name given to all constituent documents of the Local Development Framework.
Local Development Framework (LDF)	All local development documents that inform spatial planning in an area including; Development Plan Documents, Local Development Scheme, Statement of Community Involvement, Annual Monitoring Report, Community Infrastructure Levy and Supplementary Planning Documents
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Localism Act	Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
Local Enterprise Partnership (LEP)	Local enterprise partnerships are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area. The Solent and Enterprise M3 LEPs cover parts of the Winchester District.
Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies and are chosen by the local planning authority
Local Nature Partnership (LNP)	Local Nature Partnerships (LNPs) are partnerships of a broad range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment. They work with local decision-makers including local authorities and LEPs. The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012.
Local Nature Reserve (LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLP Review (2006) Policy H3 settlements and released if monitoring shows that housing

	provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Marine Management Organisation	Responsible for preparing marine plans across the country, including the south marine planning area. The tidal part of the Hamble within the Winchester District is part of the south marine planning area.
Neighbourhood Design Statement (NDS)	An advisory document produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) 2012 sets out the Government's policies for planning in England.
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) 2013 provides the Government's interpretation of NPPF. It replaces advice previously expressed in planning policy guidance notes (PPGs) and good practice guidance. It is web-based and updated as and when required.
Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
Parish Plan/Community Plan	Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved.

	Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.
Previously Developed Land (PDL)	Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.
Open Space	Defined in the Town and Country Planning Act as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.
Partnership for South Hampshire (PUSH)	A sub-regional Partnership of 11 local authorities from the Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
RAMSAR site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA
Renewable Energy/Resources	Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.
Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in



	perpetuity.
Saved Policies	Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.
Schedule Ancient Monument (SAM)	The most important archaeological sites nationally are identified as SAMs by central government.
Sites of Importance for Nature Conservation (SINC)	Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, Natural England and the Hampshire Wildlife Trust.
Sites of Special Scientific Interest (SSSI)	These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning authorities to consult Natural England before granting consent for development within an SSSI.
Solent Recreation Mitigation Project	A project set up to develop appropriate mitigation for the effects of recreation impacts on the Solent SPA arising from new housing development as required under the Habitat Regulations. Previously called the Solent Disturbance and Mitigation Project.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.
Special Protection Area (SPA)	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
Statement of Community Involvement (SCI)	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in development control decisions. The Council's current Statement of Community Involvement was adopted in January 2007.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on housing

	land supply and aims to identify sufficient land to accommodate the District's housing need.
Strategic Housing Market Assessment (SHMA)	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
Social rented accommodation	Rented housing owned by Registered Providers (often Housing Associations), local authorities or other eligible bodies available to eligible households at target rent levels (target rents being determined through the national regime set out in the Government's Guide to Social Rent Reforms 2001 or equivalent rental arrangements).
Settlement Gap	An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The previous distinctions between Strategic and Local Gaps no longer apply.
Supplementary Planning Document (SPD)	Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
Sustainability Appraisal (SA)	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District. The requirement to undertake SA is an integral part of the plan making process.
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.
Village Design Statement (VDS)	An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary Planning Documents.
Winchester District Local Plan Review (2006)	The previous development plan for the District. The remaining 'saved' policies of this form part of the development plan until the adoption of LPP2 and the South Downs National Park Local Plan.

