

# WINCHESTER DISTRICT LOCAL DEVELOPMENT FRAMEWORK

## ANNUAL MONITORING REPORT 2013 (1<sup>st</sup> April 2012 – 31<sup>st</sup> March 2013)

December 2013





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## List of Indicators

- LI.13/01: Plan period and housing target (formerly Core Indicator H1)
- LI.13/02: Net additional dwellings in previous years (formerly CI. H2(a))
- LI.13/03: Net additional dwellings for the reporting year (formerly CI. H2(b))
- LI.13/04: Net additional dwellings – in future years (formerly H2 (c))
- LI.13/05: Managed delivery target (formerly CI H2 (d))
- LI.13/06: New and converted dwellings – on previously developed land (PDL) (formerly CI. H3)
- LI.13/07: Development within policy boundaries
- LI.13/08: Number of net completions in H4 settlements
- LI.13/09: Residential development in the countryside
- LI.13/10: Gypsy and Traveller Pitches (formerly CI. H4 [amended])
- LI.13/11: Gross affordable housing completions (formerly CI. H5)
- LI.13/12: Number of dwellings completed on exception sites 2012 – 13
- LI.13/13: Density of new dwellings
- LI.13/14: Average density of new dwellings
- LI.13/15: Percentage of residential completions 1 or 2 bed
- LI.13/16: Open Space provided in association with new developments
- LI.13/17 - Open Space Fund Receipts
- LI.13/18: Improvement in recreational provision (RT5 and other allocations)
- LI.13/19: Amount of floorspace developed for employment by type (formerly CI BD1)
- LI.13/20: Amount and percentage of employment floorspace on previously developed land by type (m2) (formerly CI BD2)
- LI.13/21: Employment land available by type (formerly CI B3)
- LI.13/22: Total amount of floorspace for ‘town centre uses’ (formerly CIBD4 (ii) - none.
- LI.13/23: Total amount of floorspace for ‘town centre uses’ within town centres (formerly BD4 (i) ) – none
- LI.13/24: Number of visitor accommodation bedrooms completed – 0
- LI.13/25: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (formerly CI E1) – None
- LI.13/26: Changes in areas of biodiversity importance (formerly CI E2)
- LI.13/27: Condition of Areas of Biodiversity
- LI.13/28: Renewable energy developments granted planning permission
- LI.13/29: Number of developments permitted in the Strategic and Local Gaps (net) - None
- LI.13/30: Percentage of Conservation Areas with a Conservation area Appraisal – 8.1%
- LI.13/31: Percentage of Conservation areas with a published Management Assessment Plan - 8.1%
- LI.13/32: Number of Buildings at Risk in the District – 53
- LI.13/33: Land safeguarded to enable road construction
- LI.13/34: Progress in meeting settlement proposals





## 1.0 INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) for the Winchester District covers the period April 2012 to March 2013.
- 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:
- 1.3 To monitor the progress of the local development documents set out in the Local Development Scheme.
- 1.4 To monitor the effectiveness of the policies set out in the local development documents.
- 1.5 This AMR is broken down into the following sections: -
- 1.6 The background section explains the requirements for monitoring as set out in legislation. Recent changes brought about by the Localism Act, the Local Planning Regulations and the NPPF are outlined. This section discusses the content of the 2013 AMR and future monitoring reports.
- 1.7 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.
- 1.8 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. The Introduction to Part Two explains the methodology of this in more detail.
- 1.9 On 20<sup>th</sup> March 2013 the Winchester Local Plan Part 1 (Joint Core Strategy) was adopted, which superseded some of the saved policies of the 2006 Winchester District Local Plan Review (WDLPR). However, as this change occurred at the very end of the monitoring period, the relevant development plan for this monitoring report remains the saved aspects of the 2006 Local Plan for all practical purposes. This AMR focuses on those policies which can be monitored effectively, taking into account the relevance of those policies now the new Local Plan is in place.
- 1.10 The Annual Monitoring Report includes an assessment of the five year housing land supply. The National Planning Policy Framework requires Local Planning Authorities to identify and maintain a five-year supply of deliverable land for housing. In accordance with the advice that assessments should be forward looking, two assessments are made, for the period April 2013 to March 2018 and for the period between April 2014 and March 2019.
- 1.11 The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council and the Hampshire Biodiversity Information Centre 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 financial 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 5yr land supply. It is therefore considered that producing this information at the end of the 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. Requirements were previously contained in the Town and Country Planning (Local Development Framework) Regulations 2004, which the 2012 Regulations supersede.
- 2.6 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 or Neighbourhood Development Plans 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.

## **The Annual Monitoring Report 2013**

- 2.7 Part One of the 2012 AMR reviews 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. These are considered in the context of the adopted and proposed Local Plan policies in Part Two of the AMR.
- 2.8 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. As explained in paragraph 1.4 above, performance is therefore measured against the saved policies of the WDLPR. In relation to housing delivery, however, the assessment is against the housing requirements of the new Local Plan, the period for which commenced in 2011. This is a more up-to-date figure, reflecting the requirements recommended by the Local Plan Inspector to cover the whole of the Plan period (2011-2031). Consideration is also given to the Interim Policy Aspirations adopted by the Council in January 2011 and also that decision-makers will have had regard to the emerging Local Plan Part 1 during this monitoring period. Part Two follows the three themes of the Community Strategy. The WDLPR policies are considered under the themes to which they best relate. Tables at the introduction to each of the themes show what policies are covered in each chapter.
- 2.9 The Community Strategy 2010-2020 set a long-term vision for the area, and identified three overarching outcomes for the Winchester District. The City Council considers planning policies are a key delivery mechanism for the Community Strategy and the Core Policies of the LPP1 are themed around the three outcomes of the Strategy. It is therefore considered logical to theme the AMR in this way as a bridge to the Local Plan Part 1 and to provide for comparisons against the aims and outcomes of the Community Strategy.
- 2.10 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'. The net numbers of additional dwellings and 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 3. Information is also provided on other aspects of housing policies such as housing need, gypsy and traveller sites, housing mix and density.

- 2.11 Data is provided on policies and topics where it is available. Performance is often shown in relation to various indicators throughout this section (and listed in the contents to the AMR). The introduction to Part Two explains the past, present and future role of indicators in relation to policy monitoring.

### **The New Local Plan**

- 2.12 Two local development documents are intended to be produced that together will form the new Local Plan. The Local Plan Part 1 (Joint Core Strategy) contains core policies and strategic allocations. The Local Plan Part 1 was submitted to the Secretary of State in June 2012 and, following successful examination and the Inspector's Report, was adopted on 20th March 2013. Part One of the AMR contains more details on how the Plan proceeded to adoption.
- 2.13 The Local Plan Part 1 will supersede many of the current saved policies of the WDLPR. However, other more detailed policies, smaller site allocations and the policy boundaries around settlements will still remain until they are superseded by the Local Plan Part 2 (formerly referred to as the Development Management and Allocations DPD). Appendix 2 of the Local Plan Part 1 comprises a list of the remaining saved policies of the WDLPR. The Local Plan Part 2 will not be adopted until the end of 2015, so these WDLPR policies will remain valid until that time.
- 2.14 The current government has encouraged local planning authorities to produce one Local Plan containing all the planning policies and the Local Planning Regulations of 2012 refer to Local Plans. Prior to this, strategic policies and allocations were published in Core Strategy Development Plan Documents and more detailed policies and smaller allocations were published in Development Management and Allocations Development Plan Documents. Winchester City Council and the South Downs National Park Authority (SDNPA) had already substantially prepared the Joint Core Strategy by the time the change in terminology came into being. It was too late to combine the two documents. Instead the Joint Core Strategy is now generally referred to as 'Winchester District Local Plan Part 1 (Joint Core Strategy)' or LPP1 for short. The Development Management and Allocations DPD is now referred to as 'Local Plan Part 2' or LPP2. For ease of reference the AMR also refers to LPP1 and LPP2 from now on.

### **Future Monitoring Reports**

- 2.15 Next year's AMR will be considering the period 1st April 2013 – 31st March 2014. The Development Plan for the area will comprise the Local Plan Part 1 and the saved policies of the WDLPR. This situation will continue until Local Plan Part 2 is adopted (currently scheduled for the end of 2015).
- 2.16 Appendix D of the Local Plan Part 1 – Joint Core Strategy consists of a proposed monitoring framework for the Core Strategy. This will form the basis of monitoring of these policies. The framework includes many of the indicators

currently used, where they are still considered useful. More indicators have been added, including greater use of contextual indicators where direct monitoring of individual policies may be difficult.

- 2.17 The amended Section 34 of the Town and Country Planning Compulsory Purchase Act and the 2012 Regulations does 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 very 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.
- 2.18 Now Local Plan Part 1 has been adopted, it is an appropriate point to consider how monitoring of policies should be approached in the future. The monitoring framework of Local Plan Part 1 provides a starting point for this. The Council will be considering how best to take this forward in the light of the availability of resources and the value of outputs achieved as referred to in the paragraph above. It is likely that the form and content of the AMR may change next year to reflect the new monitoring criteria and methods of monitoring.

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

- 2.19 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 intends to produce its own Local Plan (covering both strategic and detailed matters) by 2017. In the meantime, the Winchester District Core Strategy (Local Plan Part 1) has been prepared with the SDNPA and has been jointly adopted to act as the Core Strategy for the whole of the Winchester District (including the SDNP). Winchester City Council adopted Local Plan Part 1 on 20th March 2012, SDNPA adopted LPP1 on 19th March 2012. As the SDNPA intends to produce a Local Plan soon after the Winchester Local Plan Part 2 would be adopted, it is not proposed to include any policies for the SDNP area in Winchester's Local Plan Part 2.
- 2.20 Winchester's Local Plan Part 1 - Joint Core Strategy contains a policy relating to the SDNP. The Joint Core Strategy covers the whole of the Winchester District - as the WDLPR did - for the time being. However, some statistics will now be separately identified for the SDNP area as well as forming part of the overall figure. These largely relate to housing development and economic activity and will be identified within the AMR as appropriate.

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

3.1 Part One of this AMR reviews the progress of production of the policy documents of the LDS. It describes the progress that has been made during the monitoring year in general and discusses the future programme. Specific mention is made of progress against the LDS timetable and how the LDS itself has been subject to alteration during this period and how it is planned to proceed in the future. It also covers matters in relation to the duty to co-operate, neighbourhood planning and CIL, as required under the 2012 Regulations.

#### **Local Development Documents**

3.2 Section 34(1) of the Regulations requires details of local plans and supplementary planning documents listed in the LDS to be provided together with information as to their progress against the timetable. Information should also be provided on any of these documents adopted or approved during the monitoring period

3.3 The Winchester District LDS refers to the production of three local development documents in a three year rolling timetable. The three documents listed during this monitoring period were:

- Local Plan Part 1 (Joint Core Strategy)
- Local Plan Part 2 (Development Management and Allocations Document)
- Community Infrastructure Levy (CIL) Charging Schedule

3.4 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 SPD adopted by the Council has taken the form of Village Design Statements, which are prepared by local communities and the timetable for their production is outside the control of the City Council. Despite this, any SPD that has been adopted during this monitoring period is included as part of Table 2 below for completeness.

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

3.5 Production of policy documents should be reviewed against the timetable in the LDS. This process highlights if any changes are required to the LDS. During the monitoring period (1st April 2012 – 31st March 2013), both the 2011 and 2012 versions of the LDS are relevant. Since April 2013, the LDS has been updated again in June 2013. The LDS has recently been reviewed further and will be updated again from the beginning of 2014. Paragraphs 3.8 – 3.18 below outlines the reasons for these changes.

3.6 The tables below compare the timetables in the 2011, 2012, 2013 and 2014 LDSs and indicate where documents identified in the LDS have been adopted or approved. This enables easy comparison of the appropriate timetable against performance. The 2014 LDS has been included to show how it is

currently proposed to prepare Local Development Documents over the next three years.

- 3.7 It should be noted that changes brought about by the Localism Act and now enshrined in the 2012 Planning Regulations, mean that the preparation of the LDS is now less formal. LDSs are no longer submitted to the Secretary of State, but are made available on the Council's website. The LDS can therefore be updated more readily to reflect current work programmes. The LDS should be up-to-date. This means that LDS are likely to be updated on a more frequently and the discussion below reflects that for this monitoring year.

**Table 1: Comparison of 2011, 2012, 2013 & 2014 Local Development Schemes**

DPD	2011 LDS	2012 LDS	2013 LDS	2014 LDS
Local Plan Part 1 (Joint Core Strategy)			N/A	N/A
Pre-Submission (Draft Plan) (formerly Regs 27 & 28)	Dec 2011	Jan 2012		
Submission Reg 22 (formerly Reg 30)	April 2012	June 2012		
Adoption	Dec 2012	Mar 2013		
Local Plan Part 2 (Development Management & Allocations)				
Draft Plan Publication (Reg 18)	N/A	N/A	N/A	June 2014
Pre-Submission Publication (Regs 19 & 20)	April 2013	June 2014	June 2014	Jan 2015
Submission	July 2013	Sep 2014	Sep 2014	May 2015
Adoption	Feb 2014	May 2015	May 2015	Dec 2015
CIL Charging Schedule				N/A
Preliminary Draft Charging Schedule	Oct 2012	Dec 2012	Dec 2012	
Draft Charging Schedule Consultation	Dec 2012	March 2013	April 2013	
Submission	Feb 2013	April 2013	July 2013	
Adoption	Sep 2013	Oct 2013	Dec 2013	

**2011 LDS**

- 3.8 The monitoring period of this AMR begins in April 2012, at which time the 2011 LDS was in operation. The production of the LPP1 had been progressing broadly in accordance with the LDS 2011 timetable, with the Pre-Submission consultation occurring between 25th January 2012 and 12th March 2012. It was programmed for submission in April 2012, however, the production of the National Planning Policy Framework (NPPF) on 27th March followed by the



Local Planning Regulations on 6th April 2012, led to a need for further consideration before submission. In particular, the LPP1 had to be checked to ensure that it complied with the NPPF and was not in conflict with this policy guidance. As a result of the consideration of the new legislation, the submission of the LPP1 was delayed by approximately 6 months until June 2012.

### **2012 LDS**

- 3.9 One of the Tests of Soundness is whether the submitted local development document is in accordance with the LDS. The LDS therefore needed to be revised to take account of the delay in LPP1 and the subsequent changes in the timetable to adoption. As a consequence of the LPP1 delays, the preparation of the LPP2 (Development Management) also needed to be adjusted. The formal commencement of LPP2 was now programmed to start following the receipt of the Inspector's report on LPP1, when strategic policies and the extent of development would be more certain. Frontloading in the form of evidence-base work and continued liaison with Parish Councils would carry on in the interim. It was considered the submission of LPP2 should also be put back to September 2014, to allow for full consideration of all the issues and options.
- 3.10 The 2012 LDS also made amendments to the timetable for the submission and adoption of the CIL Charging Schedule. Modifications were made to the CIL Regulations in April and November of 2011 and these required consideration. The consultation on the preliminary draft charging schedule was programmed to commence in December 2012, following the close of the LPP1 examination. It is necessary to have an adopted Local Plan in place before implementing a CIL, so submission and adoption dates were put back to after the expected adoption of LPP1.
- 3.11 The LDS was revised during the summer of 2012, whilst preparing for submission of LPP1 and it came into effect on 13th September 2012.

### **2013 LDS**

- 3.12 The LPP1 followed the programme in the 2012 LDS, with submission in June 2012 and adoption in March 2013. However, it was then necessary to update the LDS again to reflect the fact that the LPP1 had been adopted. As an up-to-date LDS needs to be in place at the time of examination, it was also important to update the LDS in relation to the CIL charging schedule. The government had consulted in April on further changes to the CIL Regulations, at the same time as the Council's consultation on the Draft Charging Schedule. A slight delay in the programme was necessary to consider the implications of this together with the consultation responses and the Submission and Adoption dates were adjusted accordingly in the 2013 LDS, which came into effect on 26th June 2013.

### **2014 LDS**

- 3.13 The LDS is now being updated again. The CIL charging schedule is now being adopted, so it will be removed from the LDS. The timetable for further progression of LPP2 has been adjusted. The Council has undertaken

considerable consultation with local Parish Councils on the distribution of land for development needs within the key settlements. This collaborative working has been thorough, has taken all of 2013 and is still ongoing. It is considered that a draft plan should be published before Pre-Submission so that all stakeholders are aware of the proposed locations and form of developments and have an opportunity to input prior to the formal Pre-Submission stage. This will cause a delay to the Pre-Submission, Submission and Adoption stages that follow. LPP2 is now programmed for Submission in May 2015, with Adoption by the end of the year.

### Policy Progress 2012-2013

- 3.14 The table below illustrates the policy work produced and the reports considered by full Cabinet and LDF Cabinet for the monitoring year and up to the present time (ie between April 2012 and December 2013).

**Table 2: Evidence Base and Background Work produced in 2012/2013**

Date	Action	Description
Jan- Mar 2012	Consultation	Pre-Submission Local Plan Part One – Joint Core Strategy (Reg 27 Version)
May 2012	Evidence	Retail Study Update
18 June 2012	Submission	Submission Local Plan Part One – Joint Core Strategy
4 <sup>th</sup> July 2012	CABINET	Approved Denmead Neighbourhood Area
Summer 2012	Evidence for Examination	Housing Delivery Update Winchester District Housing Market & Housing Needs Update (2012) North Whiteley Viability Study
5 Sep 2012	LDF CAB	2012 LDS approved Sparsholt VDS adopted as SPD.
12 <sup>th</sup> Sep 2012	CABINET	2012 LDS approved.(Into effect from 13 <sup>th</sup> Sept)
28 September 2012	Publication	Local Plan Part One – Joint Core Strategy Further Modifications
Oct 2012	Evidence	CIL viability reports produced
Oct 2012	Hearing Evidence	Council Statements for Joint Core Strategy Hearings & supporting documents
31 <sup>st</sup> Oct – 9 <sup>th</sup> Nov	Public Examination	Joint Core Strategy (Local Plan Part 1) Hearings
12 Nov 2012	Publication	Local Plan Part One – Joint Core Strategy Further Modifications
14 <sup>th</sup> Nov 2012	CABINET	CIL Preliminary Draft Charging Schedule approved for consultation
Nov 2012	Evidence	Infrastructure Study Update CIL Viability Study
5 <sup>th</sup> Dec 2012	CABINET	Revised CIL Table of Charges
17 <sup>th</sup> Dec	LDF CAB	Approved commencement of LPP2

Date	Action	Description
2012		SHLAA 2012 Update Colden Common VDS adopted as SPD
19 <sup>th</sup> Dec 2012 – 22 <sup>nd</sup> Feb 2013	Consultation	Local Plan Part 2 – Regulation 18 Notice Commencement of LPP2 & ‘call for sites’
24 <sup>th</sup> Dec 2012 – 1 <sup>st</sup> Feb 2013	Consultation	CIL Preliminary Draft Charging Schedule
11 <sup>th</sup> Jan	COUNCIL	Approved SHLAA update 2013
11 <sup>th</sup> Feb	Report	LPP1 Inspector’s Report published
13 <sup>th</sup> March	CABINET	Resolve to adopt LPP1 (as amended) CIL: Notes responses to Preliminary Draft and Agrees Draft Charging Schedule
20 <sup>th</sup> March	COUNCIL	Adoption of Local Plan Part 1 (Joint Core Strategy) [Adoption by SDNPA on 19 <sup>th</sup> March] CIL: Approves Publication of Draft Charging Schedule for consultation & future submission
April	Evidence	Travellers Accommodation Assessment for Hampshire
30 <sup>th</sup> April		Legal Challenge to LPP1 (hearing scheduled in High Court 11 <sup>th</sup> & 12 <sup>th</sup> Feb 2014)
12 <sup>th</sup> April – 24 <sup>th</sup> May	Consultation	CIL Draft Charging Schedule
26 <sup>th</sup> June	CABINET	Agree submission of CIL Draft Charging Schedule 2013 LDS approved (brought into effect from 27 <sup>th</sup> June)
26 <sup>th</sup> July	Submission	CIL Draft Charging Schedule
16 <sup>th</sup> Sept	Examination	Draft Community Infrastructure Levy Charging Schedule
7 <sup>th</sup> Oct	Report	CIL Inspector’s Report received
27 <sup>th</sup> Nov 2013	LDF CAB	Revised LDS (2014) CIL for Adoption (into effect from 7 <sup>th</sup> April 2014) LPP2 progress update.

- 3.15 The main policy task for this monitoring year was the final work on submission of the LPP1 leading up to its adoption in March 2013. Other major areas of work were the preparation of the CIL Charging Schedule, Gypsy and Traveller Assessment and the commencement of work on LPP2.

**Local Plan Part 1**

- 3.16 The majority of the year was taken up with considerable work leading to the examination of LPP1 and culminating in its adoption on 20th March 2013.
- 3.17 The Regulation 27 (2004/08/09 Regulations) Pre-submission consultation took place for a six week period between 25th January and 12th March 2012. Representations were invited on the soundness of the proposed plan.