**Appendix 2 Winchester District Local Plan Review Saved Policies**

<b>WDLPR Policy No.</b>	<b>WDLPR 2006 Policy Topic</b>
DP2	Master Plan requirement for large sites
DP3	General Design Criteria
DP4	Landscape and the Built Environment
DP5	Design of Amenity Open Space
DP10	Pollution Generating Development
DP11	Unneighbourly Uses
DP12	Pollution sensitive development
DP13	Development on Contaminated land
DP14	Public Utilities
CE1	Strategic Gaps
CE2	Local Gaps
CE17	Re-use of non-residential buildings in the countryside
CE19	Housing for Essential Rural Workers
CE20	Housing for Essential Rural Workers (permanent dwellings)
CE21	Removal of occupancy conditions
CE22	Dwellings for Other Rural Workers
CE23	Extension & Replacement of Dwellings
CE24	Conversion & changes of Use to residential
CE25	Conversion of Larger Buildings in Extensive Grounds
CE26	Staff Accommodation
CE28	Sustainable Recreation Facilities
HE1	Archaeological Site Preservation
HE2	Archaeological Site Assessment
HE4	Conservation Areas – Landscape Setting
HE5	Conservation Areas – development criteria
HE6	Conservation Areas – detail required
HE7	Conservation Areas – Demolition of Buildings
HE8	Conservation Areas – Retention of Features
HE9	Shopfronts – Retention of Existing
HE10	Shopfronts – New Shopfronts
HE11	Signage
HE12	Blinds & Shutters
HE14	Alterations to Historic Buildings
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings

H3	Settlement Policy Boundaries
H10	Mobile Homes (Loss)
SF1	Town Centre Development - New
SF2	Town Centre Development - Loss
SF3	Town Centre Development – Food & Drink
SF5	Primary Shopping Area
RT1	Important Amenity Areas
RT2	Important Recreational Space
RT5	Site Allocations for Recreation
RT11	Equestrian Development
RT12	Golf related development
RT13	Noisy Sports
RT16	Tourism & Leisure Facilities in the Countryside
RT17	Camping/ Caravanning Sites
RT18	Permanent Short-Stay Tourist Accommodation in Countryside
T2	Development Access
T3	Development Layout
T4	Parking Standards
T9	Freight Facilities
T12	Safeguarded Land (Botley By-pass & Whiteley Way)
W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate
W4	Park and Ride
W6	Parking Controls & Servicing – New Public car parks
W7	Parking Controls & Servicing – Parking Standards
W10	New Footpath Proposals
W11	New Bridleway Proposal
S1	Bishop's Waltham – Ponds
S2	Bishop's Waltham - Malt Lane
S4	Bishop's Waltham – Pondsides
S7	Curdrige – Hilsons Road
S10	Proposals for land at former station yard Sutton Scotney
S12	Proposals at Whiteley Green
S14	Whiteley – Solent 2
S15	Whiteley – Little Park Farm

**Appendix 3 Five Year Land Supply Summary**

**5 Year Period: 2016-2021**

a	2011- 2031 requirement		12,500
b	Completions to 2016 (April)		1,674
c	Remaining requirement to 2031 (a - b)		<u>10,826</u>
d	Remaining number of years from requirement		15 years
e	Annual requirement	(c / d)	722
f	5 Year requirement	(e x 5)	<u>3,610</u>

Therefore:

g	Requirement		3,610
g(i)	Requirement + 5% buffer		3,791
g(ii)	Requirement + 20% buffer		4,332
h	Supply over 5 year period		5,593

<b>District 5 year land supply</b>	<b>(h – g / 722)</b>	<b>7.7 years</b>
<b>District 5 year land supply with 5% buffer</b>	<b>(h – g(i) / 722)</b>	<b>7.5 years</b>
<b>District 5 year land supply with 20% buffer</b>	<b>(h – g(ii) / 722)</b>	<b>6.7 years</b>

**5 Year Period: 2017-2022**

a	2011- 2031 requirement		12,500
b	Completions to 2017 (April)		2,200
c	Remaining requirement to 2031 (a - b)		<u>10,300</u>
d	Remaining number of years from requirement		14 years
e	Annual requirement	(c / d)	736
f	5 Year requirement	(e x 5)	<u>3,680</u>

Therefore:

g	Requirement		3,680
g(i)	Requirement + 5% buffer		3,864
g(ii)	Requirement + 20% buffer		4,416
h	Supply over 5 year period		6,143

<b>District 5 year land supply</b>	<b>(h – g / 736)</b>	<b>8.3 years</b>
<b>District 5 year land supply with 5% buffer</b>	<b>(h – g(i) / 736)</b>	<b>8.1 years</b>
<b>District 5 year land supply with 20% buffer</b>	<b>(h – g(ii) / 736)</b>	<b>7.3 years</b>

**Five Year Land Supply Summary ('Sedgefield' Methodology) – For Illustrative Purposes Only**

**5 Year Period: 2016-2021**

a	2011- 2031 requirement		12,500
b	Annual average requirement		625
c	2011 – 2016 requirement	(625 x 5)	3,125
d	Completions 2011 - 2016		1,674
e	'Shortfall' against ann. req.	(c - d)	1,451
f	5 Year requirement	(625 x 5 + e)	<u>4,576</u>

Therefore:

g	Requirement		4,576
g(i)	Requirement + 5% buffer		4,805
g(ii)	Requirement + 20% buffer		5,491
h	Supply over 5 year period		5,593

<b>District 5 year land supply</b>	<b>(h – g / 625)</b>	<b>6.6 years</b>
<b>District 5 year land supply with 5% buffer</b>	<b>(h – g(i) / 625)</b>	<b>6.3 years</b>
<b>District 5 year land supply with 20% buffer</b>	<b>(h – g(ii) / 625)</b>	<b>5.2 years</b>

**5 Year Period: 2017-2022**

a	2011- 2031 requirement		12,500
b	Annual average requirement		625
c	2011 – 2017 requirement	(625 x 6)	3,750
d	Completions 2011 - 2017		2,200
e	'Shortfall' against ann. req.	(c - d)	1,550
f	5 Year requirement	(625 x 5 + e)	<u>4,675</u>

Therefore:

g	Requirement		4,675
g(i)	Requirement + 5% buffer		4,909
g(ii)	Requirement + 20% buffer		5,610
h	Supply over 5 year period		6,143

<b>District 5 year land supply</b>	<b>(h – g / 625)</b>	<b>7.3 years</b>
<b>District 5 year land supply with 5% buffer</b>	<b>(h – g(i) / 625)</b>	<b>7.0 years</b>
<b>District 5 year land supply with 20% buffer</b>	<b>(h – g(ii) / 625)</b>	<b>5.9 years</b>

**Appendix 4: Large Sites Phasing**

Address	Status In 2015/16 Monitoring Year	Net Available	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Peninsula Barracks Winchester	133 Completed. 5 Not Started.	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Abbey Mill Station Road Bishops Waltham	Not Started	70	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	35	70
Area Between Friarsgate Silver Hill, Broadway Winchester	Not Started	307	0	0	0	0	0	0	20	50	100	100	37	0	0	0	0	0	307
Police Headquarter Romsey Road Winchester	Not Started	294	0	25	70	70	43	0	0	0	0	0	0	0	0	0	0	86	294
Land At Pitt Manor Romsey Road Winchester	Under Construction	135	80	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135

Address	Status In 2015/16 Monitoring Year	Net Available	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Barton Farm Andover Road Winchester	Under Construction	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17
Land adj Horton Barns Clewers Lane Waltham Chase	Under Construction	30	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
77 Wellington House Kingsgate Street Winchester	Under Construction	8	-3	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
2 - 4 Southgate Peugeot, Cross Street Winchester	Under Construction	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
The Apex Centre Church Lane Colden Common	Not Started	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Torbay Farm Sciviers Lane	Not Started	19	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19



Address	Status In 2015/16 Monitoring Year	Net Available	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Upham Southampton																			
Ember House Co-operative Group Moorside Road Winchester	Not Started	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Knowle Village Business Park Mayles Lane Knowle	Not Started	18	0	6	7	5	0	0	0	0	0	0	0	0	0	0	0	0	18
Land at Hinton Field Lovedon Lane Kings Worthy	Not Started	50	0	15	20	15	0	0	0	0	0	0	0	0	0	0	0	0	50
Land at Hillpound The Lakes Swanmore	Not Started	91	0	35	40	16	0	0	0	0	0	0	0	0	0	0	0	0	91
Park House, Park Road, Winchester	Under Construction	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7