- 3.18 The Plan was then prepared for submission. This included consideration of the Pre-Submission consultation responses and also assessment of the Plan in light of the National Planning Policy Framework (NPPF) that was published on 27th March 2013. The Council had an advisory meeting with the Planning Inspectorate on the implications of the NPPF for the Plan on 27th April and subsequently prepared an assessment of the compliance with the NPPF for submission. Other submission documents prepared included and preparing submission documents such as the Consultation Statement, Sustainability Appraisal, Duty-to-Co-operate Statement, Soundness and Legal Toolkits etc.
- 3.19 The Local Plan Part 1 (Joint Core Strategy) was submitted to the Secretary of State on 15th June 2012 in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which came into force on 6th April 2012 and superseded the 2011 Regulations.
- 3.20 The Local Plan Part 1 submitted was the Pre-Submission (January 2013) version together with 'Proposed Modifications to the Pre-Submission Local Plan Part 1...' and other the required submission documents (ie sustainability appraisal, policies map, a statement of representations made under Regs 18 & 20 and copies of any Reg 20 representations).
- 3.21 The Statement of Representations Made and Key Issues Raised covered who had been consulted during the preparation of the Plan (which is now all under Reg 18 of the 2012 Regulations) and how representations were sought, main issues raised, how they were taken into account and a summary of main issues raised under Reg 20 in accordance Reg 21 (1) (c) of the 2012 Regs. The Statement showed that 227 representations were made, raising 746 comments. The summary of key issues raised shows that the biggest issue was the overall housing number and the distribution of housing between the spatial areas.
- 3.22 The Council also prepared and submitted a series of Background Papers on key topic areas that showed how some of these important issues were being addressed. These were; Housing Distribution & Delivery, Affordable Housing, Sustainable Built Development and Economy & Retail. The Housing papers were subject to updates as new information came to light during the Examination period.
- 3.23 The Proposed Modifications consisted of updating to reflect the Localism Act, the NPPF and other changes to legislation and guidance that had occurred. This included any advice arising from the PINs meeting. The Proposed Modifications also took account of general updating matters, including where points had been made from representations on matters of soundness.
- 3.24 The Submission Plan was published for a 6 week representations procedure (18th June – 30th July). This was not a consultation, but comments that related to the Modifications or to NPPF compliance could be sent in and were passed to the Inspector.
- 3.25 Subsequent to this, some Further Proposed Modifications were published on 28th September. These were developed in response to the consultation on the Schedule of Modifications & NPPF compliance undertaken when the plan was submitted for examination in June. The opportunity was taken to also address

additional matters that had come to light that required parts of the Plan to be clarified.

- 3.26 A pre-Hearing meeting was held on 12th September, which addressed procedural matters. At this time, work continued on preparation for the hearings in the autumn. Further supplementary evidence updating matters such as housing delivery, Habitat Regulations information, South Downs National Park information, Solent Disturbance project, strategic sites and other issues was provided. This included including the submission of Council Statements to the Inspector on 12th October 2012, addressing the issues that the Inspector had identified for discussion at the hearings.
- 3.27 The examination hearings took place between 30th October and 8th November 2012. Following the hearings a final set of Further Proposed Modifications was published on 12th November 2012. Many of these modifications related to minor updating and clarification, some of which addressed issues raised by the Inspector during the hearings. In a few cases alternative wordings were proposed for the Inspector to consider. The Inspector was therefore able to take these into account when preparing his Report of findings.
- 3.28 The Inspector's Report was received on 11th February 2013. He found the Plan sound subject to certain recommended modifications. His suggested Modifications are summarised below:
- Include a model policy containing a presumption in favour of sustainable development;
  - Increase the new housing total for the district over the plan period to 12,500 (DS1/CP1), to reflect the capacity identified at North Whiteley (SH3) and in the Market Towns and Rural Area (MTRA 1/2) and achieve general conformity with the South East Plan (RS)
  - Clarify the new employment land requirements for the district as about 20 hectares for Winchester in particular (CP8) and allocate Bushfield Camp (WT3) for employment uses, not as an "opportunity site"
  - Clarify retail policy, including for Winchester (WT1) and that Denmead is a Local not a District Centre (3.84) and;
  - Revise policies (MTRA2, MTRA3, CP5 and CP12) and supporting text to meet the requirements of the Habitat Regulations.
- 3.29 The most significant modification proposed these was the increase in overall housing figures from 11,000 to 12,500, with the subsequent adjustment of figures apportioned to each of the main settlements in MTRA2 to 500 at New Alresford and Bishops Waltham and 250 in the smaller settlements, rather than the range previously proposed.
- 3.30 The Council agreed to accept all the Inspector's recommendations, with the alternative being a re-submission of the Plan. Accordingly the changes were incorporated into LPP1 and the Local Plan Part 1 (Joint Core Strategy) was adopted on 20th March 2013 by the City Council and 19th March by the SDNPA. This represents a major milestone for the Development Plan achieved during this monitoring year.

- 3.31 It should be noted that a legal challenge was submitted to the Local Plan Part 1 relating to alleged errors in calculating the housing need, undertaking sustainability appraisal and meeting the Duty to Cooperate. The Council is robustly contesting this challenge and the challenge will be heard at the High Court on 11th & 12th February 2014. The Local Plan Part 1 remains the statutory Plan unless and until any part of it is quashed by the High Court.

### **Community Infrastructure Levy (CIL)**

- 3.32 Aside from LPP1 work, considerable work has also been undertaken during this year on the development of CIL, leading to a successful examination in the autumn of 2013. The CIL charging schedule should be adopted on 8th January 2014, which represents a considerable achievement in the implementation of the Local Plan. The following paragraphs detail the work that was undertaken since March 2012.
- 3.33 Firstly, the infrastructure evidence base needed to be developed. Following on from the Infrastructure Study of April 2011, a report on viability was undertaken by consultants Adams Integra during the summer of 2012 which led to an update of the Viability Study in November. This information then fed into the development of the CIL Preliminary Draft Charging Schedule, which was published for consultation between 14th December 2012 and 1st February 2013.
- 3.34 Work continued between December 2012 and March 2013, taking into account the responses to the consultation and also including the Government's recently published CIL Guidance (December 2012), new Regulations (November 2012) and draft amended CIL Regulations (February 2013). The most important of these amendments was the guidance on the 'meaningful proportion' of CIL funds to be returned to the communities where development takes place. 18 responses were received to the Preliminary Draft Charging Schedule, 2 supporting, 4 making points on how the CIL funds should be spent and 12 raising concerns regarding the CIL itself and the evidence behind it.
- 3.35 Taking these factors into account, a CIL Draft Charging Schedule was prepared and consulted on between April and May 2013. 17 responses were received to the Draft Schedule. Most covered similar points to the previous consultation. 4 responses fully supported the scheme, 4 made points on how the CIL funds should be spent and 9 raised concerns regarding the Schedule and the evidence behind it, some of these raised a formal objection. Most of these objections related to the methodology and assumptions used in the Council's viability assessment and some related to definitions of use classes and the subsequent implications for the proposed CIL.
- 3.36 Following these consultations, some minor amendments were made to the Draft Charging Schedule, which was then presented to Cabinet (26th June) for agreement for submission. The CIL Draft Charging Schedule was submitted for examination on 26th July. A public examination hearing was conducted on 16th September 2013, where the Inspector questioned the Council on various aspects of the Schedule. The Examiner's Report was received on 7th October and recommended approval of the CIL, subject to the recommendation of a

minor modification to include a plan of the boundary of Winchester town centre (which is a sub-area for the purposes of the retail charge).

- 3.37 The Cabinet on 4th December agreed to put the CIL Charging Schedule forward for adoption by full Council at its meeting of 8th January 2014.
- 3.38 CIL is intended to commence on 7th April 2014. In the interim, the Council will develop the Regulation 123 List of projects/types of development that CIL may be spent on. The 123 List should be presented to Cabinet prior to commencement of the CIL regime. This timeframe should also provide for the development of procedures for calculating, collecting and administering the CIL prior to its implementation.

### **Local Plan Part 2**

- 3.39 Although informal evidence gathering and background work had been taking place for this in conjunction with LPP1 work, it was on 19th December 2012 that work on LPP2 formally commenced with the publication of the Reg 18 notice of commencement and the associated 'call for sites'.
- 3.40 Officers commenced a series of meetings with Parish Council representatives from the 8 major settlements that required planning for their development needs under policy MTRA2 of the LPP1 (New Alresford, Bishops Waltham, Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham). Meetings were held to ascertain the quantum and distribution of development needs within and adjacent to these settlements. Areas covered were housing, economic development, community needs and infrastructure. Local representatives were first asked to identify the needs for their settlements within these categories. Sites would then be identified where any development could take place. The Parish Councils were encouraged to consult with their parishioners and most conducted surveys on this issue to that end.
- 3.41 In relation to housing needs, the initial meetings were held with parishes in January 2013, against the background of the Submission LPP1. That version of the plan required the identification of a more precise number of housing for each settlement within the overall range of 400 – 500 for New Alresford and Bishops Waltham (or 150 – 250 for the other settlements) identified by policy MTRA2. However, the Inspector made recommendations for LPP1 that included specific targets for these settlements. When LPP1 was adopted in March 2013, these recommendations were fixed in the form of targets of 500 dwellings over the plan period for New Alresford and Bishops Waltham and 250 dwellings over the plan period for the other MTRA2 settlements. The parishes were therefore clear as to how many new dwellings they had to make provision for.
- 3.42 Throughout spring and summer of 2013, officers continued to develop the evidence base for planning for these settlements and continued to meet with the parishes. Evidence was prepared on housing availability, using the SHLAA and the 'call for sites' information. Information was gathered on any technical and policy constraints in and around the areas and this was all discussed with the parishes.

- 3.43 The liaison has been ongoing and in September 2013, a series of workshops were held in each settlement to attempt to reach conclusions as to the preferred option for development in these areas. Technical evidence on the constraints of the areas and transport and landscape assessments were made available. Relevant City Council officers attended these meetings in addition to officers from planning policy. Any proposals from development interests were also made available for these discussions.
- 3.44 At the workshops, work on identifying options moved forward. In many cases a preferred strategy was developed and a series of preferred sites being identified. In some cases, a number of alternative options were identified. The parishes are now undertaking consultations with local residents on the preferred option for development in their area or are refining the proposals for consultation. Responses will be fed back in the New Year. These will lead to the identification of preferred options which should form the basis of proposed allocations which will be consulted on as part of the Draft LPP2 in summer 2014.
- 3.45 Special mention is needed for Denmead, where a Neighbourhood Plan is being prepared. Officers have been assisting in identifying needs and possible sites as with the other settlements. Denmead Neighbourhood Forum will now take forward proposals for future development. Their proposed timetable for the Neighbourhood Plan is broadly in alignment with that of LPP2.
- 3.46 Work is also continuing on planning for Winchester Town in LPP2. An initial meeting was held with stakeholders in early 2013 and a workshop is planned for January 2014 to discuss issues and options for the town. Evidence base work is also continuing on Winchester, such as the identification of housing needs and analysis of major sites, a retail update, the Station Approach Development Assessment, Stanmore Planning Framework and Parking Strategy.
- 3.47 Initial work commenced in autumn 2013 on preparing Development Management policies for LPP2. Policy areas have been identified and discussed with development management and other officers. Possible policy areas were also discussed as part of a Member Training event on 16th October 2013.

### **Other Work**

- 3.48 Another major area of evidence work is in relation to planning for gypsy and traveller needs. The LPP1 Policy CP5 acknowledged that further assessment of the need for pitches was necessary. Work commenced in early 2012, with a baseline assessment in May 2012. The Hampshire Gypsy & Traveller Assessment (GTA) was completed in April 2013 and provided District wide figures for pitches. These need to be taken forward as site allocations in LPP2 where necessary. More detail is provided on this in Part Two regarding housing needs.
- 3.49 Work has also been progressing on the development of strategic sites at Whiteley, West of Waterlooville and Barton Farm as well as input into the strategic development north of Fareham. There is also ongoing work involving



neighbouring authorities and external bodies and this is detailed more under the duty to Co-operate section.

### **Policy Implementation**

- 3.50 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 local plan policies 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. It is these saved policies that were in place for this monitoring period.
- 3.51 Some of these saved policies have now effectively 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. Appendix 2 indicates the policies which were still valid until LPP1 was adopted. A list of the saved WDLPR policies still remaining following the adoption of LPP1 is also provided in Appendix 2 of LPP1.

### **Housing Delivery**

- 3.52 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.

### **Neighbourhood Planning**

- 3.53 Section 34 (4) requires reporting on any neighbourhood development order or neighbourhood development plan in the area. There are no plans to introduce any neighbourhood development orders at present. No neighbourhood plans have yet been adopted within the District. Some Parish Councils have expressed interest in Neighbourhood Plans, but only Denmead has formally commenced preparation on a plan.
- 3.54 Denmead Parish Council has received funding as one of the nationally designated 'front runners' to progress a neighbourhood plan. On 4th July 2012, WCC Cabinet resolved to agree to the designation of an area to be covered by the Denmead Neighbourhood Plan (CAB2373 refers) and that Denmead Parish Council would be the designated body to undertake preparation of the Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations 2012, subject to any adverse comments being received by 3rd September 2012.
- 3.55 Following the consultation period, in the absence of adverse representations, the area for Denmead Neighbourhood Plan was confirmed on 17th September 2012 and Denmead Parish Council was also confirmed as the preparing body. Work is continuing on the preparation of the Denmead Neighbourhood Plan, and it is planned to be prepared by spring of 2014 for publication by WCC in the summer.

## **Community Infrastructure Levy**

- 3.56 Section 34 (5) requires that the monitoring report should contain information on the annual reporting of receipts of monies received under the CIL regime. This is not relevant as Winchester does not yet have a CIL in operation. However, the CIL Charging Schedule has recently been agreed by an Inspector and the Council proposes to adopt it on 8th January 2014. The Levy will be implemented as from 7th April 2014. Further details of work on the development of the CIL over the past year are contained in paragraphs 3.33 – 3.39 of this Chapter.

## **Duty to Co-Operate**

- 3.57 Section 34 (6) asks for details of actions taken under the duty to co-operate requirement during the monitoring period. The actions can be divided into 5 groups:

Planning for development needs at sub-regional level  
Planning for development needs at District level  
Inputting to Local Plans  
Cooperating with other bodies on their plans  
On-going cooperation

### **1. Planning for development needs at sub-regional level.**

#### PUSH

- 3.58 Winchester is part of the Partnership for Urban South Hampshire (PUSH) group of authorities. Some of the PUSH sub-region covers an area in the southern part of the Winchester District, mostly notably around Whiteley and west of Waterlooville. PUSH has a formally constituted joint committee and Winchester is actively involved in PUSH work. Liaison work has involved joint working on projects and the development of policies that apply across the area. In particular, the PUSH authorities, including Winchester, agreed specific housing targets for the PUSH authorities, as part of a review of the PUSH Spatial Strategy in December 2012. This also included a target for economic development, which is similarly reflected in the relevant parts of LPP1. The PUSH Sustainable Development Strategy forms the basis for the development of Winchester's LPP1 Sustainable Buildings Policy (CP11).

#### LEPs

- 3.59 The Solent LEP covers a similar part of the District to the PUSH area. The Enterprise M3 LEP covers part of the northern section of the District. The Solent LEP has resolved that it wants PUSH to continue to take the lead on developing and updating the spatial strategy for the area. WCC's involvement is therefore with PUSH in this respect. Officers and members of WCC attend meetings and events organised by the M3 LEP in order to input into the M3 LEP strategy as appropriate.

County Council

- 3.60 Winchester works with Hampshire County Council (HCC) on a number of issues that effect the preparation and delivery of the local plan, such as transport, education, minerals & waste.
- 3.61 HCC is the Highway Authority and prepared the Local Transport Plan and Winchester Town Access Plan in association with WCC, prior to LPP1. Following on from this WCC was involved in a partnership with HCC to produce a Transport Statement for the Winchester District in September 2012, which provided details of transport objectives and delivery priorities. The supporting text of CP10 refers to the work of HCC and the Local Transport Plan and Transport Statement. WCC formed part of the wider stakeholder consultation on the Transport for South Hampshire Delivery Plan in October 2012. HCC is the lead partner in the Transport for South Hampshire and Isle of Wight Partnership. The Delivery Plan was published in February 2013 and relevant issues will be referred to in LPP2 as appropriate.
- 3.62 In relation to education, WCC is working with HCC on the provision of new schools at strategic sites in Whiteley, West of Waterlooville and North of Winchester. Officers are liaising with HCC over the need to provide additional school places to address the need arising from other planned housing development over the plan period.
- 3.63 WCC has been kept informed of progress on minerals and waste programmes and strategies, including being consulted on preferred areas of search for minerals and the identification of sites. This process finished at the beginning of 2012, when the Minerals and Waste Plan was submitted. The Hampshire Minerals and Waste Plan was adopted on 15th October 2013 and WCC will reflect any safeguarding areas or sites as necessary on the Proposals Map for the Local Plan
- 3.64 The supporting text of CP16 of LPP1 refers to the Local Flood Risk Management Strategy, for which Hampshire County Council is the lead authority and is in the process of being prepared.

**2. Planning for development needs at District level**

- 3.65 Joint working has occurred on several aspects of the evidence base, to identify and meet objectively assessed needs. This is set out more fully in the Duty to Cooperate Statement produced in 2012 to accompany the Submission LPP1.
- 3.66 In the PUSH area there is a formal joint committee and the various local authorities have worked together to produce the strategy for PUSH, which was subsequently included in the South East Plan and to update this jointly in 2012.
- 3.67 The Strategic Housing Market Assessments (SHMA) for Central Hampshire and New Forest and South Hampshire, relate to housing market areas stretching across District boundaries in the north and south of the District respectively. The original SHMAs have been updated at regular intervals. The development needs for this area had by then been established in the South East Plan, which the authorities had worked with HCC to develop. The South

East Plan continued to provide strategic guidance for the current monitoring period, notwithstanding the introduction of the Duty to Cooperate on this issue.

- 3.68 The Open Space (PPG17) Assessment was undertaken jointly with East Hampshire to cover both Districts. Most of this evidence base work was carried out as part of the preparation of LPP1 and so occurred outside this monitoring period. However, this strategic work formed the basis for more targeted work on the Winchester District SHMA (June 2012 update) within the monitoring period.

The Hampshire Traveller Accommodation Assessment (GTA)

- 3.69 This represents working co-operatively to identify accommodation needs for travellers. The study was undertaken for a consortium of 11 Hampshire Authorities (see Chapter Two of the AMR for more details). Initial work started on this in 2012, with a baseline assessment by May and the study was completed in April 2013.

Solent Disturbance and Mitigation Project.

- 3.70 LPP1 Policy CP16 requires developments to take account of evidence and relevant assessments or surveys, which would include the Solent Disturbance Mitigation Project. Winchester has been working with the PUSH authorities, the Solent Forum and Natural England to agree a planning framework to address issues that have been highlighted under the Habitat Regulations Assessment. This is where planned housing development is likely to have an adverse impact on sites of international importance for nature conservation in the Solent. Work commenced on this in 2009 and the development of a strategy has continued throughout the monitoring period. On 4th December 2013, Cabinet agreed to seek financial contributions from relevant developments to support an Interim Planning Framework. This will assist mitigation in the interim before a long term comprehensive mitigation strategy can be put in place.

Cross-boundary co-operation

- 3.71 Winchester works with a number of adjoining authorities on cross-boundary issues, particularly in relation to the delivery of key sites. The West of Waterlooville strategic allocation (SH2) for about 3,000 dwellings and supporting uses straddles the boundary with the Borough of Havant and has been jointly developed. The masterplanning for this site has continued throughout this period and officers have been involved in continued liaison with Havant and the local community, developers and local councillors throughout this time via the West of Waterlooville Forum. The development is now being built in phases. This started in 2009 and has continued during this monitoring year and currently. Completion is planned for 2023/24.
- 3.72 Winchester is working with Fareham and Eastleigh Borough Councils and other bodies on the North Whiteley strategic allocation (SH3) which will provide about 3,500 dwellings and supporting uses. The North Whiteley Forum has been set up to progress this, comprising representatives from the County Council, neighbouring authorities and local parish councils.

- 3.73 Winchester is also involved in the development north of Fareham, known as Welbourne (previously the North of Fareham SDA). This is located within Fareham Borough, and Winchester is involved in securing appropriate development, which may specifically include green infrastructure within Winchester District in accordance with policy SH4 of LPP1. Meetings have been progressing on developing the masterplanning of the site throughout the monitoring year and are continuing. In June 2013, WCC responded to consultation on Fareham’s LPP3: The Draft Welbourne Plan, supporting most of the policies, whilst raising concerns regarding the maintenance of the boundary to the Knowle Gap and the traffic access route to the development.