Address	Status In 2015/16 Monitoring Year	Net Available	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Land Adj To Green Lane Farm Hoe Road, Bishops Waltham	Not Started	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Old Station Yard Oxford Road Sutton Scotney	Not Started	33	0	10	12	11	0	0	0	0	0	0	0	0	0	0	0	0	33
Woolverston Bereweke Road Winchester	Under Construction	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Land North and South of Forest Road Waltham Chase	Not Started	81	0	10	25	25	21	0	0	0	0	0	0	0	0	0	0	0	81
Parklands Business Park Forest Road Denmead		24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	12

Address	Status In 2015/16 Monitoring Year	Net Available	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Worthy Down Camp Worthy Down Winchester	Not Started	90	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	90
Swanmore College Of Technology New Road Swanmore	Under Construction	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
Victoria House Victoria Road Winchester	Not Started	27	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27
WH Travers Coppice Hill Bishops Waltham	Under Construction	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35
Site of 1A and 1B Land off Hillier Way Winchester	Not Started	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Land Rear Of 2-24 Westman Road Winchester	Not Started	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12

Address	Status In 2015/16 Monitoring Year	Net Available	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
The Cavandish Centre Winnall Close Winchester	Not Started	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20
Fire Station And Premises North Walls Winchester	Under Construction	16	13	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Chesil Street Car Park, Barfield Close Winchester	Not Started	52	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52
Area 2 Lady Bettys Drive Whiteley	Not Started	75	0	0	0	0	0	0	20	55	0	0	0	0	0	0	0	0	75
Townsend Northend Lane	Not Started	9	-1	8	0	0	0	0	0	0	0	0	0	0	0	0	0	2	9
Hazeley Farm Hazeley Road Twyford	Not Started	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11

Address	Status In 2015/16 Monitoring Year	Net Available	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
<b>Large Sites Total Supply (Excluding Strategic Allocations)</b>		<b>1650</b>	<b>285</b>	<b>292</b>	<b>297</b>	<b>187</b>	<b>64</b>	<b>0</b>	<b>40</b>	<b>105</b>	<b>100</b>	<b>100</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>1650</b>
Policy SH 2: West Of WaterlooVille, Old Park Farm	Under Construction	135	41	56	30	8	0	0	0	0	0	0	0	0	0	0	0	0	135
Policy SH2: West Of WaterlooVille, Grainger Development Site	Under Construction	1974	100	200	200	200	200	200	200	150	150	100	100	85	60	29	0	0	1974
Policy SH3: North Whiteley	Not Started	3500	0	125	200	350	375	400	400	400	400	400	250	100	50	50	0	0	3500
Policy WT1: Barton Farm, Andover Road, Winchester	Under Construction	2000	25	125	175	175	175	175	175	175	175	175	175	125	100	50	0	0	2000

Address	Status In 2015/16 Monitoring Year	Net Available	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
<b>LPP1 Strategic Allocations Total Supply</b>		<b>7609</b>	166	506	605	733	750	775	775	725	725	675	525	310	210	129	0	<b>0</b>	<b>7609</b>

<b>Total Large Sites Supply</b>		<b>9259</b>	451	798	902	920	814	775	815	830	825	775	562	310	210	129	0	143	<b>9259</b>
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**Appendix 5 SHLAA Sites included in 5 Year Land Supply and Housing Trajectory**

	Site Address	Site Ref	Area (ha) Gross	Area (ha) Net	Density	Ratio	Total Estimate Housing	2015-2020	2020-2025	2025 - 2030	2030 and beyond
Colden Common	Clayfield Park Homes Ltd, Main Rd, Colden Common, Winchester, SO21 1SE	888	2.1	2.1	30	0.65	40	0	37	0	0
Colden Common	Avondale Park, Off Main Road, Colden Common, SO21 1TF	889	0.6	0.6	30	0.9	16	16	0	0	0
Denmead	Land behind Highclere, School Lane	475	0.2	0.2	30	1	6	0	6	0	0
Denmead	Shere, Green Meadows, Green Lane, Denmead, PO7 6LW	958	0.2	0.2	30	1	7	0	0	0	7
Kings Worthy	Land At Tudor Way	329	0.4	0.25	30	1	7	7	0	0	0
Kings Worthy	Kings Worthy Court, SO23 7QA	381	0.5	0.5	30	0.9	14	0	14	0	0
Kings Worthy	Cornerways, Church Lane, Kings Worthy SO23 7QS	2509	1.3	1.3	30	0.8	31	0	31	0	0
New Alresford	The Cricketers Arms, Jacklyns Lane, New Alresford, SO24 9LW	1966	0.4	0.4	40	1	14	9	0	0	0
New Alresford	Telephone Exchange, Station Road	2123	0.1	0.1	50	1	7	0	0	7	0

New Alresford	Land To The Rear Of 58 The Dean	276	0.6	0.23	40	1	9	4	0	0	0
Sparsholt	Church Mead, Home Lane, Sparsholt (Garden of)	434	0.2	0.2	30	1	7	0	0	7	0
Sparsholt	Land at Church Farm	2062	0.3	0.3	30	1	8	8	0	0	0
Swanmore	Land behind 1&2 Cottles	466	0.2	0.2	30	1	5	0	0	5	0
Swanmore	New Road	1751	0.2	0.2	30	1	6	0	6	0	0
Waltham Chase	Land behind Rosehill Garage, SO32 2LX	2065	2.8	2.8	30	0.65	60	0	60	0	0
Whiteley	The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ	1810	1.4	1.4	40	0.8	5	0	5	0	0
Whiteley	Lady Betty's Drive	1811	0.8	0.3	40	1	13	0	0	13	0
Winchester	16 Edgar Road, Winchester, SO23 9TW	80	0.2	0.2	50	1	10	0	0	10	0
Winchester	St Peter's, Hyde Abbey Road Car Park	341	0.4	0.1	50	1	6	0	0	6	0
Winchester	Land At the end of West End Close	569	0.3	0.3	50	1	13	0	0	13	0
Winchester	Land off Firmstone Road, Winchester, SO23 0PA	659	0.2	0.2	50	1	12	0	0	12	0
Winchester	Royal Hampshire County Hospital B	1827	0.5	0.5	50	0.9	24	0	24	0	0
Winchester	Royal Hampshire County Hospital E	1829	0.8	0.8	50	0.9	34	0	0	34	0
Winchester	Behind Trussell Crescent	1846	0.2	0.2	60	1	12	0	12	0	0



Winchester	Winchester Conservative Club	2009	0.7	0.7	85	0.9	54	0	54	0	0
Winchester	Winchester Cathedral grounds	2134	0.5	0.5	23	0.9	10	0	10	0	0
Winchester	Carfax, Sussex Street, Winchester, SO23 8TG	2450	0.7	0.7	63	0.9	40	40	0	0	0
Winchester	Dyson Drive	2558	0.4	0.22	40	1	9	9	0	0	0
Winchester	Colbourne Close	2587	0.2	0.2	30	1	5	0	5	0	0
Winchester	Cattlemarket Site	2588	1.1	1.1	40	0.8	34	0	34	0	0
Winchester	Wilborforce Drive	2589	1.5	1.5	31	0.75	70	35	35	0	0
<b>Total</b>								<b>128</b>	<b>333</b>	<b>107</b>	<b>7</b>