South Downs National Park Authority (SDNPA)

- 3.74 The LPP1 was prepared jointly with the SDNPA as it covers that part of the SDNP within the Winchester District in lieu of a SDNP Local Plan. LPP1 policy CP19 is specifically related to SDNP. The SDNPA will be producing its own Local Plan – including strategic policies, therefore, Winchester’s relationship with SDNPA is akin to that with an adjoining District.
- 3.75 Winchester is working closely with SDNPA on the development of LPP2 allocations at settlements which border the National Park. The SDNPA has attended relevant meetings for LPP2 in regard to this. Winchester also acts as an agent dealing with planning applications for that part of the SDNP that is in Winchester District. This enables cross-boundary issues to be easily identified.

Neighbourhood Planning Areas

- 3.76 Denmead Parish Council is in the process of preparing a Neighbourhood Plan. This is still at an early stage, however WCC assisted in the joint preparation of evidence base that the Parish Council will use, including discussion of SHLAA sites. Meetings and workshops have been held throughout 2013.

**3. Inputting into Local Plans**

- 3.77 The table below lists inputs into Local Plans produced by neighbouring authorities. The table lists meetings under the duty to cooperate for the assessment of objectively defined needs and the identification of cross boundary issues. The table also covers representations made by other authorities to WCC LPP1 and the input made by WCC into the plans of other authorities.

**Table 3: Duty to Cooperate**

NAME	DATE	TYPE	FORM
<b>Basingstoke &amp; Deane BC</b>	23.03.12	Input to Local Plan	WCC Reps on BDBC Pre-Submission Core Strategy
Issues & Actions		Re duty to co-operate & inadequacy of their planning for housing needs ( <i>plan subsequently withdrawn, since then series of meetings</i> )	
<b>HCC</b>	26.03.12	Input to WCC Local Plan	Letter from HCC

NAME	DATE	TYPE	FORM
Issues & Actions		Clarification of Botley By-pass situation (nr Whiteley)	
<b>Eastleigh BC</b>	13.07.12	Input to Local Plan	Comments on Eastleigh on Draft Eastleigh Local Plan Proposed Changes to Site Allocations
Issues & Actions		WCC raised concerns re their housing strategy	
<b>East Hampshire District Council and Havant Borough Council</b>	13.07.12	Meeting re cross-boundary issues – LPAs evidence bases	Duty to Co-operate meeting re Local Plan preparation
Issues & Actions		Discuss cross-boundary issues esp Gaps, PUSH GI, G&T, sites on boundaries, SDNP	
<b>Fareham BC</b>	05.10.12	Input to Local Plan	Letter to Fareham
Issues & Actions		Our concerns re Knowle & North Whiteley (infrastructure)	
<b>Eastleigh BC</b>	12.10.12	Input to Local Plan	Reps on Pre-Submission Eastleigh Borough Local Plan
Issues & Actions		WCC Objection – not positively prepared. (concern re infrastructure requirements; assessment for BO1 (Borley Green), not sufficient evidence alternatives not considered, concern regarding deliverability (Plan subsequently withdrawn)	
<b>Fareham Borough Council</b>	26.11.12	Input to Local Plan	Reps on LPP2: Development Sites and Policies consultation
Issues & Actions		WCC objected to policy wording regarding highway links with policy T4 Access to Whiteley	
<b>Havant Borough Council</b>	13.12.12	Input to Local Plan	Comments to HBC on Draft Local Plan (Allocations)
Issues & Actions		WCC makes comments, but no objections	
<b>Test Valley Borough Council</b>	25.04.13	Input to Local Plan	Test Valley Revised Local Plan consultation
Issues & Actions		WCC makes comments regarding essential development in countryside, methodology of gypsy accommodation assessment	
<b>Fareham Borough Council</b>	10.06.13	Input to Local Plan	LPP3: The Draft Welbourne Plan consultation
Issues & Actions		WCC formal response to consultation.	

NAME	DATE	TYPE	FORM
		Supported most policies, raised concerns re maintenance of boundary to Knowle Gap and the traffic access route to the development	
<b>Portsmouth City Council</b>	28.06.13	Meeting re cross boundary issues – PCC evidence base	Site Allocations Plan – informal consultation
Issues & Actions		Co-operated on the future of the DSTL site which is within both authorities. Meeting addressed WCC concerns (PCC removed the reference to the part of the site within WCC. Agreed to have individual policy approaches for the separate areas WCC also raised – no sites for gypsy & travellers, contrary to government guidance, and no assessment has been undertaken	
<b>East Hampshire District Council</b>	19.09.13	Input to Local Plan	Comments to EHDC on Joint Core Strategy
Issues & Actions		WCC pleased to see ‘now reflect the objectively assessed needs of the District’ and thanked EHDC for the opportunity to co-operate with them in the re-assessment process	
<b>Basingstoke &amp; Deane BC</b>	04.10.13	Input to Local Plan	Comments to BDBC on new Pre-Submission Local Plan
Issues & Actions		No objections raised by WCC	
<b>Havant Borough Council</b>	31.10.13	Input to Local Plan	HBC Local Plan (Allocations) Publication Version
		WCC makes no formal comments	

- 3.78 Aside from the inputs relayed above, neighbouring authorities and bodies made representations to WCC’s LPP1. In summary, the main representations were Fareham (North Whiteley infrastructure and gap between Welbourne [FBC] and Knowle), Eastleigh (Botley by-pass). Other more minor comments were also made by these authorities and Havant (clarification). HCC made representations in respect of infrastructure and nature conservation. English Nature and the Environment Agency also made representations on issues related to nature conservation and flood risk, particularly in relation to the Habitat Regulations and Solent SPA Disturbance project.
- 3.79 WCC made modifications that addressed many of these concerns. The Inspector considered the outstanding issues. He made some recommendations in respect of the wording regarding necessary infrastructure planning and transport assessments for the North Whiteley development. The Inspector also addressed the Botley by-pass issue in this part of the District

and considered that WCC's approach was sound in the absence of a final decision on the road by HCC.

- 3.80 In respect of other matters the Inspector found LPP1 satisfied criteria under the HRA and for flood risk and that the transport policies accorded with the Hampshire LTP. The Inspector noted that many of the concerns raised issues that could be dealt with through LPP2, such as the detailed boundaries of gaps.
- 3.81 The Inspector concluded that LPP1 was sound (with his recommended modifications) and that WCC had successfully cooperated with neighbouring authorities and relevant bodies. His report also specifically mentioned that no neighbouring authorities had objected to the housing numbers or distribution proposed by WCC.

#### **4. Cooperation with other bodies**

- 3.82 WCC has cooperated with other bodies on the preparation of their plans, including attending meetings and inputting into their plans where relevant. WCC has incorporated their recommendations where appropriate. These plans and programmes occur on an ad hoc basis and include cooperation with the Environment Agency on the Strategic Flood Risk Assessment (SFRA) in 2011, input into the Water Companies' Management Plans and Strategies and Health Authorities' plans.
- 3.83 These bodies have been part of discussions on the development of the strategic sites. The Environment Agency in particular has been involved in assessing flood risk issues at Barton Farm and Whiteley. Whiteley has also involved Natural England due to the important biodiversity issues in the area. These bodies are also regularly consulted on relevant planning applications.

#### **5. On-going Cooperation**

- 3.84 Much of the Council's actions under the Duty to Co-Operate consist of the regular liaison that is carried out within Hampshire on a variety of issues. The Hampshire and Isle of Wight Planning Officers Group (HIPOG) meet regularly as do its sub-groups, including the Development Plans Group for Hampshire (and Isle of Wight) which discusses local planning issues across the county and includes representatives from the various Districts and the County. Similar County-wide groups meet regularly to discuss other issues – the Planning and Research Liaison Group (PRLG) is one of these, as is the Hampshire Alliance for Rural Housing (HARAH).



## 4.0 **PART TWO – MONITORING POLICY PERFORMANCE**

- 4.1 The structure of this section of the AMR is centred on indicators relating to the three themes set out in the Community Strategy 2010-2020. The Local Development Framework has strong links with the Sustainable Community Strategy (SCS), with the LDF putting into action the land use aspects of the strategy. The LPP1 (Joint Core Strategy) follows the themes and desired outcomes of the Community Strategy and it is therefore considered appropriate that this AMR follows a similar structure.
- 4.2 The three themes of the Community Strategy are:-
- Active Communities
  - Prosperous Economy and
  - High Quality Environment
- 4.3 Indicators are sets of statistics intended to measure the effect of policies. In previous years there were Core Indicators prescribed by central Government, supplemented by Local Output Indicators where relevant. On 31<sup>st</sup> March 2011, the Government abolished the Core Indicators. The purpose of this was to leave authorities free to monitor the factors that they considered most relevant, subject to the requirements outlined in the Local Planning Regulations. These requirements are discussed in Part One of the AMR.
- 4.4 Despite the removal of Core Indicators, they covered issues that are important to the delivery of planning policies, so many of them will continue to be monitored, albeit as 'local' indicators. In addition, much of the content relating to housing delivery is still required under other legislation and guidance as described above.
- 4.5 Part Two of the AMR contains analysis of the performance of the policies of the WDLPR saved policies. This refers to policies that it was considered important to retain pending the adoption of the Local Plan Part 1. These policies were 'saved' in July 2009 and comprised the local adopted planning policies of the District during this monitoring period.
- 4.6 Due to the nature of the policies in the WDLPR, monitoring of relevant outputs is not always possible as some are not quantifiable in terms of meeting aims and targets. Because of this, the AMR 2013 concentrates on the saved policies of the WDLPR which can be monitored and are relevant to the progress of the LDF.
- 4.7 As the LPP1 has now been adopted, this is the last year that the majority of the saved WDLPR policies will be monitored. However, LPP1 only covers the strategic policies and allocations. Other policies will be promoted through the Local Plan Part 2 (formerly known as the Development Management and Allocations DPD) which will deal with detailed planning policies and smaller site allocations. Therefore some of the saved policies of the WDLPR will remain in place until that DPD is adopted, which is not programmed until 2015.

- 4.8 The rest of this AMR comprises detailed analysis of the performance of the saved WDLPR policies, organised by the three themes of the Community Strategy and the Local Plan Part 1.

5.0 **THEME ONE: ACTIVE COMMUNITIES**

5.1 The 2010-2020 Community Strategy theme of ‘Active Communities’ seeks to promote active communities where people can access the services they need, where there are low levels of crime where everyone feels safe, and where people have the opportunity to pursue active and healthy lifestyles. Of particular relevance for planning policies, is that this includes the achievement of high quality and affordable housing, opportunities for recreation and the provision of appropriate facilities and services. The following WDLPR policies are considered to fall within the Active Communities theme (only identified in bold are monitored in detail in this section).

Chapter	Issues	Policies	LPP1
3. Design and Development Principles	Design Criteria	DP3	
	Aerodrome Safety	DP7	Deleted
4. Countryside & Natural Environment	Gypsies & travelling showpeople	<b>CE.27*</b>	CP5
6. Housing	Settlement boundaries, special needs, mobile homes,	H3, H8*, H9, H10	H9 - new mobile homes deleted
	Housing provision & Local reserve sites	H1, H2	CP1
	Outside policy boundaries	H4	MTRA3
	Affordable housing	H5	CP3
	Exception sites	H6	CP4
	Mix & density	H7	CP2 & CP14
8. Town Centres, Shopping & Facilities	Facilities and services	SF6, SF7	CP6
9. Recreation and Tourism	Recreation	RT1, RT2, <b>RT5</b> RT7*, RT8*, RT10*, RT11 – RT13	
	Open space	RT3, RT4, <b>RT6</b>	CP7
	Recreational routes	RT9	CP15
11. Winchester	Proposed footpaths and bridleways	<b>W10, W11</b>	
	Bushfield Camp	<b>W3</b>	WT3
13. Settlements	Bishops Waltham -	<b>S4</b>	

	Pondside		
	Kings Worthy - footpaths	<b>S9</b>	CP15

- 5.2 The five year land supply assessment sets out the housing supply for the District for the period 2013 – 2018 and also looks ahead to the period 2014 – 2019. A summary of the five year land supply calculation is set out in Appendix 3.
- 5.3 A requirement of the NPPF is to identify a supply of specific deliverable sites sufficient to provide five years’ worth of housing against housing requirements, with 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%.
- 5.4 The basis on which a 5-year housing requirement has been calculated is set out in the following section.

**Policy Requirements for Housing Provision**

- 5.5 Policy DS1 of the Winchester District Local Plan Part 1 (LPP1) sets out a housing requirement for the District of 12,500 dwellings for the period 2011-2031. This replaces the previous target from the South East Plan, which was revoked in March 2013. 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 as set out in paragraph 10.14 of LPP1.

**Housing Provision in Winchester District**

- 5.6 There have been significant fluctuations in housing provision over the last 10 years or so. Completions were at a low level (of 241 dwellings) in 2000/01 but recovered every year until 2004/05, when they peaked at 694 dwellings. They then levelled off at around 500 dwellings a year until 2007/08, before dropping as a result of the economic recession to 359 completions in 2008/09 and 286 in 2009/10. In 2010/11 they rose significantly to 503 dwellings. In 2011/12 the net completions were 317 dwellings and in 2012/13 204 net dwellings were completed. This fall again reflects the current economic conditions. However, it is worth noting that development continued at the West of Waterlooville site, but the majority of the construction in 2012/13 was focused in Havant Borough Council’s area of the site. This should change for the period 2013/14 when 105 completions are projected to come forward on this site in Winchester District.
- 5.7 The Winchester Strategic Housing Market Assessment update 2010 (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”. This conclusion is repeated in the 2011 and 2012 Strategic Housing Market Updates (DTZ).

- 5.8 It is clear that house building rates dropped significantly in the periods between 2008/09 and 2009/10 locally, and again in the years 2011/12 and 2012/13; however analysis of sites under construction and in the pipeline suggests completion levels are now improving. Major development at West of Waterlooville is well underway, with the developer reporting strong buyer interest and bringing forward the next phase of development. Other developers are also now commencing development at West of Waterlooville. Planning permission has been granted for major development at North Winchester (Barton Farm) and all of the 2006 Local Plan's 'Local Reserve Sites' now have planning consent, with three of the four sites (Francis Gardens, Spring Gardens and Little Frenchies Field), under construction. There are a number of other large sites (10 dwellings or more) scheduled to contribute a significant amount of completions over the next 5 years.

### The Housing Requirement

- 5.9 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 at a base date of April 2014 is considered, as well as at this AMR's base date of April 2013.
- 5.10 In order to be included in the five year supply, sites must be considered available now, offer a suitable location for development now, and be achievable now and viable (NPPF paragraph 47).
- 5.11 The National Planning Policy Framework (2012) 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 Local Plan Part 1 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 Inspector did not suggest the Council had a record of under-delivery and set housing requirements that were 2% above the regional guidance then applying (the South East Plan). He also recommended inclusion of the housing trajectory (Local Plan Part 1, 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). Accordingly, the Council considers a 5% 'buffer' for flexibility should be applied (equating to 5.25 years supply).
- 5.12 In order to determine the 5-year requirement, account needs to be taken of any under- or over-provision since the start of the Plan period in April 2011. Completions since April 2011 are shown in Table 4. To calculate the housing requirement from April 2014 a projected figure for 2013/14 is used, based on the expected development rates shown in the trajectory (see Appendix 6).

**Table 4: Housing completions 2011 – 2014**

Year	Net Completions
2011/12	317
2012/13	204

2013/14 (projected figure)	357
Total	878

**Table 5: Housing Requirements**

Local Plan Part 1 Requirement	2013 - 2018 District Total	2014 - 2019 District Total
Monitoring period	11,979	11,622

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

### **Housing Supply**

#### Commitments and Planning Permissions

- 5.14 These are sites which, at April 2013, have planning permission or are allocated in a statutory development plan. These sites have, therefore, been through the planning process and/or discussed in detail at the Local Plan examination and have a strong certainty of being developed. Large sites (10 or more dwellings) are individually assessed by Hampshire County Council on an annual basis.
- 5.15 In addition, the Council has contacted the owners/developers of every undeveloped large site with planning permission annually since summer 2009. 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 phasing for all large sites in the District.
- 5.16 The estimated supply within the relevant 5-year period from sites which are committed/permitted is shown in Table 6 (Large Sites) and Table 7 (Small Sites) including Local Plan Part 1 strategic allocations:

**Table 6: Large Sites (10 or more dwellings)**

Monitoring Period	District Total
2013 -2018	2988
2014- 2019	3536

- 5.17 The information from the survey of small sites applicants in 2007, along with work on the take-up of small site permissions undertaken for the Local Plan Review, lead to a non-implementation discount of 3% being applied to the updated small sites commitment figures in previous versions of the SHLAA and AMR. This figure has been challenged at recent planning appeals where a figure of 10% has typically been suggested. Further analysis of the number of dwellings lost as a result of lapsed permissions undertaken to provide evidence for the Local Plan Part 1 shows that these were typically under 2% until the effects of the recession from 2008, when they increased to an average of about 7% a year. Over the 10 period 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. For large sites, any delay in implementation is already taken into account in the profile for each site so there is no need for a non-implementation discount.

- 5.18 The total number of dwellings outstanding on small sites at 1 April 2013 was 336. A 3% non-implementation discount reduces this number to 326. To calculate the supply per annum this figure is divided by five. For the period 2014 -2019, 4/5 of this figure is used. Table 7 sets out the supply of small sites with planning permission during the two monitoring periods.

**Table 7: Small Sites (less than 10 dwellings)**

Period:	District
2013-2018	326
2014-2019	260

Sites Identified in the SHLAA

- 5.19 2014 and this five year land supply uses this new information (the details of the sites included are listed in Appendix 5).
- 5.20 It should be noted that the new version of the SHLAA does not include any sites within the South Downs National Park as the SDNP Authority is now responsible for assessing sites within its boundary. The result of this is that the contribution of SHLAA sites will be slightly under-estimated at the District level. As the SHLAA identifies specific sites with development potential the Council can be certain that there is no double-counting with sites which already have planning permission (dealt with above).
- 5.21 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.
- 5.22 Table 8 below indicates the number of SHLAA sites expected to deliver housing during the relevant 5-year periods. Only SHLAA sites within existing defined built-up areas are included, as any sites outside existing settlement boundaries would require a change of policy for them to be brought forward and are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as commitments and permissions in Tables 6 and 7 above).

**Table 8: SHLAA Sites (5 or more dwellings)**

Period	Number of Dwellings
2013-2018	386
2014-2019	442

- 5.23 To calculate the annual supply, the following assumptions for the period 2013 - 2018 have been made:

**Table 9: Estimated annual SHLAA completions**

Monitoring period	Percentage of 5 year SHLAA total	Number of dwellings
2013/14	0%	0
2014/15	0%	0
2015/16	20%	77
2016/17	30%	116
2017/18	50%	193
Total	100%	386

- 5.24 For the period 2018/19, the SHLAA supply is 20% (56 dwellings) of the total five year period (282 dwellings).

Windfall/small site allowance and Local Plan Part 2 Allocations

- 5.25 As the SHLAA only considers sites capable of accommodating 5 or more dwellings, the draft Assessment (March 2009) allowed for the contribution of smaller sites as Government advice in Planning Policy Statement 3 was that ‘windfall’ sites should not be taken into account in the first 10 year period (PPS3 paragraph 59). Small sites have traditionally formed a significant and consistent component of land supply and are expected to continue to do so. The NPPF now 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).
- 5.26 Detailed work undertaken for the Local Plan Part 1 (Background Paper – 1, Housing Provision, Distribution and Delivery. June 2-12) demonstrated the contribution that windfalls make to the land supply in the District. Even excluding gardens (as advised by the NPPF), windfalls contributed an average of 171 completions for the period 2006 -2011. Further analysis of data on windfall development undertaken for the preparation of Local Plan Part 2 has demonstrated that a specific windfall allowance is justifiable in both Kings Worthy and Winchester Town during the Plan period.
- 5.27 Adoption of Local Plan Part 1 has provided housing requirements for MTRA 2 settlements and Winchester Town. At this stage it is expected that, with the exception of Winchester, all the settlements will need to provide further housing allocations outside of the current H.3 settlement boundaries. Work is well underway with the relevant parish councils in deciding where these allocations will be. Given that Local Plan Part 2 is scheduled to be adopted in December 2015, it is realistic to expect completions will take place from the 2016/17 monitoring period onwards.
- 5.28 Table 10 sets out an allowance for windfall/Local Plan Part 2 allocations for the relevant five year periods. This does not include any windfall allowance prior to 2017/18 to avoid double-counting with permitted sites, and assumes that Local



Plan Part 2 allocations will start to contribute modest levels of housing from 2016/17 onwards.

**Table 10: Windfall Allowance and Local Plan Part 2 Allocations**

Period:	Number of dwellings
2013-2018	150
2014-2019	300

5.29 Taking account of the components of housing supply described above, the following Table 11 sets out the total housing land supply for the 5-year periods from April 2012 and April 2013 respectively.

**Table 11: Total 5 Year Land Supply**

Sources of supply	2013 -2018 Monitoring period	2014 -2019 Monitoring period
2013-2018		
Commitments (large) <sup>1</sup>	2988	3536
Commitments (small)	326	260
SHLAA Sites	386	442
Windfall/LPP2 sites	150	300
<b>TOTAL</b>	<b>3850</b>	<b>4538</b>

<sup>1</sup> This includes the Strategic Allocation at North Whiteley (policy SH3 of Local Plan Part 1), which does not have planning permission.