**Appendix 6 Local Plan Part 2 Sites – Estimated Phasing**

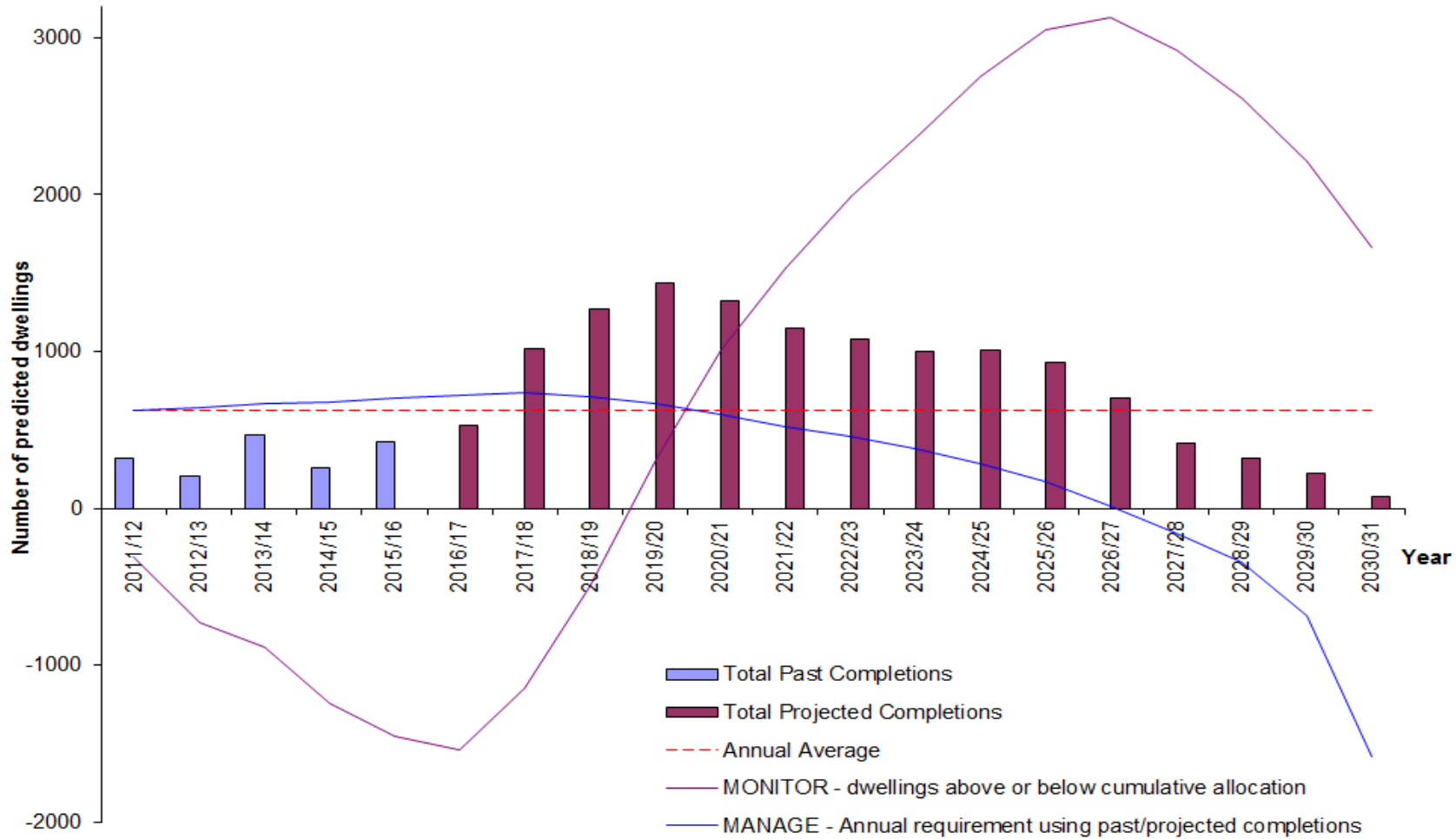
LPP2 Policy no.	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Notes
<b>Bishops Waltham</b>																	
BW1 Coppice Hill				10	20	20	20	10								80	
BW2 Martin Street		10	20	20	9											59	
BW3 The Vineyard			30	30	30	20	15	7								132	
BW4 Albany Farm		10	25	25	25	25	10									120	
BW5 Tollgate Sawmill										5	5					10	
<b>Colden Common</b>																	
CC1 Main Road		10	40	40	40	35										165	
CC2 Clayfield Park																0	(56 already included in SHLAA)
<b>Denmead</b>																	
Policy 2i East of Village Centre		10	20	40	29											99	(99 based on current application)
Policy 2ii Tanners Lane						10	10									20	
Policy 2iii Baptist Church			5	5												10	
Policy 2iv Anmore Road				5	5											10	