### Risk Assessment

5.30 The methodologies used to determine the housing supply reflect Government advice, to ensure that only deliverable sites are included. All of the sites now included 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). While such an assessment cannot be a precise science, if anything it errs on the side of caution. For example, it does not include SHLAA sites within the South Downs National Park area, or make any allowance for 'windfall' sites which have yet to progress through the planning process, even though these are likely to contribute housing during the 5-year period.

5.31 The main source of uncertainty relates to the current economic climate, which remains challenging, although account has been taken of economic forecasts. Despite the uncertainty, there remains considerable need/demand for housing. Also, Winchester has one of the strongest housing markets in Hampshire and housing transactions have not been affected as badly as in other areas. It is also a wealthy area where some people are less reliant on mortgages. The District is, therefore, likely to suffer less than other parts of Hampshire or the country.

**Conclusion - Total 5-Year Land Availability**

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

**Table 12: 5 Year Land Availability**

	2013 - 2018 District Total	2014 - 2019 District Total
Requirement with no buffer	3,328	3418
Supply	3,850	4,538
Surplus (years supply)	5.7 Years	6.6Years

5.33 The table above show that there is a five year land supply, for both the 2013 - 18 and 2014 – 2019 monitoring periods. Adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply. It should be noted that as the major developments in the District come on-stream, the land supply improves considerably.

Indicator

**LI.13/01: Plan period and housing target (formerly Core Indicator H1)**

**Table 13: Plan Period and Housing Target**

Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan target
2011	2031	12,500	Local Plan 1 – Joint Core Strategy

**LI.13/02: Net additional dwellings in previous years (formerly CI. H2(a))**

**LI.13/03: Net additional dwellings for the reporting year (formerly CI. H2(b))**

**Table 14: Net Additional Dwellings 2006-2013**

	Year	Net additional dwellings – PUSH	Net additional dwellings – Rest of District	Total net additional dwellings
H2(a) – net additional dwellings in previous years	2006 – 2007	142	354	496
	2007 – 2008	222	340	562
	2008 – 2009	108	251	359
	2009 – 2010	76	210	286
	2010 – 2011	197	306	503
	2011 - 2012	127	190	317
H2(b) – Net additional dwellings for the reporting	2012 - 2013	89	115	204

	Year	Net additional dwellings – PUSH	Net additional dwellings – Rest of District	Total net additional dwellings
year				

**LI.13/04: Net additional dwellings – in future years (formerly H2 (c))**

See housing trajectory (Appendix 6)

**LI.13/05: Managed delivery target (formerly CI H2 (d))**

See housing trajectory (Appendix 6)

Commentary

- 5.34 The sources of supply for Core indicator H2 are the same as those set out in the five-year land supply section above.
- 5.35 40% of the Winchester District is part of the South Downs National Park. During the monitoring period, there were 49 completions in this area.
- 5.36 The South Hampshire Strategy (2012) includes a target of 55,600 new homes to be delivered across the South Hampshire area as a whole between 2011 and 2026. The Winchester contribution to this figure is 6,200 dwellings (an average of 413 per annum) in the part of the District covered by the Partnership for South Hampshire (PUSH).

**Housing Delivery 2012 – 2013**

**Development on Previously Developed Land**

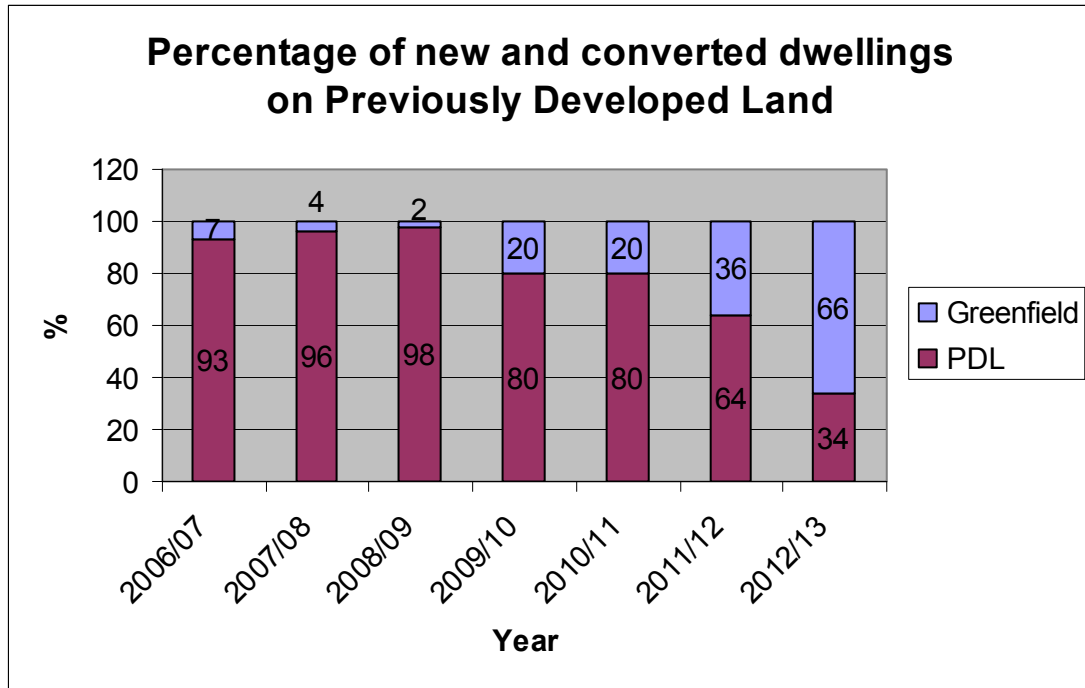
**LI.13/06: New and converted dwellings – on previously developed land (PDL) (formerly CI. H3)**

**Table 15: Gross dwellings on Previously Developed Land**

Year	Number of gross new dwellings built on PDL <sup>2</sup>	Number of gross dwellings built on greenfield	Total number of gross completions
2012 - 2013	80 (34%)	155 (66%)	235

<sup>2</sup> The PDL definition used includes all gross housing completions for the period 2012-2013. This varies from the information provided by the Council for the Housing Flows Reconciliation return 2013 which excludes conversions.

Figure 1: New & converted dwellings on Previously Developed Land



NOTE: The definition of Previously Developed Land was amended 9 June 2010 to remove residential gardens. All sites which received permission after this date will have been categorised accordingly.

- 5.37 The increase in greenfield development during the monitoring period reflects not only the change in definition of previous development land, as outlined above, but also the continued development of 2006 Local Plan allocations as shown in table 16

Table 16: Number of Greenfield completions on WDLPR site allocations

WDLPR Allocation	Number of Greenfield completions 2012 - 13
MDA 1 West of Waterlooville	14
S.11 Whiteley Farm, Whiteley	5
H.2 Little Frenchies Field, Denmead	80
H.2 Francis Gardens, Winchester	9
<b>Total</b>	<b>76</b>

- 5.38 It is anticipated that the percentage of PDL development will continue to fall in the next few years as all three strategic allocation are projected to be providing completions within the next five years and also completions on all of the Local Reserve Sites will continue to come forward (all of which now have consent).

**Development within policy boundaries**

**LI.13/07: Development within policy boundaries**

**Table 17: Net completions within policy boundaries**

Net number of completions within policy boundaries (including Local Reserve Sites)	Net number of completions at West of Waterlooville MDA.	Net number of completions in H4 Settlements	Net number of completions in the countryside	Total number of net completions
163 (80%)	14 (7%)	8 (4%)	19 (9%)	204

**Table 18: Completions in H.3 settlements**

H.3 Settlement	Number of net completions on previously developed land	Number of net completions on non-previously developed land	Number of net dwellings completed
Bishop's Waltham	0	10	10
Cheriton	9	1	10
Colden Common	0	0	0
Compton Down	1	0	1
Corhampton	0	0	0
Denmead	0	51	51
Droxford	0	0	0
Hambledon	0	1	1
Hursley	4	0	4
Itchen Abbas	0	0	0
Kings Worthy	2	3	5
Knowle	1	0	1
Littleton	-1	0	-1
Micheldever	0	1	1
Micheldever Station	17	0	17
New Alresford	0	-1	-1
Old Alresford	0	0	0
Otterbourne	0	0	0
South Wonston	0	1	1
Southdown	-1	0	-1
Southwick	0	0	0
Sparsholt	1	0	1
Sutton Scotney	0	2	2
Swanmore	1	1	2
Twyford	22	0	22
Waltham Chase	1	3	4
West Meon	0	0	0
Whiteley	0	5	5
Wickham	0	0	0

H.3 Settlement	Number of net completions on previously developed land	Number of net completions on non-previously developed land	Number of net dwellings completed
Winchester	6	22	28
<b>Total</b>	<b>63</b>	<b>100</b>	<b>163</b>

**LI.13/08: Number of net completions in H4 settlements**

**Table 19: Net completions in H4 settlements**

H.4 Settlement	Number of net completions on previously developed land	Number of net completions on non-previously developed land	Number of net dwellings completed
Compton Street	2	0	2
Curdrige	1	0	1
Headbourne Worthy	0	1	1
Shawford	1	1	2
Shedfield	0	2	2
<b>Total</b>	<b>4</b>	<b>4</b>	<b>8</b>

**Residential Development in the countryside**

**LI.13/09: Residential development in the countryside**

**Table 20: Net completions in the countryside**

Net number of completions on previously developed land	Number of net completions on non-previously developed land	Net number of dwellings completed
3	16	19

**Table 21: Types of dwellings completed in the countryside**

Category	Policy	Net completions in the countryside
Exception Site	H.6	10
Removal of conditions restricting the occupancy of dwellings to agricultural/forestry workers	CE.17	0
Agricultural or forestry workers	CE.20	4
Dwellings for other rural workers	CE.22	2
Extension & replacement	CE.23	1

Category	Policy	Net completions in the countryside
of dwellings		
Reuse and conversion of rural buildings	CE.24	2
Total		19

- 5.39 LI.7 – LI.9 illustrate that the majority (80%) of housing completions have been within settlement policy boundaries. Of these, 39% were on previously developed land.
- 5.40 Development in some smaller settlements has previously been subject to sustainability criteria (policy H4 and SPD on Infilling). The data above shows that very few dwellings have been permitted in these settlements. Only 8 dwellings were completed in H4 settlements during this monitoring year. Policy H4 has now been replaced by Local Plan Part 1 (policy MTRA3).
- 5.41 In the countryside, a significant number of the completions were on the exception site at West Meon (detailed in local indicator 12/12 below).

#### **Future Housing Delivery Monitoring**

- 5.42 Following the adoption of LPP1, completions will continue to be monitored against the overall District target, the distribution between the three spatial areas and the targets for the Strategic Allocations, as outlined in Policy CP1. Results will feed into the annual reporting and the derivation of revised housing trajectories as necessary. The contribution that District housing completions make to the sub-regional PUSH strategy will also be recorded. The number of completions in the key settlements described in MTRA2 will be also be reported on annually.

## Housing Needs (H5-H7, H9-H10)

### LI. 13/10: Gypsy and Traveller Pitches (formerly CI. H4 [amended])

Table 22: Gypsies, Travellers and Travelling Showpersons Sites in the District

Category of Site	2012 Observation	2013 Observation
Gypsy caravan sites with planning permission	16 sites, 29 caravans/mobile homes, 27 pitches	16 sites, 31 caravans/mobile homes, 27 pitches
Gypsy caravan sites without planning permission	3 sites, 4 caravans/mobile homes, 6 pitches	6 sites, 10 caravans/mobile homes, 9 pitches
Traveller sites without permission (private land)	Data not available	Data not available
Travelling Showperson sites with planning permission	**5 sites, (current PP's allow up to a total of 21 caravans/mobile homes) 11 Plots	*6 sites, (current PP's allow up to a total of 50 caravans/mobile homes) 20 Plots
Travelling Showperson sites without planning permission	1 site, approx 8 caravans 5 plots	1 site, approx 6 caravans 4 plots

\*This figure includes a large authorised Travelling Showpeople site at Micheldever (9 plots, with up to 3 caravans allowed on each plot). \*\*Excludes the large Travelling Showpeople site at Micheldever as at that point the appeal against the Enforcement Notice had been allowed and was being challenged by the Council in the High Court.

- 5.43 In addition to the above sites, there is one local authority gypsy and traveller site in the District at Tynfield near Whiteley.

#### Commentary

- 5.44 No new sites have been permitted in the last year, although an increase in the number of caravans on an existing traveller site accounts for a slight increase in the total number of traveller caravans. There has been a rise in the number of unauthorised traveller sites, which are currently the subject of planning applications / appeals. A review of the Travelling Showpeoples sites permissions has resulted in a small increase in the total number of caravans. A number of the sites referred to are subject to temporary planning permission.
- 5.45 In relation to the large Travelling Showpeople site at Micheldever, enforcement action had been taken as it was alleged that the site was being occupied by non-travelling showpeople. An appeal against the Enforcement Notice was allowed, although the Council successfully challenged that decision in the High Court and therefore the matter will need to be remitted back to the Planning



Inspectorate for a further appeal. However, the High Court decision is now being challenged in the Court of Appeal.

- 5.46 The outcome of the Micheldever site therefore remains unresolved (currently with the Court of Appeal) and this will have an effect on the travelling showpersons sites. As is shown in the table above, if it is not counted, there will be a considerable decrease in the number of caravans and plots specifically for travelling showpersons.
- 5.47 Monitoring of this issue is extremely problematic due to the dynamic nature of the communities involved. It has therefore proved difficult to update the previous Core Indicator of net additional pitches. Instead it is considered more useful to record the up-to-date survey results for this year, as compared to previous.
- 5.48 Policy CE27 of the WDLPR 'Sites for gypsies and travelling showpeople' was not saved in June 2009. Nevertheless, adequate provision is still required to be made and can be considered as part of the fulfilment of housing needs under saved policy H6 of the WDLPR as above.
- 5.49 The City Council has worked with other Hampshire authorities on a study of gypsy and traveller needs. At the time of the Adoption of the LPP1, this work was not yet completed, therefore a criteria-based policy CP5 was included to assess the suitability of sites and applications, pending the identification of pitches. The Hampshire Travellers' Accommodation Assessment (GTA) 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). These should be identified in LPP2.
- 5.50 Further work is continuing on refining the requirements in relation to transit sites and travelling showpersons. In the meantime, provision is being made for the required number of pitches identified from the GTA, as part of the LPP2 process and it is expected that sites will be identified for travellers in a number of settlements. These requirements have been discussed with the relevant parishes in the MTRA2 area and in some cases potential sites have been identified. Elsewhere, the City Council is continuing to investigate suitable sites, guided by the locational and environmental criteria in Policy CP5 of LPP1.

## **Affordable Housing**

### **LI.13/11: Gross affordable housing completions (formerly CI. H5)**

**Table 23: Affordable housing completions for 2012 – 2013**

Affordable Homes Total
68

- 5.51 Future Monitoring. Policy H.5 of the WDLPR set out a range of thresholds and percentages of affordable housing. This policy was superseded by policy CP3 of Local Plan Part 1. This policy requires 40% affordable housing on all market led housing developments. The implementation of this policy will be closely monitored and this will be reported in the next Annual Monitoring Report

**Exception Sites**

**LI.13/12: Number of dwellings completed on exception sites 2012 – 13**

5.52 As part of providing affordable housing, Policy H.6 allows for the development of housing outside of settlement boundaries as an ‘exception’ to policy if the development is purely for affordable housing to meet identified local need. 10 completions were recorded on exception sites during the monitoring period, at West Meon.

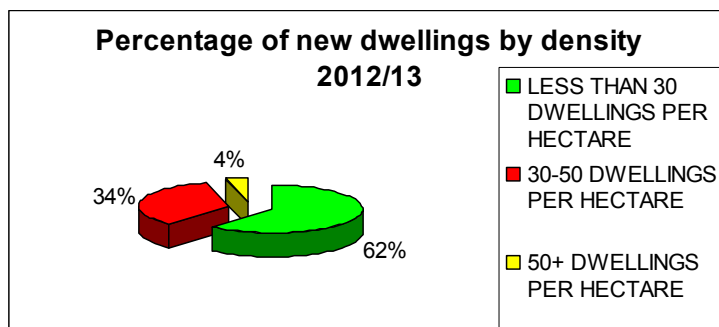
**Table 24: Number of dwellings completed on exception sites**

Site	No of dwellings completed
Recreation Ground Land Opposite Marlands Lane, West Meon	10
Total	10

**Housing Density**

**LI.13/13: Density of new dwellings**

**Figure 2: Density of new dwellings**



**LI.13/14: Average density of new dwellings**

**Table 25: Average density of new dwellings**

Year	Average density of new dwellings
2012 – 2013	23 dwellings per hectare
2011 – 2012	32 dwellings per hectare
2010 – 2011	29 dwellings per hectare
2009 – 2010	37 dwellings per hectare
2008 – 2009	37 dwellings per hectare
2007 – 2008	44 dwellings per hectare
2006 – 2007	58 dwellings per hectare
2006 – 2013	37 dwellings per hectare

5.53 Commentary Local Plan Policy H7 required residential developments capable of accommodating 2 or more dwellings to achieve a net density of 30 – 50 dwellings per hectare, and the potential for a higher density to be utilised on sites close to town centres or public transport corridors.

- 5.54 Planning Policy Statement 3 (PPS 3) previously indicated that local planning authorities may wish set out a range of densities across the plan area and advised that 30 dwellings per hectare (d.p.h) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. PPS3 has now been replaced by the National Planning Policy Framework (NPPF) which does not include a minimum density requirement.
- 5.55 As set out above, the monitoring of the density of residential completions should be based on the net area. However it is not always possible to establish this and so the local indicator is based on a mixture of net and gross figures.
- 5.56 Local Indicator 7 shows that 38% of completions in 2012/13 in the District were at a density of 30 dwellings per hectare or above. Local Indicator 8 demonstrates that overall, the average density of residential completions has fallen to 23 dwellings per hectare. This reflects the fall in completions at the West of Waterlooville allocation and the continued supply of sites for 1 and 2 dwellings coming forward.
- 5.57 Future Monitoring. The Local Plan Part One Policy CP14 'The Effective Use of Land', reflects current guidance that policies should be more flexible, whilst still requiring the efficient use of land. It is likely that there will be a range of densities across the District. This information will continue to be monitored as an indicator of efficient use of land. However, it may be necessary to differentiate between different parts of the District and/or on specific sites. This may make monitoring of density less practical in future.

## Housing Mix

### LI .13/15: Percentage of residential completions 1 or 2 bed

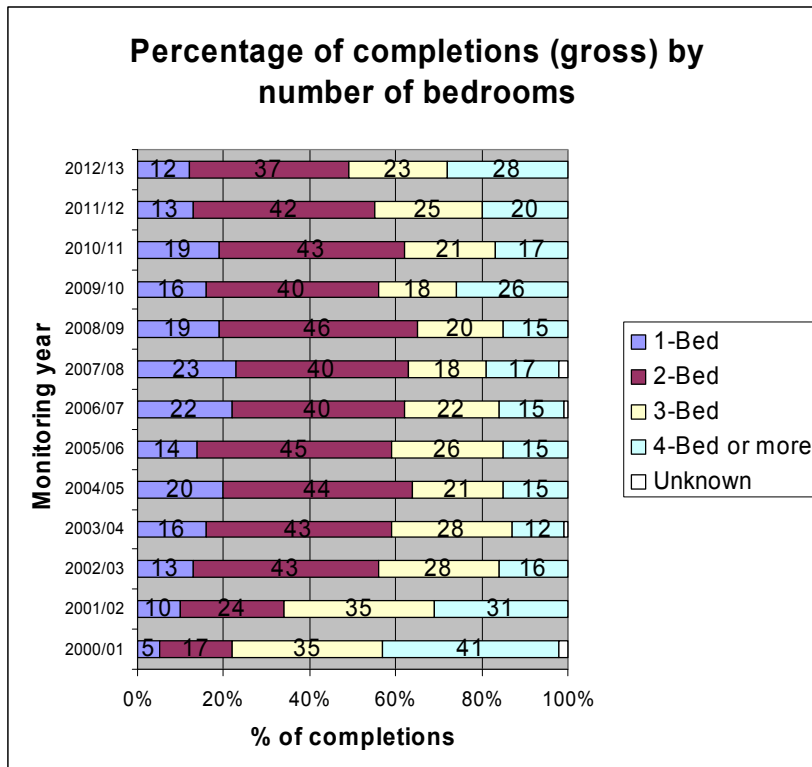
Table 26: Percentage of residential completions as 50% 1 or 2 bed

	50% of residential completions to be 1 or 2 bed Units	Target met
2012/2013	49%	×
2011/2012	55%	✓
2010/2011	62%	✓
2009/2010	56%	✓
2008/2009	65%	✓
2007/2008	63%	✓

Table 27: Gross completions by bedroom type 2012 – 2013

	1 bed	2 bed	3 bed	4 bed or more
Gross completions	28	88	53	66
Percentage of gross completions	12%	37%	23%	28%

Figure 3: Completions by number of bedrooms since 2000/01



- 5.58 Commentary 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, resulting in a lack of a range of dwelling types and sizes and tenures provided. Policy H7 has now been superseded by Local Plan Part 1 (policy CP2).
- 5.59 For the 2012 – 13 period 49% of all completions were for small units. This falls just short of meeting the 50% target (for the first time since the 2001/02 monitoring period).
- 5.60 The evidence base for LPP1 has 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 allow for more flexibility than WDLPR policy H7. This more flexible approach is also carried forward into policy CP2 of Local Plan Part 1 which requires the majority of homes to be in the form of 2 and 3 bed houses. Figure 3 shows a total of 60% of completions in the monitoring period met this requirement.
- 5.61 Future Monitoring. As mentioned above, there is a housing provision and mix policy in Local Plan Part 1; therefore this indicator will continue to be monitored as a measure of the variety of housing that is being provided in the District.

### Healthy Lifestyles – Open Space and Recreation

- 5.62 There are land use implications arising from the desire for healthy lifestyles. The planning policies of the Council seek to provide opportunities for recreation and sport via the protection of recreation/amenity space (RT1, RT2, RT3) and the allocation of sites for future recreational use (RT5). RT4 seeks the

provision of open space in relation to new developments and is linked to a well established Open Space Strategy and funding system to attain this.

- 5.63 Changes are being made to the provision and protection of open space and recreation in the new Local Plan. The Open Space Strategy is also being superseded by provision for these matters as part of the CIL. These changes are discussed in the commentary at paragraph 5.68 below. For this monitoring year however, the policies of the WDLPR that were saved at the time and the Open Space Strategy funding system are still the relevant indicators. The following paragraphs therefore report on achievements in relation to these.

### Recreation (RT4)

#### LI.13/16: Open Space provided in association with new developments

Table 28: Open space provided with new developments 2013

Site	Area Provided 2011 – 2012 (ha)
Old Park Farm, West Of Waterloo, 'The Crescent'	1.31
'Millside' Corhampton	3.295
Little Frenchies Field, Denmead	2.258
'Abbottswood' Winchester	10.49
Former Winton Pool site, Winchester	3.587
Spring Gardens, Alresford	1.118
Mill Lane, Wickham	1.845

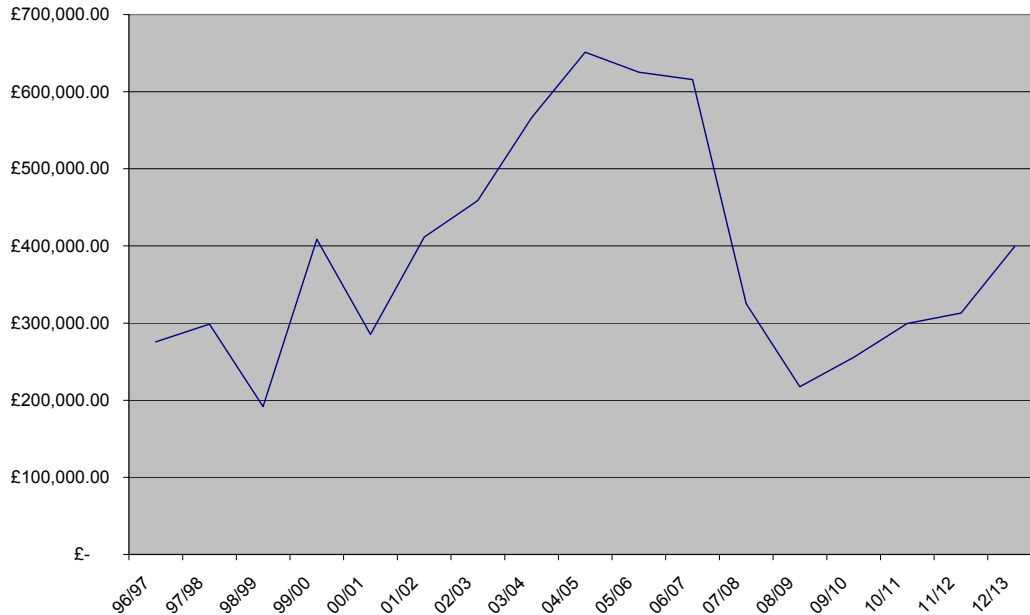
#### LI.13/17 - Open Space Fund Receipts

2010 - 2011: £299,543

2011 – 2012: £332,337

2012 – 2013: £378,409

**Figure 4: Open Space Fund Receipts 1998-2013**



**Table 29: Amounts released from Open Space Fund 2012-2013**

PARISH	DETAILS	TOTAL
<b>BISHOPS WALTHAM</b>		<b>TOTAL</b>
	Priory Park works	7,208.60
	Access works - Hoe Road	7,590.00
	Additional fencing - Hermitage Heights	1,828.00
	Gate and path to Bowls Club Priory Park	1,110.00
	Jubilee Hall play area	1,061.00
<b>BRAMDEAN &amp; HINTON AMPNER</b>		
	Transfer from Beauworth for cradle swing	300.00
<b>CHERITON</b>		
	Extension to tennis pavilion and septic tank	3,750.00
	Extension to tennis pavilion and septic tank	6,901.00
<b>COMPTON &amp; SHAWFORD</b>		
	Memorial plinth	670.00
	Fencing at Compton Street playing field	3,535.55
	Improvements to Compton Street playing field football pitch	4,502.40
<b>CORHAMPTON &amp; MEONSTOKE</b>		
	Adult fitness equipment at Meonstoke Rec	10,995.00
	Renovations at Meonstoke Rec	973.00
	Play area fencing	2,920.00

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	Improvement to sports changing rooms	360.98
	Adult fitness trail	1,955.04
CURDRIDGE		
	Water supply to recreation ground	2,389.00
	Footpath 7	2,200.00
	Playing field, Botley Road	850.00
	Tree work, cricket field	950.00
	Durley Mill bridge	8,226.74
HAMBLEDON		
	Play area improvements	8,652.96
HURSLEY		
	Hursley Recreation ground	7,920.00
ITCHEN VALLEY		
	KGV play area	2,700.00
KINGS WORTHY		
	Eversley Park cricket nets	7,330.00
LITTLETON & HARESTOCK		
	Replacement zip wire	7,029.20
	Play equipment at Bradley Road	6,300.00
	Sockets at Harestock Rd football ground	114.17
	Cricket practice nets	2,272.00
	Harestock Road football ground	1,809.60
	Play equipment at Littleton Recreation ground	5,035.99
	Harestock Road lease	175.00
	Extension of cricket cage	1,740.00
MICHELDEVER		
	Purchase of freehold for 2 parcels of land	11,001.00
	East Stratton Village Hall	6,100.00
	Pavilion on Lord Rank playing field	8,245.00
	Picnic bench and table at Lord Rank playing field	809.42
NEW ALRESFORD		
	Arlebury Park tennis clubhouse	9,875.00
	Arlebury Park extension	12,003.00
	Land adjoining Arlebury Park	186,451.00
OLD ALRESFORD		
	Cricket club refurbishment	1,895.00
	Shower installation	1,905.91

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OLIVERS BATTERY		
	MUGA	40,080.02
OTTERBOURNE		
	Elderfield Cricket pitch	2,865.00
OWSLEBURY		
	Hilly Close	5,168.36
SHEDFIELD		
	Lighting to petanque court	8,057.00
SOBERTON		
	Play equipment at the Liberties	1,245.00
	Play equipment Heath Road recreation ground	6,820.00
SOUTH WONSTON		
	Replacement windows to pavilion	812.50
TWYFORD		
	Replacement play equipment at 3 play areas	6,909.00
	Purchase of land at Berry Meadow	31,000.00
	Northfields footpath	17,531.80
	Northfields footpath	496.00
UPHAM		
	Car park renovations at Upham recreation ground	1,550.00
WICKHAM		
	All weather pitch/games area	95,911.00
WONSTON		
	Purchase of Gratton freehold	5,570.00
WINCHESTER		
	Imber Road outdoor gym	28,720.50
	Monarch Way play area	15,127.88
	Skatepark consultant fees	42,220.50
	Resurfacing play area in Abbey Gardens	15,701.44
	Nursery Gardens play area	10,851.00
		696,277.56

- 5.64 Policy RT.4 requires new residential developments to provide appropriate amounts of space and facilities provision for children's play sports grounds and general use, where a deficit exists. The above local indicators give details of the income and the amount released from the fund during the monitoring period. Figure 4 above shows an increase compared to the previous year. This



is a further increase on the amounts in the 3 previous years, but still below the high totals of 6/7 yrs ago when there were many more housing completions.

- 5.65 The gross contributions to the Open Space Fund between 1 April 2012 and 31 March 2013 amounted to **£378,408.95**. This is another increase on the previous year's income and reflects the slow but steady increase in house building activity year on year since the downturn of 2007-08.

Commentary

- 5.66 The Open Space fund has now been in place in parts of the District for 18 years. It is recognised that open space and recreation now forms an essential part of the wider infrastructure needs associated with new development and it is one of the matters covered by CIL when it is introduced in April 2014. In the meantime, the categories for which contributions are sought have been updated to reflect the new standards in LPP1 policy CP7. This Interim Open Space Strategy will stay in operation until April 2014, when CIL should be in place and the Open Space Funding System will be wound up. Open Space Funding System receipts should therefore be reported on again in next year's AMR, but for the last time.

**Recreation Provision (RT5)**

**LI.13/18: Improvement in recreational provision (RT5 and other allocations)**

**Table 30: Sites allocated for recreational use in WDLPR**

Allocation	Current status
Bushfield Camp (W.3)	Part of an employment allocation in LPP1.
North of Stockbridge Road/west of Littleton road, Winchester (RT.5)	No progress.
East of Mill Lane, Wickham (RT.5)	No progress
Area between Abbey Mill and Palace House (S.4)	No progress, although planning applications on adjacent site provides for improvements in this area
Public footpaths proposed in Kings Worthy (S.9)	Partly completed
Pondside, Bishops Waltham (RT5)	Part of allocated area to be provided in conjunction with planning consent for 24 dwellings

- 5.67 In addition to promoting improvements in recreational provision in all settlements in the District, RT.5 also allocates land adjacent to the larger settlements with the most serious shortfalls, identified through the annual assessment of play areas and sports grounds, set out in the Open Space Strategy. In the LPP1, open space is being provided for as part of the Strategic Allocations at Barton Farm (W2) and the 'opportunity site' at Bushfield Camp (W3). The requirement for the allocation of land for future recreational use is being reviewed as part of the work on Local Plan Part 2 and any allocations required will be made in that document.

- 5.68 Bushfield Camp in Winchester is subject to policy W.3 of WDLPR which allows for open sports, informal recreation and small-scale tourism related uses on the site. It has not been possible to progress this proposal, In LPP1, Policy WT3 allocates this site for employment on 20ha of the previously occupied area. The policy retains the undeveloped part of the site for recreational purposes in perpetuity. This will primarily be informal recreation, which will link with the important nature conservation designations in the vicinity.
- 5.69 Policy S.4 states that “the area between Abbey Mill and Palace House in Bishops Waltham is suitable for development as informal public open space and for the provision of a carefully designed and landscaped car park.” Planning permission had been granted for a mixed use scheme which would implement the requirements of this policy. A new application has now been permitted on this site, subject to a legal agreement. Both of these applications would provide for the improvements sought by S4. Policy S.9 provides the opportunity for public footpaths along disused railway lines in Kings Worthy. Public footpaths/bridleways have now been provided. This policy no longer needs to be monitored, but is included in this AMR for the purposes of completeness.

6.0 **THEME TWO: PROSPEROUS ECONOMY**

6.1 The ‘Prosperous Economy’ theme of the Community Strategy seeks to maintain and enhance the dynamic and creative economy of the District, with its good communication links and strong educational facilities. Long term employment is sought for local people and this has led to the development of the adopted Economic Strategy. The following WDLPR policies are considered to fall within the Prosperous Economy (only those identified in bold text are monitored in this section).

Chapter	Issues	Policies	LPP1
4. Countryside and Natural Environment	Re-use of non-residential buildings	CP17	
	Rural businesses	CE 14 – CE16, CE18	MTRA4
7 Employment	Winchester office – in Town Centre	E3*	
	Employment strategy	E1	DS1, WT1, SH1, MRTA1, CP8
	Loss of employment	E2	CP9
	Winchester office – out of Town Centre	E4	DS1, WT1
8 Town Centres Shopping and Facilities	Retailing and supporting facilities	SF1- SF3, SF4*, SF5,	
9. Recreation and Tourism	Tourist & leisure facilities	RT16 – RT18, RT19*	
	Indoor leisure	RT14	DS1, WT1, SH1, MTRA1
	Tourist facilities in settlements	RT15	DS1, WT1, SH1, MTRA1, CP8
11. Winchester	Site proposals	W2	
12. Major Development Areas	West of Waterlooville	MDA1	SH2
	Winchester City North	MDA2	WT2
13. Settlements	Site proposals (economy)	S7, S10, S13*, S14, S15	
	Bishops Waltham – Abbey Mill	S3	CP9
	Cheriton – Freeman’s Yard	S6	CP9

**LI 13/19: Amount of floorspace developed for employment by type (formerly CI BD1)**

**Table 31: Amount for floorspace developed 2012-2013 by type**

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross internal (non SDNP)	1188	1188	300	0	0	0	0	2676
Losses(non SDNP)	0	1788	0	0	0	297	0	2085
Net internal Gain/loss(non SDNP)	1188	-600	300	0	0	-297		-1591
SDNP gross	0	0	0	0	0	249	0	249
SDNP loss	0	0	0	0	0	0	0	0
SDNP gain/loss	0	0	0	0	0	249	0	249
District Total gain/loss	1188	-600	300	0	0	-48	0	840

**LI 13/20: Amount and percentage of employment floorspace on previously developed land by type (m<sup>2</sup>) (formerly CI BD2)**

**Table 32: Amount of floorspace on PDL by type (m2)**

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross PDL completions (internal) (non SDNP)	0	433	0	-	-	-	-	433
% gross on Previously developed land (non SDNP)	0	16%	0	-	-	-	-	16%
SDNP Gross PDL completions	-	-	-	-	-	0	-	0
SDNP % on PDL	-	-	-	-	-	0	-	0
District gross PDL completions	0	433	-	-	-	-	-	433
District % gross on PDL	0%	14.8%	-	-	-	-	-	14.8%

**LI 13/21: Employment land available by type (formerly CI B3)**

**Table 33: Employment Land available by type**

(i) sites allocated for employment uses in Development Plan Documents	48.7ha
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	54.0ha
Total employment land available	102.7ha

**Table 34: Sites allocated for employment use in WDLPR**

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Site location	Policy	Area of site (ha)	Status	Available ha (no planning permission)	Available ha (with planning permission), not yet completed
West of Waterlooville	MDA1	30	Planning permission issued 01.04.08 <sup>1</sup> Revised permission March 2012	-	23
Hillson's Road, Curdridge	S7	4.1	Dependent on Botley Bypass. No planning applications received	4.1	-
Solent 1, Whiteley	S13*	9.8	Remainder under construction	-	9.9
Solent 2, Whiteley	S14	8.7	Part completed, part not started, permission 11.08.08	-	3.19
Little Park Farm, Whiteley	S15	1.3	No planning permission	1.3	
Abbey Mill, Bishops Waltham (mixed use)	S3	1.9	Planning permission issued 07.01.08 <sup>2</sup>	-	2.44**
Freeman's Yard, Cheriton	S6	1.10	Planning permission 04.01.11 for 19 dwellings & 356m <sup>2</sup> B1 use. Under construction	-	356sqm <sup>3</sup>
Station Yard, Sutton Scotney (mixed use)	S10	1.6	2 applications: see <sup>4</sup> below.	0.90	-
Other sites with pp but not yet complete	-	-	-	-	53.98 ha
Total (with Solent 1 removed)		48.7		6.3	Total sites with pp not yet built – 92.87ha

<sup>1</sup> Superseded by revised residential permission with smaller employment component of 23ha

<sup>2</sup> May be superseded by application for retail & health centre approved 2011, subject to legal agreement

<sup>3</sup> Less employment use permitted than in allocation Old Station Yard

<sup>4</sup> Permission for 33 dwellings & 4 live-work units & Taylors Yard – permission for 15 dwellings & 210m<sup>2</sup> office space (both applications subject to legal agreement)

\* Not saved June 2009

\*\* Site approved is larger than the WDLPR allocation site

- 6.2 This monitoring period has been another quiet year for industrial development and, following the pattern of recent years, consisting mostly of agricultural changes of use and re-development/additional development at sites.
- 6.3 5 developments are listed as complete this year, with 1 of these being in the SDNP. A total of 2,925m<sup>2</sup> of new industrial land has been completed, (2676m<sup>2</sup> if SDNP is excluded). With 2085m<sup>2</sup> of land being lost (none in SDNP), the total gain was 840m<sup>2</sup> in the last year.
- 6.4 There is little new construction taking place and all development is outside of settlements. 4 of the 5 new developments involved change of use from agriculture (mostly barns), into B1 classes or B8 (the SDNP development). The other development was a new office building at DSTL Portsdown, outside Portsmouth. This was an additional building on an existing employment site within the countryside. As there were so few completions this year, they can be listed below:

**Table 35: Completions 2012-2013**

Address	Development	Floorspace (M2)
Woodmans Farm, Curdridge	Cou Agriculture to B1 (retrospective)	1,188
Warren Farm Barns, Andover Rd	Cou Agriculture to B1a offices	755
Ewe Tree Farm, Titchfield Lane	Cou Agriculture to B1a offices	300
DSTL, Portsdown	New office building B1a	433
Holden Farm, Cheriton (SDNP)	Cou Agriculture to B1a offices	249
<b>TOTAL</b>		<b>2,925</b>

- 6.5 There is a continuing loss of industrial to residential uses, with smaller replacement industrial being provided in some cases. There were three examples of losses of industrial to residential in the last year. One of these was part of an old warehousing site in the countryside at Shedfield, which secured planning permission several years ago, but has just been completed. The other two losses are both within Winchester town centre (at St Peter's Street and Staple Gardens) and involve re-development of office areas. In the case of Staple Gardens, although 380m<sup>2</sup> of office has been lost, 321m<sup>2</sup> will be replaced as part of the re-development.

- 6.6 The re-development of the Winchester Laundry site at Hyde Street, was under construction at last year and has since been completed. This involved the loss of the former laundry works (B2) for residential with some replacement office. The laundry re-development should appear in next years' figures. Similarly, the re-development at Freeman's Yard in Cheriton (SDNP) is under construction. This also involves the loss of 1,319m<sup>2</sup> of industrial, with the replacement of 356m of B1a/c as part of the mainly residential scheme.
- 6.7 There has been no further development this year on the major employment allocations around Whiteley at Solent Business Park and the environs.
- 6.8 In relation to the site allocations, column 3 of Table 33 shows the areas of the sites as given in the WDLPR. The total of these allocations is also the figure provided in Table 32 as the amount of employment land available on allocated sites. The final column of Table 33 shows the areas of land on those allocations that have planning permission, but have not yet been completed. The sites were allocated in the WDLPR in 2006 and the economic situation has changed since that time. There has been a decrease in demand for traditional employment sites alongside a continuing demand for housing land. Some of these sites have therefore now been granted permission for more of a mix of uses, generally comprising residential with a smaller amount of employment land. Only the amount of available employment land allowed by the planning permission, but not yet built, is shown in the final column.
- 6.9 Table 32 shows the amount of land available for development in the District. Row 1 shows the amount of land in the original site allocations (with Solent 1 removed as it is no longer a saved proposal) and row 2 shows the amount of employment land with planning permission but not yet completed. This latter figure does not include areas permitted on the allocated sites as they have already been accounted for (in terms of their original allocated site area) in row 1. This table therefore represents an approximation of the employment land available, as planning permissions on the site allocations do not always correspond with the areas originally allocated.
- 6.10 Note – the grand total in Table 32 comprises the site areas allocated in WDLPR saved policies, together with other sites with planning permission. The total in Table 33 comprises the areas of employment land actually granted planning permission on the allocated sites, together with other sites with planning permission. The areas are areas not yet complete and include sites in the SDNP.

**Comment**

- 6.11 The fact that there has been no reportable office development is considered to be mainly a result of the current economic climate rather than planning policies. Employment land studies were conducted as part of work on LPP1 and concluded that, although no additional land was required, this was dependant upon existing allocations and permissions coming forward. The allocations are within the PUSH area and form part of the PUSH Economic Strategy. That Strategy has targets for quantities of economic development, which are dependant upon these sites being delivered. The location of these sites is considered appropriate in relation to where the demand for large-scale space is

likely to be required and fits with the strategy for development of the PUSH area. To balance that, some 20ha of employment land has been allocated at Bushfield Camp, Winchester, under Policy WT3 of LPP1, to provide for future development around the city.