LPP2 Policy no.	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Notes
<b>Kings Worthy</b>																	
KW1 Lovedon Lane																0	(50 included as large site commitments)
<b>New Alresford</b>																	
NA2 The Dean			15	30	30											75	
NA3 Sun Lane				20	40	50	50	50	50	40	25					325	
<b>Swanmore</b>																	
SW1 The Lakes						20	20	9								49	(91 included as large site commitments)
SW2 Lower Chase Rd				5												5	
<b>Waltham Chase</b>																	
WC1 Morgan's Yard																0	(60 already in SHLAA)
WC2 Clewers Lane																0	(30 included as large site commitments)
WC3 Sandy Lane		10	25	20	7											62	
WC4 Forest Road																0	(81 included as large site commitments)
<b>Wickham</b>																	
WK2 Winchester Road			10	25	40	40	10									125	

LPP2 Policy no.	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total	Notes
WK3 The Glebe			20	25	20	15										80	
Whiteley																	
SHUA1 Whiteley Green								0	0							0	(75 included as large site commitments)
Winchester																	
WIN4 Silver Hill																0	(included in large site commitments)
WIN5 Station Approach							10	12								22	(150 total, 128 already included in SHLAA)
WIN6 Carfax Site																0	(40 already included in SHLAA)
WIN7 Cattlemarket Site																0	(88 already included in SHLAA)
WIN8 Stanmore					0		0		0	14	14	10	10	2		50	(150 capacity from Stanmore Framework, 30 permitted, 70 included in SHLAA)
WIN9 Abbots Barton					4		4				8		7			23	(50 capacity from Abts Barton Framework, 13 permitted, 14 already in SHLAA)
<b>TOTAL</b>	<b>0</b>	<b>50</b>	<b>210</b>	<b>300</b>	<b>299</b>	<b>235</b>	<b>149</b>	<b>88</b>	<b>50</b>	<b>59</b>	<b>52</b>	<b>10</b>	<b>17</b>	<b>2</b>	<b>0</b>	<b>1521</b>	

Appendix 7 Housing Trajectory

Winchester District Housing Trajectory AMR 2016



Local Plan Part 1 Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
<b>Commitments and SHLAA sites (within settlement boundaries)</b>						366	394	389	336	205	66	87	116	167	122	58	22	21	21	7	<b>2377</b>
<b>Strategic Allocations</b>						166	506	605	733	750	775	775	725	725	675	525	310	210	129	0	<b>7609</b>
<b>Local Plan Part 2/Windfall</b>						0	120	280	370	369	305	219	158	120	129	122	80	87	72	70	<b>2501</b>
<b>Total Projected Completions</b>						532	1020	1274	1439	1324	1146	1081	999	1012	926	705	412	318	222	77	<b>12487</b>
<b>Total Past Completions</b>	317	204	470	262	421																<b>1674</b>
<b>Cumulative Completions</b>	317	521	991	1253	1674	2206	3226	4500	5939	7263	8409	9490	10489	11501	12427	13132	13544	13862	14084	14161	<b>14161</b>
<b>Annual Average</b>	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	<b>12500</b>
<b>MONITOR - dwellings above or below cumulative allocation</b>	-308	-729	884	1247	1451	1544	1149	-500	314	1013	1534	1990	2364	2751	3052	3132	2919	2612	2209	1661	<b>1661</b>
<b>MANAGE - Annual requirement using past/projected completions</b>	625	641	666	677	703	722	735	713	667	596	524	455	376	287	167	15	-158	-348	-681	-1584	