### **Future Monitoring**

- 6.12 Information on the amounts of new floorspace permitted and developed will continue to be an indicator of the economic activity of the District. However, caution will need to be exercised as the 2012 Economic Study makes clear, future gains in employment may be through industries that do not involve large amounts of floorspace. The information on floorspace development will therefore need to be considered alongside other employment-related data.
- 6.13 Following the findings of the Economic Study, the LPP1 does not generally make provisions for any new allocations of employment, although some will be provided as part of the Strategic Allocations at Barton Farm, North Winchester WT2 (small-scale employment and a local centre) and West of Waterlooville SH2 (23ha). The exception to this is at Bushfield Camp, where 20ha of land is earmarked as an employment site under WT3 as a result of the Inspector's findings that this area should be earmarked for future employment growth in the most sustainable location of the District. Policy CP8 of LPP1 includes an overall target of the development of about 20ha of new employment land to meet expected economic growth and future employment needs. Progress can be monitored against these figures.
- 6.14 In terms of more detailed monitoring, changes to the GPDO in 2013 are likely to make it more difficult to provide accurate monitoring of industrial development in future years. Changes from B1(a) to C3 (residential) will not require planning permission in certain circumstances, although the Council is keeping a log of the prior approval notices received under this procedure. Changes from agriculture under particular circumstances, to a number of flexible uses will also be permitted development. In addition, the amount of floorspace permitted as a change of use from B1/B2 to B8 or from B8 to B1 is increased from 235sqm to 500sqm. For a limited period of time, any new industrial or warehouse building will be allowed up to 200sqm and the overall floorspace limit for any new works up to 50% (with an upper floorspace limit of 1,000sqm). The Local Planning Authority should be notified once the work is complete.
- 6.15 Monitoring of new floorspace and changes of use will continue under 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, particularly until the time limit for the larger new developments expires at the end of May 2016.

### **Rural**

- 6.16 All of the development during that last year occurred within the countryside. It is difficult to say whether the development is a result of demand in the countryside, or problems in agriculture or rather that the lack of demand for



general office and employment space means that the agricultural re-developments have become more dominant in the Districts' figures. All these sites are on existing agricultural or employment sites, which is an illustration of existing policies CE16 and CE17 allowing for some re-development and expansion in the countryside, but on existing sites only.

- 6.17 LPP1 policies CE8, CE9 are similar to E1 & E2 in WDLPR. They permit employment development and CE9 seeks to protect against loss. LPP1 policy MTRA4 outlines the circumstances under which limited development will be allowed within the countryside. This is similar to policies CE17, CE18 and RT16, RT17 & RT18 in the WDLPR, in that it refers mainly to the re-use and extension of existing buildings and small-scale low key tourist accommodation. The policy now offers greater flexibility to reflect the approach outlined in the NPPF and the increased variety of economic opportunities required outside of settlements, whilst maintaining the intrinsic rural character of the countryside.

## **Retail**

**LI.13/22: Total amount of floorspace for 'town centre uses' (formerly CIBD4 (ii) - none.**

**LI.13/23: Total amount of floorspace for 'town centre uses' within town centres (formerly BD4 (i) ) – none**

- 6.18 Although no new retail development was completed during the monitoring period, a new Aldi store has since been completed at Weeke in Winchester. The major re-development of Whiteley town centre, consisting of 22,489 A1 retail and 5,000 sqm of A2, A3, A4 and A5 professional services and food and drink uses, together with up to 600sqm of D1/D2 uses has also recently been completed. A library/community centre/parish offices were also included, integrated with Meadowside Leisure Centre. The application to which this relates removed the previously permitted hotel from the proposal.
- 6.19 The major re-development at Silver Hill in the centre of Winchester has also progressed during this year. This will comprise approximately 10,000 sqm of retail, with approximately 1,500sqm of this being a food store. Residential is also part of the scheme, along with other town centre regeneration elements. Land assembly for Silver Hill is progressing and is backed by a confirmed Compulsory Purchase Order. It is expected that construction will commence in 2015.
- 6.20 The Retail Study Update 2012 revised the findings of the earlier study that a considerable amount of new retail floorspace will be required. The requirement was considered to be in the region of 12,000m<sup>2</sup> (District-wide to 2031) rather than the 36,000m<sup>2</sup> (to 2026) allowed for in the 2010 Retail Study Update.
- 6.21 The Update concluded that there would be little demand for additional retail space over and above existing commitments, given the current economic climate. The Silver Hill development will also fulfil demand for comparison shopping in the short-medium term. In the light of this, no allocations are made in LPP1, although provision will be made for a local centre as part of the Barton

Farm allocation (WT2) and any further allocations necessary can be made as part of LPP2.

- 6.22 A further retail update is underway as part of the evidence base for LPP2. This will provide further information on expected need for new floorspace and whether any allocations or alterations to town centre boundaries need to be made.

### **Future Monitoring**

- 6.23 The amounts of new floorspace completed for town centre uses will continue to be monitored as part of an indication of economic growth and the health of town centres. Relevant policies in LPP1 are DS1, WT1 and MTRA1 and MTRA2. It is also anticipated that further retail policies may be developed for LPP2, which will require monitoring in due course.
- 6.24 One of areas for consideration in LPP2 is the balance of uses within the town centres, or within the primary shopping areas. This will prove problematic to monitor as many of the changes of use in this area no longer require planning permission. Changes to the GPDO in 2013 have further widened the scope of permitted changes between use classes. The situation is further complicated as some of these changes are only on a temporary basis. In certain circumstances, changes are also allowed from agriculture to a 'flexible use' which can include 'town centre' uses.
- 6.25 In addition, there have been changes in the area allowed for extension under permitted development rights for A1 and A2 uses to 50% of the existing (or 100sqm, whichever is the lesser). Further changes have also been consulted on by government, which may come into effect during the next year.
- 6.26 In summary, it is likely to prove difficult to track changes between use classes within town centres and from town centre uses to other uses in future. Also, records of planning permission increasingly cannot be relied upon to monitor changes in floorspace as permitted development allowances increase. At best, therefore, planning records will serve as a guide to trends and will only monitor the more major applications.
- 6.27 Manual surveying of town centres would be the best method to monitor changes on the ground. This would give a more accurate record of trends and the health of town centres, however it would not necessarily assist in monitoring the performance of detailed planning policies for town centre uses, as many developments will no longer require planning permission. Manual surveying is also resource intensive and therefore further consideration will need to be given to the frequency and scope of any surveys.

### **Leisure and Tourism**

- 6.28 Although no new accommodation has been completed in the last monitoring year, there are several developments in the pipeline as a result of recent permissions. The table below indicates the hotels and visitor accommodation that currently have planning permission.

**LI.13/24: Number of visitor accommodation bedrooms completed - 0**

**Table 36: Visitor Accommodation Development**

Location	Description	Ref & date of permission	No. of bedrooms completed 2012/2013	Total Number of Bedrooms completed
Holiday Inn, Morn Hill, Winchester	32 bedroom extension, gym & spa	SDNP/12/01199/FUL 27.03.12	0	0 Not yet started
Blackwood Holiday Park, Micheldever	60 holiday chalets	10/03109/FUL 29.09.11	60 chalets under construction	N/A
South Winchester Golf Club, Winchester	Erection of 20 2 & 3 bed holiday chalets	97/00771/FUL 11 chalets on appeal 30.03.98 & 99/00342/FUL 9 chalets 23.04.02	0	16 Only 16 ever completed
YMCA National Centre, Curdridge	72 bed accommodation building	07/03007/FUL 15.05.08	0	0 Not yet started
Whiteley Village Centre	4 storey hotel – 125 bedrooms, restaurant, bar	09/00658/OUT 02.08.10	0	0 Not yet started
Total				

- 6.29 The Blackwood Holiday Park, near Micheldever of 60 holiday chalets and associated facilities, was granted permission on 29<sup>th</sup> September 2011. The scheme was under construction during this monitoring year and has since been completed.
- 6.30 A 101 bed hotel Premier Inn gained planning permission on a former industrial site in Winnall, Winchester. Construction has not yet started, although the site has been cleared. The hotel was allowed under SF1 of WDLPR which addresses the sequential test and E2 which deals with loss of industrial. These policies would now be DS1 or WT1 and CP9 in LPP1. The permission shows that after considering whether suitable sites are available under the sequential test, the policies are sufficiently flexible to allow for economic benefits of development to be considered alongside loss of existing industrial sites, and be consistent with the NPPF.
- 6.31 A 32 bed extension to the Holiday Inn, Winchester, with meeting room, gym and spa received planning permission on 27<sup>th</sup> March 2013. This is just outside the Winchester urban area, within the SDNP. Construction had not begun at the end of the monitoring period.

- 6.32 The completion of the other schemes shown in the table above is less certain.
- 6.33 Permission was included for a hotel in Whiteley under the original scheme for the town centre re-development in 2010. However a revised scheme was approved on 17.05.13, which provided for an 8 screen cinema instead. The YMCA building and the remaining chalets at the Winchester Golf Club have been outstanding for some years now and it is not known when they will be completed.

7.0 **THEME THREE: HIGH QUALITY ENVIRONMENT**

7.1 Securing a high quality environment for everyone in the Winchester District is a key outcome of the Community Strategy. This theme links to many policies in the WDLPR. It includes the built and natural environments and also sustainability issues. It covers using resources in a sustainable way, reducing greenhouse gas emissions, valuing the natural and built environment and heritage that the District has to offer and minimizing the impact of traffic and transport.

7.2 LPP1/WDLPR policies in the High Quality Environment Theme are as follows

Chapter	Issues	Policies	LPP1
3. Design & Development Principles	Principles for all new development, Environmental Protection, Utilities	DP1 – DP5, DP6*, DP8*, DP9 – DP14, DP15*	
	Infrastructure for new development	DP9	DS1, WT1, DH1, MTRA1, CP21
4. Countryside and Natural Environment	International Sites, Agricultural Land Quality, Residential in Countryside	CE7*, CE12*, CE19 – CE26	
	Gaps	CE1 – CE3	CP18
	Essential Services	CE4	CP6
	Landscape Character	CE5	CP20
	AONB	CE6	CP19
	Nature Conservation	CE8 – CE11	CP16
5. Historical Environment	All Historical Environment chapter	HE1 – HE12, HE13*, HE14, HE15*, HE16*, HE17	
	Historic Parks & Gardens	HE3	CP20
9. Recreation and Tourism	Tourist & leisure facilities in the countryside	RT18, RT19*	
10. Transport	Development Standards, Walking, Cycling, Botley by-pass	T2 – T4, T7*, T8*, T10*, T12	
	Development Location	T1	DS1, WT1, SH1, MTRA1, CP10
	Contributions	T5	CP21
	Integrated Infrastructure	T6	CP10
	New Road Schemes	T11	Delete 2013
11. Winchester	Park & Ride, Parking	W4, W6 – W7, W8*	
	Special character	W1	WT1

Chapter	Issues	Policies	LPP1
	Town Centre Traffic	W5	WT1
	Traffic Management	W9	WT1
13.Settlements	Site proposals	S1, S5*, S8*, S16*	

\* Not retained post July 2009

The Core and Local Indicators relating to this area cover flooding and water quality, biodiversity, countryside gaps, conservation areas and historic buildings and site proposals which fall within this theme.

## **Flooding and Water Quality**

**LI.13/25: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (formerly CI E1) - None**

- 7.3 The Environment Agency (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 4 objections on grounds of flood risk. These are just the initial responses of the EA to planning applications they received. In all cases, revisions have either resulted in the withdrawing of the objection of the EA, or the applications themselves have been refused/withdrawn. Therefore, no applications have been granted contrary to EA advice on flood defence or water quality grounds.
- 7.4 In relation to the water quality issue, one application (12/00654/FUL) involved re-development of industrial buildings in the countryside for residential purposes. The application at Alresford Salads, Basingstoke Rd near New Alresford was above a Groundwater Special Protection Zone. There were 3 grounds on which the EA objected; the discharge of sewage effluent, which could pollute groundwater, run-off of surface water from hard surfaces, which may also pollute the groundwater and the absence of a preliminary risk assessment showing that the historic use of the site would not lead to pollution of controlled waters. This application was refused, mainly on the grounds of the principle of residential development in the countryside, however the concerns of the EA were included in the reasons for refusal.
- 7.5 4 initial objections were made on the grounds of flood risk. These were either that an unsatisfactory Flood Risk Assessment (FRA) had been submitted, or that no FRA had been submitted as required in areas liable to flooding. In 2 cases the EA objections were withdrawn following the submission of further information by the applicant. Of the other 2 remaining objections, one was refused, and the absence of a FRA was one of the reasons for the refusal. The other application was withdrawn, as it was likely to have been refused. Again the lack of a FRA would have been one of the reasons for refusal.
- 7.6 Future monitoring of water quality. Since this indicator has been reported, no applications have been approved by the Council contrary to EA advice on flood defence or water quality grounds. The number of objection on grounds of water quality in particular is extremely low. The above information shows

however, that EA advice is important in a small number of minor cases. In relation to major applications, these are rarely included on this list, as the EA is usually involved in discussions at an early stage, including masterplanning for the strategic applications.

- 7.7 LPP1 Policy CP17 Flooding, Flood Risk and the Water Environment, covers aspects of water quality and flood risk. Should the Environment Agency cease to record these objections, it would fall the local authority to continue with the monitoring. This would entail recording of their objections and tracking the progress of applications. This is not currently undertaken internally and resources would need to be allocated accordingly. It is currently understood that the Environment Agency will no longer be placing the records of initial objections on their website. It is not yet clear whether this information will be obtainable in future.

## Biodiversity

- 7.8 In the Local Plan Part 1, Policy CP16 replaced CE8, CE9, CE10 and CE11 of the WDLPR. CP7 had not been saved, but is now covered under LPP1 Policy CP16.
- 7.9 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.

**Table 37: Statutory Designated Sites (31st March 2013)**

Designation	Site Name	Area (ha) within district
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

Designation	Site Name	Area (ha) within district
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

### LI 13/26: Changes in areas of biodiversity importance (formerly CI E2)

Table 38: Areas of sites designated for nature importance

Designation	Area in WCC (ha)
SAC	182
SPA	23
RAMSAR	23
SSSI	1313
NNR	103
LNR	101 (56 in 2011)
SINC	6694
SINC amounts (previous years)	6613 (2012) 6596 (2011) 6603 (2010) 6570 (2009) 5667 (2008) 6562 (2007) 6484 (2006)

- 7.10 The area of the LNR Claylands was wrong in the AMR from 2012, so the change in LNR doesn't reflect any real change. The SINC area has also been corrected to 6613 (from 6612) for 2012. There have been a number of changes in the numbers and areas of Site of Importance for Nature Conservation (SINCs) in the last year, these are summarised in the table below.



**Table 39: Change in Number and Area of SINC Designation**

SINCS	WCC sites (no)	WCC sites (area)
Total sites (2011/12) (amended figure)	667	6612.50
New sites	11	19.96
Amended sites	25	59.96
Deleted sites	1	2.71
Total sites (2012/13)	667	6,689.72
Net change	10	77.22
% change in area	-	1.18

7.11 SINCS are reviewed periodically by HCC and in November 2012 a total of 11 new SINCS were designated as listed below:

St Cross Farm, Littlehunts Coppice, Dell Row South, Great Belney Copse, Halls Cottage Woodland, East of Dirystile Coppice, at Chilbolton Avenue, Pitymoor Lane, A31 Alresford Rd, Fielders Farm Meadows, Sarum Rd Sparsholt.

7.12 These new designations led to an increase in 19.96ha in the amount of SINC in the District. The SINC status of Mount Pleasant Meadow was removed this year, due to lack of adequate management. A total of 25 sites were amended. Major amendments included an increase of 0.75 ha at A31 Petersfield Rd (East) due to habitat creation/restoration and at Twyford Waterworks and Drivetts Complex where there were losses of 0.82ha and 1.19ha respectively, due to the correction and re-interpretation of data. These factors account for most of the other changes to SINCS during the year.

**7.13 LI.13/27: Condition of Areas of Biodiversity**

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

**Table 40: Condition of SSSIs**

Condition	HCC area (ha) (rounded)	HCC area (%)	WCC area (ha) 2013	WCC area (%)	WCC area (ha) 2012	Change in area (ha)
Favourable	21,212	42.0	427.56	32.6	412.76	14.80
Unfavourable Recovering	27,714	54.8	551.10	42.0	566.05	-14.95
Unfavourable no Change	896	1.8	223.35	17.0	196.18	27.17
Unfavourable Declining	717	1.4	105.80	8.1	132.82	-27.02

Condition	HCC area (ha) (rounded)	HCC area (%)	WCC area (ha) 2013	WCC area (%)	WCC area (ha) 2012	Change in area (ha)
Part Destroyed						
Destroyed	16.50	0.0	4.84	0.4	4.84	0.00
Grand Total	50,555	100.0	1,312.64	100.0	1,312.64	0.00

- 7.15 Almost 15ha of land has moved from 'Unfavourable Recovering' into 'Favourable', whilst approximately 27ha of land has moved from 'Unfavourable – no change' into 'Unfavourable – declining'. 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', whereas the figure is only 75% for Winchester. HBIC point out that the fact that 37% of the River Itchen is 'Unfavourable – no change' or 'Unfavourable – declining' is the main reason for this difference.
- 7.16 Information on 2011 Indicator LI.11/29 'Improved Local Biodiversity' is not currently available. This looked at the proportion SINC's where positive conservation has been or is being implemented and now forms part of the Single Data Set on 'Improved Biodiversity'. The management status of many SINC's is still unknown. However, if monitoring was improved, it may be possible to link to where management schemes have been implemented as part of a planning permission.

### Priority habitat and Priority Species

- 7.17 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 was also a Core Indicator until the government's revision of Core Indicators in 2008. HBIC is continuing to gather this information as part of Hampshire action on biodiversity and the BAP.
- 7.18 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. 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. 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.
- 7.19 Further changes have occurred this year due to mapping changes resulting from the integration of EA coastal sets and New Forest LIFE data. The results of this are still being cross-checked, so may result in changes, whilst this process continues.

- 7.20 The table below shows the extent of the BAP Priority Habitats in the 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.
- 7.21 There has been a large 'loss' of Lowland Mixed Deciduous Woodland. Most of this is due to better mapping and surveying along with stripping at the margins, which has led to smaller areas being identified, rather than the large areas that were previously the case. However HBiC have specifically identified this as a category where more work is needed, which may result in further changes.

### LI.13/27: Extent of BAP Priority Habitats

**Table 41: Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)**

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	WC C area (ha)	% of WC C area	2011/12 WCC area (ha)	Change in area (ha)
Lowland Calcareous Grassland	2,171	0.56	425	0.64	419	6
Lowland Dry Acid Grassland <sup>1</sup>	3,664	0.94	11	0.02	12	-1
Lowland Meadows <sup>1</sup>	1,541	0.40	298	0.45	296	2
Purple Moor Grass and Rush Pastures	1,456	0.37	50	0.08	48	2
Lowland Heathland <sup>1</sup>	11,642	3.00	0.30	0.00	3	-2
Lowland Beech and Yew Woodland <sup>2</sup>	198	0.05	35	0.05	27	9
Lowland Mixed Deciduous Woodland <sup>2</sup>	36,291	9.34	5,742	8.69	5,888	-146
Wet Woodland <sup>2</sup>	2,051	0.53	227	0.34	238	-11
Wood-Pasture and Parkland <sup>2</sup>	5,509	1.42	119	0.18	119	0
Arable Field Margins <sup>2</sup>	95	0.02	0.4	0.00		0.4
Rivers <sup>2</sup>	[634]	0.16	[118]	0.18	[118]	0
Coastal and Floodplain Grazing Marsh <sup>2</sup>	9,816	2.53	1,273	1.93	1,292	-19
Lowland Fens	1,902	0.49	8	0.01	8	0

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2011/12 WCC area (ha)	Change in area (ha)
Reedbeds <sup>2</sup>	249	0.06	3	0.01	4	-1
Coastal saltmarsh <sup>2</sup>	896	0.23	2	0.00	2	0
Intertidal mudflats <sup>2</sup>	4,419	1.14	6	0.01	6	0
Total	Not comprehensive		8,200	12.41	8,362	-162

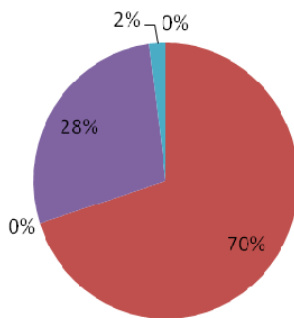
<sup>1</sup> Possible overlap with other categories

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

7.22 There is a UK BAP list of some 1149 priority species. A selection of 50 representative species has been selected in Hampshire, which have a general geographic spread and for which data is widely available. In 2006, HBIC compiled a baseline set of statistics for change in status (1995-2005) for the 50 BAP species. Changes can now be tracked annually. The annual reporting on species is difficult due to fluctuations caused by weather, population cycles and other factors. Therefore data is updated annually but presented as a rolling pattern of trends over a 10 yr period. The pie charts below illustrate the status of the 50 priority species as assessed for the Hampshire BAP in 2000 and as trends in the 10 yr period 2001 – 2011.

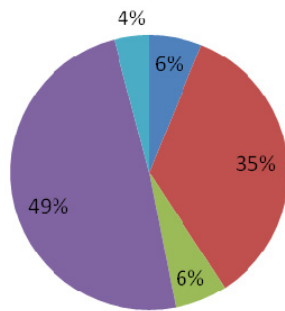
**Figure 5: 50 Hampshire BAP species as assessed in Hampshire BAP 2000**

■ Unknown ■ Declining ■ Fluctuating ■ Stable ■ Increasing



**Figure 6: Trends for 50 Hampshire BAP species 2001 - 2011**

■ Unknown ■ Declining ■ Fluctuating ■ Stable ■ Increasing



- 7.23 The last decade has seen rates of declines slowing for many of Hampshire's BAP priority species. There are, however, concerns that "Stable" for some species means stabilised at low levels i.e. the species had previously declined by a lot and has now levelled off at low levels, rather than stabilising at a high (long-term sustainable) level.
- 7.24 Since reporting in 2010 the number of species showing a decline has increased slightly from 32% to 35%, whilst several species have moved into the 'unknown' categories where there is uncertainty in the long term as to whether populations are actually increasing or decreasing. HBIC relies on volunteer groups and individuals to provide information on species. Year on year changes are likely to be due to variances between the individuals and groups recording data and therefore trends are best assessed over a longer period.
- 7.25 Conclusion on habitats and species: The area of SINCs in Winchester has increased this year. The conditions of SSSIs are improving overall, but are still slightly worse when compared with Hampshire as a whole, although this difference is diminishing. Regarding priority habitats and species, it is still considered that trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not. Due to the nature of species, it is difficult to assess these individually at the District level. However, out of the 50 Priority Species, 36 were recorded in the Winchester District. This compares with the average of 29 taken across the Hampshire Districts as a whole.
- 7.26 Future monitoring. Monitoring of the key indicators for the quantity and quality of species and habitats is intended to continue. However, the District 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.
- 7.27 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 Strategy and an Ecosystem Service Assessment and these may be useful in LPP2 and future monitoring.

## Renewable Energy Schemes

### LI.13/28: Renewable energy developments granted planning permission

**Table 42: Renewable energy developments granted permission 2012/2013**

Type of renewable energy permitted	Number of schemes
Solar Farm	1
Solar Panels	11 domestic, 3 agricultural/commercial, 1 school
Wind Turbines	1 domestic wind turbine
Hydro-turbine	1 (same site as 2011)
Heat pump inverter	1

### Commentary

- 7.28 No wind turbine schemes permitted this year, however two are awaiting decisions. The application at Bullington Cross, Sutton Scotney is for a large commercial wind farm of 14 turbines in total, with a capacity of 2MW each. 7 would be in the Winchester District, 4 in Basingstoke & Deane and 3 in Test Valley. The other pending application is for a single turbine of 0.8 MW capacity at DSTL establishment Portsdown, nr Fareham, to serve the development on the Department of Defence buildings in the vicinity.
- 7.29 One hydro turbine was permitted at The Town Mill, Alresford, but this was a re-submission of the previous years' scheme, so does not represent an increase. One heat pump inverter condensing unit was permitted in the Whiteley Shopping Centre.
- 7.30 One proposal for an anaerobic digestion plan is under consideration at the proposed waste management site at Micheldever Station. The proposal is for 8 MWE pyrolysis conversion including a 2 MWE anaerobic digestion plan and solar panels in connection with the proposed site. This application will be determined by HCC.
- 7.31 There has also been a proposal for an anaerobic digestion plant at a farm near Hursley. This has been subject to a scoping decision by HCC stating that an EIA was not required. No planning application has yet been received.
- 7.32 One solar farm was given permission during the monitoring period at Raglignton Farm, Shedfield (5MW capacity). EIA Screening opinions were sought for two other sites: one at Funtley Refuse Tip for a 10MW solar farm, where an EIA was sought and one at Frith Farm, Wickham (EIA not required.) also for a solar farm. Applications have not yet been received for these proposals. Solar parks are a growing area of interest and other developments to those discussed here are also currently under consideration (or have been approved since the monitoring period has ended).

- 7.33 There were 15 other applications that mention solar panels in the description of development. However, these are all minor developments. 13 are considered as householder applications or at a farmhouse, or are as part of the construction of new residential development, one is at a school and one is at an equestrian centre. Three of the applications involve listed buildings, which may otherwise have benefited from permitted development rights. The number of applications that include solar panels in their description is a large decrease from the previous year's figure of 36 schemes. However, this does not represent a decrease in solar energy in the District as figures provided by the government for the Feed-in-Tariff scheme illustrate.

**Table 43: Installed capacity under FiTs**

Number of Households	48,285
Domestic Photovoltaic	4520 Kw
Total photovoltaic	5409 Kw
Domestic Wind	None
Total Wind	36 Kw
Micro CHP Domestic	1 Kw
Micro CHP Total	1 Kw

Source – DEEC Sub-regional Feed-in-Tariffs data Winchester District as at end Sept 2013

- 7.34 It should be noted that this is not a comprehensive indication of renewable installations as the scheme only covers solar photovoltaics (PV), wind, hydro and anaerobic digestion schemes up to a maximum total installed capacity of 5MW and micro CHP<sub>2</sub> plants with a maximum total installed capacity of up to 2kW. Therefore, there may be additional capacity which is not accounted for in these figures.
- 7.35 Winchester has 1250 domestic photovoltaic cell installations an increase of 156 from the previous figure. This equates to 259 installations per 10,000 households (up from 225 in 2012). This is well above the national average of 152 installations per 10,000 households and only 3 other authorities in the south east are above this. Much of Hampshire is now at a similar level – eg New Forest (also 259), East Hants (261), Fareham (243). Hart (243). Isle of Wight is significantly more at 352, but other parts of Hampshire are much lower – eg Eastleigh (172), Basingstoke (192).
- 7.36 Monitoring of these minor installations is problematic as many small renewable energy generating schemes such as solar panels and domestic wind turbines do not normally require planning permission, so would not be picked up by this indicator. Changes to the Permitted Development Order which came into effect from 1<sup>st</sup> December 2011 allow for the erection of domestic wind turbines and air source heat pumps in certain circumstances. This should led to an increase in take-up of these measures, but equally that these will not be monitored via planning applications.
- 7.37 Small scale renewable energy installations – particularly solar panels – are sometimes included as part of developments, but are not always described on planning application forms. Monitoring only picks up those instances where measures are included within the description of development. Where – for

example – a residential scheme is permitted, the fact that solar panels are being installed on some of the dwellings may not be immediately apparent.

- 7.38 The area of renewable energy generation is very dynamic and subject to change, which leads to great changes in year on year monitoring. There are several reasons for this. Firstly, the technology is changing rapidly, which is affecting the viability and practicality of various forms of renewable energy. The price of solar panels has decreased rapidly in recent years, which has helped the large increase in their installation. New sources of renewables are also being developed and anaerobic digestion and biofuel schemes are starting to come forward for the first time.
- 7.39 The area of renewable energy is particularly affected by changes to funding mechanisms. The governments Feed in Tariff Scheme has historically rewarded householders for installing solar panels, but the rates being offered have been reduced in 2011 and August 2012, which may have affected the take-up rate. Solar farms also currently benefit from subsidies under the Renewables Obligation and smaller farms can opt for the Feed in Tariff scheme. The government has recently announced (4<sup>th</sup> December 2013) that subsidies for solar farms and on-shore wind farms will be reduced, whilst those for off-shore will be increased. These and other changes that regularly occur to the funding mechanisms, will no doubt have an effect on the installation of renewable energy schemes.
- 7.40 Renewable energy is subject to 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. There have also been a variety of decisions by Appeal Inspectors and for 'Called In' applications, which make future predictions uncertain.
- 7.41 Large scale renewable energy installations have impacts on the landscape, which have sometimes led to opposition. Wind farms have been viewed as particularly visually intrusive due to their height. The presence of sensitive landscapes in the Winchester District and the SDNP is likely to be a constraint on the extent of large scale developments.
- 7.42 Policy DP.15 of the WDLPR dealt with renewable energy schemes. However, this policy was not saved post July 2009 as policies NRM15 and NRM 16 of the South East Plan reflected more recent national guidance and provided more detailed requirements. With the knowledge of the impending abolition of Regional Spatial Strategies, it was noted that there would be a policy gap. Therefore the Council developed Interim Policy Aspirations (IPA) on Climate Change in January 2011 in order to have an up-to-date policy on renewable energy in advance of the LPP1. The IPA on Climate Change set out energy requirements that new developments should aim for and indicated the Council's general support for renewable energy schemes.
- 7.43 The Interim Policy Aspiration on Climate Change sought Code for Sustainable Homes Level 5 for Energy and Water for new dwellings, along with BREEAM Standard 'Excellent' for commercial buildings. Only a small number of schemes were permitted under the Climate Change element of the Interim Policy



Aspirations. These included schemes where the enhanced benefits of carbon reduction were a factor in the consideration of the benefits of the proposal.

- 7.44 Future monitoring. The LPP1 Policy CP11 on Sustainable Low and Zero Carbon Built Development and CP12 Renewable and Decentralised Energy have effectively replaced the Interim Policy Aspirations in respect of climate change. Monitoring of renewable energy installations will continue under these policies. CP11 is less onerous than the IPA on Climate Change, as it seeks Code Level 5 (or equivalent) for Energy and Code Level 4 (or equivalent) for Water Efficiency. It also makes provision for allowable solutions and for instances where the policy requirements are unobtainable having regard to viability or practicality.
- 7.45 It would be useful to monitor where applications have been able to fully comply with the aims of the policy and where applications have been reduced due to viability and practicality concerns. As Policy CP11 applies to all new developments, this will be a considerable task and further resources and mechanisms will need to be put in place to achieve this.
- 7.46 It is possible that the number of planning applications that refer to small-scale renewable energy may continue to decrease, as these measures are increasingly provided as standard as part of developments. Further changes to the Feed-in-Tariff and other subsidies are also likely to occur, that will effect proposals. It is expected that renewable energy installations will continue to be subject to changes as this area is changing rapidly.

## **Countryside and Natural Environment – Gaps**

### **LI.13/29: Number of developments permitted in the Strategic and Local Gaps (net) - None**

- 7.47 Policies CE.1 – CE.3 seek to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps. For this monitoring period no additional new dwellings were permitted in the Strategic or Local Gaps. Three replacement dwellings were permitted in the Bishop's Waltham-Swanmore-Waltham Chase-Shedfield-Shirrell Heath gap. As replacements, these are not considered to conflict with the Gap policies.

## **Historic Environment**

- 7.48 Policies HE5 – HE8 deal with Conservation Areas. There are 37 Conservation Areas in the District. Policies HE15 and HE16 deal with Listed Buildings. There are 2262 Listed Buildings within the District of which 92% are Grade II, 5.5% Grade 2\* and 2.5% Grade I.

### **LI.13/30: Percentage of Conservation Areas with a Conservation area Appraisal – 8.1%**

### **LI.13/31: Percentage of Conservation areas with a published Management Assessment Plan - 8.1%**

**LI.13/32: Number of Buildings at Risk in the District – 53**

7.49 No further updates are available since 2011 in respect of the historic environment policies.

**Future Monitoring**

7.50 LPP1 Policy CP20 Heritage and Landscape Character deals with the protection and enhancement of the environment. Policy CP13 deals with High Quality Design for new developments. It is anticipated that further policies will be developed for LPP2 to deal with more detailed historic environment issues (to replace those in the WDLPR). In association with this, work is planned on key views in Winchester with English Heritage support and a policy for a local list of undesignated historic assets is being developed. Further work is also proposed on shopfront and advertisement guidance.

**Transport**

**LI.13/33: Land safeguarded to enable road construction**

**Table 44: Land safeguarded to enable road construction**

Site and proposal (policy T.12)	Status
The construction of an east-west bypass for Botley between the A334/A3051 junction and the boundary of the Local Plan area at the River Hamble	safeguarded
The completion of Whiteley Way to a junction with the A3051 Botley Road to the north of Curbridge and improvements to the A2051 between it junction with Whiteley Way and the A334.	safeguarded

7.51 The route of Botley Bypass continues to be been safeguarded for the moment. Satisfactory completion of Whiteley Way is included in Policy SH3 Strategic Housing Allocation – North Whiteley in LPP1. The Botley bypass reservation will be further considered as part of Development Management and Allocations DPD, having regard to proposals in the adjoining Eastleigh Borough Local Plan.

**Settlement Policies (including Winchester)**

**LI.13/34: Progress in meeting settlement proposals**

**Table 45: Progress in meeting settlement proposals**

Policy & Site	Description	Objective met	Comments
W.4 Bushfield Camp	Allows a Park and Ride car park and associated infrastructure, in association with W.3	Yes – in amended location.	The Bushfield Park and Ride at Itchen Farm opened on 19 <sup>th</sup> April 2010. This is an alternative to the

Policy & Site	Description	Objective met	Comments
			Bushfield Camp Site.
S.1 Bishops Waltham ponds	Environmental improvements to the ponds		Proposals to improve south pond have been put forward in conjunction with the proposals for a supermarket at Abbey Mill
S.5 Bishop's Waltham transport	Environmental and safety improvements, encouraging use of distributor road around the centre	✓	Completed. Policy not saved after July 2009
S.8 Denmead centre	Improvements to access and parking, pedestrian facilities and environmental enhancement	✓	Completed Policy not saved after July 2009.
S.16 Pegham Coppice (Wickham)	Resist expansion of existing commercial activities	✓	Development on site has been regulated and countryside policies can be used to resist expansion. The policy was not saved after July 2009.

7.52 There has been no further progress in the settlement proposals listed above, that are mostly concerned with the environment. However, as the table above illustrates, most of the proposals have been completed or are otherwise no longer required. Further progress on S1 at Bishops Waltham is dependant upon the approved planning permission being implemented.



## 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.
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.
Area of Outstanding Natural Beauty (AONB)	A designation made, under the National Parks and Access to the Countryside Act 1949, to an area of countryside, the natural beauty of which it is desirable to conserve and enhance.
Biomass	A fuel derived from biological material including both plant and animal derived material.
Blueprint	Winchester City Council's community engagement toolkit focused around Localism. It is aimed at helping local people to decide what communities need now and in the future.
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 Buildings at Risk (BAR)	See Previously Developed Land 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	A Development Plan Document which sets out the spatial vision and objectives for the future of the planning area. Now termed Local Plan Part 1 following the Localism Act.

Community Infrastructure Levy (CIL)	A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want.
Community Strategy	The high level visioning document for the District produced by the Winchester District Strategic Partnership (WDSP), dealing with wide social, economic and environmental issues that affect the District. This document guides the direction of the Local Development Framework.
Department for Environment, Food and Rural Affairs (Defra) Development Plan	This currently comprises the South East Plan, the Minerals and Waste Development Framework and the Winchester District Local Development Framework.
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination and, (currently) together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area.
Department of Communities and Local Government (DCLG) Economic Strategy (2010 – 2020)	Government Department, source of information on government planning guidance, amongst other matters. 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.
Environment Agency	A Government agency whose primary aim is to protect and improve the environment and contribute towards sustainable development through the integrated management of air, land and water. The Agency has specific responsibilities for water resources, pollution prevention and control, flood defence, fisheries, conservation of wetland wildlife and waterside recreation.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support the Local Development Framework.
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector. Examinations are intended to reduce the adversarial nature of the Public Local Inquiry of the old system by using more round table sessions and informal hearings.
Government Office for the	The former regional representative of central

South East (GOSE) Greenfield land/sites	government. Now abolished. 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.
Gross Value Added per capita (GVA)	One of the most commonly used measures of economic well-being is GVA. This measures the contribution to the economy of each individual producer, industry or sector in the UK
Hampshire Alliance for Rural Affordable Housing (HARAH)	Hampshire Authorities promoting 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 <a href="#">partnership</a> 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) Infilling	New development which occupies gaps, within built-up areas or on otherwise continuously built-up frontages between existing developments.
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).
Issues and Options	The views, aspirations and concerns expressed about the Winchester District arising from a consultation period at the outset of the LDF process.

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) Local Development Framework (LDF)	A generic name given to all constituent documents of the Local Development Framework. The name for the portfolio of Local Development Documents. These consist of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, produced by the Local Planning Authority.
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Localism Act	An Act which aims to shift power from Central Government into the hands of individuals, communities and Councils, for specific matters and projects. Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
Local Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements. Local gaps are defined in the Local Plan to preserve the separate identities of smaller settlements at risk of coalescence and cover locally important areas of open and undeveloped land.
Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies not covered by the Core Output Indicators and are chosen by the local planning authority
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. They will only be released if monitoring of the housing



<p>Local Strategic Partnership (LSP) Local Transport Plan (LTP)</p>	<p>requirement 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. See Winchester District Partnership (WDSP).</p>
<p>Major Development Area (MDA)</p>	<p>A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport. 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).</p>
<p>Neighbourhood Design Statement (NDS)</p>	<p>An advisory document usually 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.</p>
<p>Neighbourhood Plans</p>	<p>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.</p>
<p>National Indicator (NI)</p>	<p>National Indicators were a set of indicators on which central government measured the performance of local government. It covered services delivered by local authorities alone and in partnership with other organisations like health services and the police. These no longer exist since 2010, but some of the information is still collected and available via other sources.</p>
<p>National Nature Reserve (NNR)</p>	<p>Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.</p>
<p>National Planning Policy Framework (NPPF)</p>	<p>The National Planning Policy Framework (NPPF) 2012 sets out the Government's priorities for planning in England. It replaces the current raft of planning policy guidance notes and statements (PPGs and PPSs).</p>
<p>Parish Plan/Community Plan</p>	<p>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.</p>
<p>Plans for Places</p>	<p>A document which considered the responses to the Blueprint exercise and suggested how these</p>

Preferred Option	are translated into a development strategy for the Winchester District up to 2031. It set out in non-technical terms what the City Council considered the likely policies for the Core Strategy to cover. Leading on from the Issues and Options consultation, the Core Strategy Preferred Option was published in May 2009.
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.
Regional Spatial Strategy (RSS)	This sets out the region's strategic policies, in relation to the development and use of land and forms part of the development plan for each local planning authority area. For the South East Region the RSS is the South East Plan (adopted May 2009). The government intends to abolish RSS.
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.
South East Plan	The Regional Spatial Strategy for the South East. The policies within the LDF must be in accordance with this plan.
Spatial Planning	This moves the focus from a traditional land-use planning approach based on the regulation and control of land to a more inclusive approach based on the regulation and control of land to a more inclusive approach which aims to ensure the best use of land by assessing competing demands. To carry this forward social, economic and environmental factors are taken into account in producing policies or decisions which promote sustainable development and influence the nature of places and how they function.
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

	<p>Council's current Statement of Community Involvement was adopted in January 2007.</p>
Strategic Housing Land Availability Assessment (SHLAA)	<p>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.</p>
Strategic Housing Market Assessment (SHMAA)	<p>A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.</p>
Sites of Importance for Nature Conservation (SINC)	<p>Locally important sites of nature conservation adopted by local authorities for planning purposes.</p>
Social rented accommodation	<p>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).</p>
Strategic Gap	<p>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 general extent of Strategic Gaps was set out in the Structure Plan and is defined in detail in the Local Plan and must only include land necessary to achieve these objectives.</p>
Supplementary Planning Document (SPD)	<p>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.</p>
Site of Special Scientific Interest (SSSI)	<p>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 physiological features</p>
Sustainability Appraisal (SA)	<p>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 Local Plan Part 1 has been subject to a SA.</p>
Sustainable Communities	<p>Places where people want to live and work, now and in the future.</p>
Use Class Order	<p>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</p>

Village Design Statement (VDS)	are likely to require planning permission. 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 current development plan for the District.
Winchester District Strategic Partnership (WDSP)	The Winchester District Strategic Partnership (WDSP) is made up of a range of partnerships working in the District towards the Community Strategy



**Appendix 2: WDLPR Saved Policies**

<b>WDLPR Policy No.</b>	<b>WDLPR 2006 Policy Topic (dark grey not saved 2009)</b>	<b>WDLPR Policy replaced by LPP1 (if blank retained until LPP2)</b>
DP1	Design Statement requirement	Deleted
DP2	Master Plan requirement for large sites	
DP3	General Design Criteria	
DP4	Landscape and the Built Environment	
DP5	Design of Amenity Open Space	
DP6	Efficient Use of Resources	
DP7	Aerodrome Safety	Deleted
DP8	Flood Risk.	
DP9	Infrastructure for New Development	DS1, WT1, SH1, MTRA1, CP21
DP10	Pollution Generating Development	
DP11	Unneighbourly Uses	
DP12	Pollution sensitive development	
DP13	Development on Contaminated land	
DP14	Public Utilities	
DP15	Renewable Energy Schemes	
CE1	Strategic Gaps	CP18
CE2	Local Gaps	CP18
CE3	Development in Gaps	CP18
CE4	Essential Services	CP6
CE5	Landscape character	CP20
CE6	AONB	CP19
CE7	Nature Conservation – International Sites	
CE8	Nature Conservation – National Sites	CP16
CE9	Nature Conservation – Locally Designated Sites	CP16
CE10	Other Sites of Nature Conservation Interest	CP16
CE11	New and Enhanced Sites of Nature Conservation Value	CP16
CE12	Agricultural Land Quality	
CE13	Essential rural development	MTRA4
CE14	Agri-industry Agri-distribution	MTRA4
CE15	Fish Farms	MTRA4
CE16	Farm diversification	MTRA4
CE17	Re-use of non-residential buildings in the countryside	
CE18	Existing Employment Uses	MTRA4
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	

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CE27	Gypsies & Travelling Showpeople	
CE28	Sustainable Recreation Facilities	
HE1	Archaeological Site Preservation	
HE2	Archaeological Site Assessment	
HE3	Historic Parks, gardens and battlefields	CP20
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	
HE13	Historic Buildings – Changes of Use	
HE14	Alterations to Historic Buildings	
HE15	Listed Buildings – Demolition of	
HE16	Listed Buildings – Setting of	
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings	
H1	Provision for Housing Development	CP1
H2	Local Reserve Sites	CP1
H3	Settlement Policy Boundaries	
H4	Outside Policy Boundaries	MTRA3
H5	Affordable Housing	CP3
H6	Rural Exception Sites	CP4
H7	Housing Mix and Density	CP2 & CP14
H8	Special Needs Housing	
H9	Mobile Homes (New)	Deleted
H10	Mobile Homes (Loss)	
E1	Employment Strategy	DS1, WT1, SH1 MTRA1, CP8
E2	Loss of Employment	CP9
E3	Winchester Office Development – Town Centre	
E4	Winchester Office Development - Outside Town Centre	DS1, WT1
SF1	Town Centre Development - New	
SF2	Town Centre Development - Loss	
SF3	Town Centre Development – Food & Drink	
SF4	Town Centre Development – Residential	
SF5	Primary Shopping Area	
SF6	New Facilities and Services	CP6
SF7	Loss of Facilities and Services	CP6
SF8	Further & Higher Education	MTRA5
RT1	Important Amenity Areas	
RT2	Important Recreational Space	



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RT3	Smaller Important Open Spaces	CP7
RT4	Recreational Space for New Housing Development	CP7
RT5	Site Allocations for Recreation	
RT6	Children's Play Facilities	CP7
RT7	Public Use of Private Facilities	
RT8	Formal Recreational Facilities in Countryside	
RT9	Recreational Routes	CP15
RT10	Meon Valley Bridleway	
RT11	Equestrian Development	
RT12	Golf related development	
RT13	Noisy Sports	
RT14	Indoor Leisure Uses	DS1, WT1, SH1, MTRA1
RT15	Facilities for tourism in the settlements	DS1,WT1, SH1. MTRA1, CP8
RT16	Tourism & Leisure Facilities in the Countryside	
RT17	Camping/ Caravanning Sites	
RT18	Permanent Short-Stay Tourist Accommodation in Countryside	
RT19	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside	
T1	Development Location	DS1, WT1, SH1, MTRA1, CP10
T2	Development Access	
T3	Development Layout	
T4	Parking Standards	
T5	Off-Site Transport Contributions	CP21
T6	Integrated Transport Infrastructure	CP10
T7	Re-use of railway lines	
T8	Footpath cycling etc networks improvements	
T9	Freight Facilities	
T10	Traffic Management B3354/B2177	
T11	New Road Schemes	Deleted
T12	Safeguarded Land (Botley By-pass & Whiteley Way)	
W1	Winchester's Special Character	WT1
W2	Town Centre, Shopping & Facilities - Broadway/Friarsgate	
W3	Recreation - Bushfield Camp	WT3
W4	Park and Ride	
W5	Town Centre Traffic Management	WT1
W6	Parking Controls & Servicing – New Public car parks	
W7	Parking Controls & Servicing – Parking Standards	
W8	Parking Controls & Servicing – Service Vehicles	
W9	Environmental Traffic Management	WT1
W10	New Footpath Proposals	
W11	New Bridleway Proposal	
MDA1	Proposals for West of Waterlooville	SH2
MDA2	Proposals for Winchester City (north)	WT2
S1	Bishop's Waltham –	

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	Ponds	
S2	Bishop's Waltham - Malt Lane	
S3	Bishop's Waltham – Abbey Mill	CP9
S4	Bishop's Waltham – Pondsides	
S5	Bishop's Waltham – transport	
S6	Cheriton – Freeman's Yard	CP9
S7	Curdridge – Hilsons Road	
S8	Denmead – centre	
S9	Kings Worthy – footpaths	CP15
S10	Proposals for land at former station yard Sutton Scotney	
S11	Whiteley – Whiteley Farm	
S12	Proposals at Whiteley Green	
S13	Whiteley – Solent 1	
S14	Whiteley – Solent 2	
S15	Whiteley – Little Park Farm	
S16	Pegham Coppice (Wickham)	

### Appendix 3: Five Year Land Supply Summary

2013- 2018

a	2011- 2031 requirement		12,500
b	Completions to 2013 (April)		521
c	Remaining requirement to 2031 (a - b)		<u>11,979</u>
d	Remaining number of years from requirement		18 years
e	Annual requirement	(c / d)	665.5
f	5 Year requirement	(e x 5)	<u>3,328.</u>

Therefore:

g	Requirement		3,328
h	Supply over 5 year period (from 2013 AMR data)		3,850
District Wide 5 year land supply (h / e)			<u>5.7 Years</u>

2014- 2019

a	2011- 2031 requirement		12,500
b	Completions to 2014 (April)		878
c	Remaining requirement to 2031 (a - b)		<u>11,622</u>
d	Remaining number of years from requirement		17 years
e	Annual requirement	(c / d)	683.6
f	5 Year requirement	(e x 5)	<u>3,418</u>

Therefore:

g	Requirement		3,418
h	Supply over 5 year period (from 2013 AMR data)		4,538
District Wide 5 year land supply (h / e)			<u>6.6 Years</u>

Note: adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply.



### Appendix 4: Large Sites Phasing

The table below sets out the phasing of all the large sites (net completions) in the District (both those with planning permissions and Local Plan Part 1 Allocations).

Address	STATUS	Net Available	NET1314	NET1415	NET1516	NET1617	NET1718	NET1819	NET1920	NET2021	NET2122	NET2223	NET2324	NET2425	NET2526	NET2627	NET2728	NET2829	NET2930	NET3031	NET3132	NET3233	NET3334	NET3435	UNLIKELY	TOTAL SUPPLY
Peninsula Barracks Winchester	Under Constriction	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Abbey Mill Station Road Bishops Waltham Southampton	NOT STARTED	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70
Area Between Broadway & Friarsgate Winchester	NOT STARTED	307	0	0	100	100	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	307
Land Off Hookpit Farm Lane Kings Worthy	NOT STARTED	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25

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Address	STATUS	Net Available	NET1314	NET1415	NET1516	NET1617	NET1718	NET1819	NET1920	NET2021	NET2122	NET2223	NET2324	NET2425	NET2526	NET2627	NET2728	NET2829	NET2930	NET3031	NET3132	NET3233	NET3334	NET3435	UNLIKELY	TOTAL SUPPLY
Police Headquarters Romsey Road Winchester	NOT STARTED	294	0	0	0	50	80	80	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	294
Touchwood Church Road Shedfield Southampton	UNDER CONSTRUCTION	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Land At Pitt Manor Romsey Road Winchester	NOT STARTED	200	0	10	50	70	50	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Land At Worthy Road/Francis Gardens Winchester	UNDER CONSTRUCTION	81	50	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	81
Little Frenchies Field Hambleton Road Denmead	UNDER CONSTRUCTION	32	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32

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Address	STATUS	Net Available	NET1314	NET1415	NET1516	NET1617	NET1718	NET1819	NET1920	NET2021	NET2122	NET2223	NET2324	NET2425	NET2526	NET2627	NET2728	NET2829	NET2930	NET3031	NET3132	NET3233	NET3334	NET3435	UNLIKELY	TOTAL SUPPLY
Land At Spring Gardens New Alresford	NOT STARTED	33	15	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33
Station Garage Yard Andover Road Micheldever Station Winchester	UNDER CONSTRUCTION	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Winchester Laundry And Cleanin Hyde Abbey Road Winchester	UNDER CONSTRUCTION	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
White And Bowker 17-19 St Peter Street Winchester	UNDER CONSTRUCTION	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Land East Of New Farm Road Alresford	NOT STARTED	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23

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Address	STATUS	Net Available	NET1314	NET1415	NET1516	NET1617	NET1718	NET1819	NET1920	NET2021	NET2122	NET2223	NET2324	NET2425	NET2526	NET2627	NET2728	NET2829	NET2930	NET3031	NET3132	NET3233	NET3334	NET3435	UNLIKELY	TOTAL SUPPLY
Lang House 27 Chilbolton Avenue Winchester	UNDER CONSTRUCTION	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
45 Chilbolton Avenue Winchester	UNDER CONSTRUCTION	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Ambulance Station 37 Queens Road Winchester	UNDER CONSTRUCTION	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
34-36 Chilbolton Avenue Winchester	NOT STARTED	9	-2	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Staple Chambers Staple Gardens Winchester	UNDER CONSTRUCTION	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10



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Address	STATUS	Net Available	NET1314	NET1415	NET1516	NET1617	NET1718	NET1819	NET1920	NET2021	NET2122	NET2223	NET2324	NET2425	NET2526	NET2627	NET2728	NET2829	NET2930	NET3031	NET3132	NET3233	NET3334	NET3435	UNLIKELY	TOTAL SUPPLY
Dunfords Business Park 89 Main Road Colden Common Winchester	NOT STARTED	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Land Off Rook Lane Micheldever	NOT STARTED	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Land At Pondsides Lane Bishops Waltham	NOT STARTED	24	0	10	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
2 - 4 Southgate Peugeot Cross Street Winchester	NOT STARTED	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
The Apex Centre Church Lane Colden Common Winchester	NOT STARTED	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Area 2 Lady Bettys Drive Whiteley Fareham	NOT STARTED	75	0	0	0	0	0	0	0	0	0	0	35	40	0	0	0	0	0	0	0	0	0	0	0	75

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Address	STATUS	Net Available	NET1314	NET1415	NET1516	NET1617	NET1718	NET1819	NET1920	NET2021	NET2122	NET2223	NET2324	NET2425	NET2526	NET2627	NET2728	NET2829	NET2930	NET3031	NET3132	NET3233	NET3334	NET3435	UNLIKELY	TOTAL SUPPLY
Freemans Yard School Lane Cheriton Alresford	UNDER CONSTRUCTION	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
The Bourne Bourne Fields Twyford Winchester	UNDER CONSTRUCTION	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
<b>Large Sites Totals (Excluding LPP1 Allocations)</b>		<b>1338</b>	<b>186</b>	<b>171</b>	<b>195</b>	<b>220</b>	<b>237</b>	<b>100</b>	<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>1338</b>
Policy SH2: OLD PARK FARM LONDON ROAD WATERLOOVILLE	UNDER CONSTRUCTION	164	75	60	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	164
Policy SH2: GRAINGER DEVELOPMENT SITE NEWLANDS LANE WATERLOOVILLE	NOT STARTED	2113	30	150	190	240	235	239	240	69	240	240	240	0	0	0	0	0	0	0	0	0	0	0	0	2113

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Address	STATUS	Net Available	NET1314	NET1415	NET1516	NET1617	NET1718	NET1819	NET1920	NET2021	NET2122	NET2223	NET2324	NET2425	NET2526	NET2627	NET2728	NET2829	NET2930	NET3031	NET3132	NET3233	NET3334	NET3435	UNLIKELY	TOTAL SUPPLY	
Policy WT1: BARTON FARM ANDOVER ROAD WINCHESTER	NOT STARTED	2000	0	0	120	200	200	200	200	200	200	200	200	200	80	0	0	0	0	0	0	0	0	0	0	0	2000
Policy SH3: NORTH WHITELEY WHITELEY	NOT STARTED	3500	0	0	50	100	300	300	350	350	350	350	300	300	200	200	200	100	50	0	0	0	0	0	0	0	3500
<b>Local Plan Part 1 Strategic Allocations - Total Supply</b>		<b>7777</b>	<b>105</b>	<b>210</b>	<b>389</b>	<b>540</b>	<b>735</b>	<b>739</b>	<b>790</b>	<b>619</b>	<b>790</b>	<b>790</b>	<b>740</b>	<b>500</b>	<b>280</b>	<b>200</b>	<b>200</b>	<b>100</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7777</b>	
<b>Total Large Sites Supply</b>		<b>9115</b>	<b>291</b>	<b>381</b>	<b>584</b>	<b>760</b>	<b>972</b>	<b>839</b>	<b>874</b>	<b>619</b>	<b>790</b>	<b>790</b>	<b>775</b>	<b>540</b>	<b>280</b>	<b>200</b>	<b>200</b>	<b>100</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>9115</b>	

Source: Hampshire County Council



## **Appendix 5: SHLAA Sites included in the 2013 Housing Trajectory**

This section sets out all the sites which are included in the SHLAA (Strategic Housing Land Availability Assessment) as at December 2013, that contribute to the housing trajectory and the five year land supply.

Full details of the SHLAA sites listed below will be included in the SHLAA update which will be published in early 2014. Further details of the SHLAA can be found at [www.winchester.gov.uk](http://www.winchester.gov.uk)

Please note: The totals in the table are rounded figures and may not equate to the totals given,



## SHLAA Sites within H.3 Settlement Boundaries

Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
Bishops Waltham	357	Newtown Farm House, Tangier Lane	0.6	0.2	40	1	6	0	6	0	0
	852	Old Brickyard Cottage, St Peters Terrace, Coppice Hill, Bishops Waltham, SO32 1AG and Old Telephone Exchange, St Peters Terrace, Coppice Hill, Bishops Waltham, SO32 1AG	0.8	0.8	40	0.9	31	31	0	0	0
	1712	Malt Lane	0.4	0.4	50	1	18	0	18	0	0
	2459	Land at Green Lane Farm, Hoe Road, Bishops Waltham	0.5	0.5	40	0.9	18	18	0	0	0
	Bishop's Waltham Totals				1.9			73	48	25	0
Colden Common	888	Clayfield Park Homes Ltd, Main Rd, Colden Common, Winchester, SO21 1SE	1.7	1.7	30	0.75	39	0	0	39	0
	889	Avondale Park, Off Main Road, Colden Common, SO21 1TF	0.6	0.6	30	0.9	16	0	16	0	0
	Colden Common Totals				2.3			55	0	16	39
Denmead	475	Land behind Highclere, School Lane	0.2	0.2	30	1	6	0	6	0	0
	958	Shere, Green Meadows, Green Lane, Denmead, PO7 6LW	0.2	0.2	30	1	7	0	0	7	0

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Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
	1783	Kidmore Lane	0.3	0.3	30	1	8	0	0	8	0
	1835	Land adjacent to Denmead Junior School, Bere Road	0.5	0.5	25	0.9	11	11	0	0	0
	Denmead Totals			1.2			31	11	6	15	0
Kings Worthy	329	Land At Tudor Way Inc Land At 130-132 Springvale Road And Rear Of 136-140.	1.9	1.7	30	0.75	39	10	29	0	0
	381	Kings Worthy Court, SO23 7QA	0.5	0.5	30	0.9	14	0	14	0	0
	2509	Cornerways, Church Lane, Kings Worthy SO23 7QS	1.3	1.3	30	0.8	31	0	31	0	0
	Kings Worthy Totals			2.3			84	10	74	0	0
New Alresford	1966	The Cricketers Arms, Jacklyns Lane, New Alresford, SO24 9LW	0.4	0.4	40	1	14	0	0	14	0
	2123	Telephone Exchange, Station Road	0.1	0.1	50	1	7	0	0	7	0
	2534	Ceejay Systems (SV) Ltd	0.8	0.0	40	1	0	0	0	0	0
	2535	Huxley (UK) Ltd	0.6	0.0	40	1	0	0	0	0	0
	New Alresford Totals			0.5			22	0	0	22	0
Sparsholt	434	Church Mead, Home Lane, Sparsholt (Garden of)	0.2	0.2	30	1	7	0	0	7	0
	2062	Land at Church Farm	0.3	0.3	30	1	8	8	0	0	0



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Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
	Sparsholt Totals			0.5			15	8	0	7	0
Sutton Scotney	427	Old Station Yard	1.0	1.0	38	0.9	33	33	0	0	0
	2428	Taylor's Yard	0.8	0.8	28	0.9	15	15	0	0	0
	Sutton Scotney Totals			1.0			48	48	0	0	0
Swanmore	466	Land behind 1 & 2 Cottles	0.2	0.2	30	1	5	0	0	5	0
	1751	New Road	0.2	0.2	30	1	6	0	6	0	0
	1836	New Road	2.5	0.0	30	1	0	0	0	0	0
	2443	Brookwood, Merrivale and Corner Oak, Swanmore Road, Swanmore	1.2	0.4	30	0.9	12	0	0	12	0
	Swanmore Totals			0.8			23	0	6	17	0
Waltham Chase	2065	Land behind Rosehill Garage, SO32 2LX	2.8	2.8	30	0.65	54	0	0	54	0
	Waltham Chase Totals			2.8			54	0	0	54	0
Whiteley	1810	The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ	1.4	1.4	4.5	0.8	5	5	0	0	0
	1811	Lady Betty's Drive	0.8	0.3	40	1	13	0	0	13	0
	Whiteley Totals			1.7			18	5	0	13	0

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Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
Wickham	2144	Wickham Laboratories Ltd, Winchester Road	0.4	0.2	155	1	31	31	0	0	0
	Wickham Totals			0.2			31	31	0	0	0
Winchester	80	16 Edgar Road, Winchester, SO23 9TW	0.2	0.2	50	1	10	0	0	10	0
	341	St Peter's, Hyde Abbey Road Car Park	0.4	0.1	50	1	6	0	0	6	0
	569	Land At the end of West End Close	0.3	0.3	50	1	13	0	0	13	0
	659	Land off Firmstone Road, Winchester, SO23 0PA	0.2	0.2	50	1	12	0	0	12	0
	1801	15 Chilbolton Avenue	0.4	0.3	50	1	15	0	15	0	0
	1827	Royal Hampshire County Hospital B	0.5	0.5	50	0.9	24	0	24	0	0
	1829	Royal Hampshire County Hospital E	0.8	0.8	50	0.9	34	0	34	0	0
	1846	Behind Trussell Crescent	0.2	0.2	60	1	12	12	0	0	0
	2009	Winchester Conservative Club	0.7	0.7	85	0.9	54	0	54	0	0
	2072	Fire Station	0.2	0.0	75	1	0	0	0	0	0
	2081	Westman Road	0.4	0.1	90	1	12	12	0	0	0
	2103	Cromwell Road	0.2	0.2	30	1	7	7	0	0	0
	2134	Winchester Cathedral grounds	0.5	0.5	23	0.9	10	0	10	0	0
2450	Carfax, Sussex Street, Winchester, SO23 8TG	0.7	0.7	63	0.9	40	40	0	0	0	

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Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
	2461	Wellington House, Wellington Cottage and 78 & 79 Kingsgate Street, Kingsgate Street, Winchester	0.1	0.1	50	1	6	6	0	0	0
	2556	Victoria House, Victoria Road	0.2	0.2	135	1	25	25	0	0	0
	2586	New Queens Head	0.8	0.4	54	1	20	20	0	0	0
	2587	Colbourne Close	0.2	0.2	30	1	5	0	5	0	0
	2588	Cattlemarket Site	1.1	1.1	40	0.8	34	34	0	0	0
	2589	Wilborforce Drive	1.5	1.5	31	0.75	35	20	15	0	0
	2590	Chesil Surface Car Park	0.4	0.4	138	1	50	50	0	0	0
	Winchester Totals			5.5			421	225	156	40	0
	<b>District Totals</b>						<b>875</b>	<b>386</b>	<b>282</b>	<b>207</b>	<b>0</b>



### Appendix 6: 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
Local Plan Part 1 Housing Trajectory																					
Commitments and SHLAA sites (within settlement boundaries)		0	252	236	337	401	495	156	140	56	57	57	76	81	41	42	42	0	0	0	2469
Strategic Allocations		0	105	210	389	540	735	739	790	619	790	790	740	500	280	200	200	100	50	0	7777
Local Plan Part 2/Windfall		0	0	0	0	50	100	150	150	150	150	150	150	150	150	200	200	200	150	150	2250
Total Projected Completions		0	357	446	726	991	1330	1045	1080	825	997	997	966	731	471	442	442	300	200	150	12496
Total Past Completions	317	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	521
Cumulative Completions	317	521	878	1324	2050	3041	4371	5416	6496	7321	8318	9315	10281	11012	11483	11925	12367	12667	12867	13017	13017
PLAN	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative allocation	-308	-729	-997	-1176	-1075	-709	-4	416	871	1071	1443	1815	2156	2262	2108	1925	1742	1417	992	517	517
MANAGE - Annual requirement using past/projected completions	625	641	666	684	699	697	676	625	590	546	518	465	398	317	248	203	144	44	-84	-367	4

Winchester District Housing Trajectory AMR 2013

