



Winchester City Council

Local Development Framework:

# Annual Monitoring Report 2006

## Report No 2 (covering the period 01.04.05 – 31.03.06)



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# 1 INTRODUCTION

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- 1.1 Under the new planning regime introduced following the 2004 Planning and Compensation Act, planning authorities are required to produce a yearly monitoring report into the performance of the Local Development Framework (LDF). These Annual Monitoring Reports (AMR) cover the period of the financial year and are required to be submitted to the Department of Communities and Local Government (DCLG) by the end of the following December.
- 1.2 The first AMRs were produced last year, so this document represents Winchester's second AMR and covers the period 1st April 2005 – 31st March 2006.
- 1.3 The introductory sections of this report describe the role and nature of monitoring of the LDF, how it has developed and how it will continue to evolve in future.
- 1.4 The main body of this report is in two parts, each part dealing with the two main functions of AMRs as prescribed by legislation.
- 1.5 Part One of the AMR monitors the policy progress of the LDF. It compares actual progress on the preparation and adoption of Local Development Documents (LDDs) with their expected timetables as outlined in the Local Development Scheme (LDS) programme. The AMR discusses where there have been slippages and proposes changes to the LDS where necessary. Actual changes to the LDS will be presented to a Cabinet meeting for formal decision in January 2007, with a revised LDS programmed for adoption in March 2007.
- 1.6 Part Two of the AMR monitors the performance of policies within the LDF. This entails considering the effectiveness of the statutory planning policies in use in the District during the monitoring period. The performance of the policies is monitored by comparing their outcomes against a set of indicators. The DCLG has prescribed several indicators that Councils are required to provide information on every year. These are known as the Core Indicators. Councils can supplement these with their own indicators, known as Local Indicators.
- 1.7 This report contains mostly Core Indicators, with some additional Local Indicators being included. It is planned to include more Local Indicators in future reports. Last year's AMR was the first monitoring report produced and there were gaps in the information provided. Most of these gaps have been filled in this report. However, there are still some fields that require greater coverage and monitoring systems are still developing in these areas. The Core Indicators that are still outstanding are open space quality, parking standards and renewable energy.
- 1.8 The AMR contains a large amount of detail relating to housing supply and delivery in the District, both during the monitoring year and projected into the future by means of a 20 year housing trajectory. Detailed information relating to the location and composition of housing development over the monitoring period is contained within the AMR. The report includes an update on the development situation on sites identified in the Urban Capacity Study. The Study itself is programmed to be re-assessed during 2007.
- 1.9 The 2006 AMR was discussed and approved at the Cabinet meeting of 13th December 2006 and formally submitted to DCLG by December 31st 2006.
- 1.10 The Council wishes to acknowledge the assistance of the Environment Agency and the Hampshire Biodiversity Information Centre in the production of this report. The Council also wishes to acknowledge the considerable assistance provided by Hampshire County Council in undertaking the monitoring of particular key indicators on behalf of the District.



### Statutory Background

- 2.1 The Planning and Compulsory Purchase Act 2004 introduced a new planning system for England and Wales. The previous system of Regional Planning Guidance, Structure Plans and Local Plans was replaced with one of Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF). LDFs are produced by Local Planning Authorities - such as Winchester - as Local Plans were under the previous system. LDFs will comprise several Local Development Documents, namely: Development Plan Documents (DPDs) - which will form the statutory plan for the area - a Statement of Community Involvement (SCI), the Annual Monitoring Report (AMR) and any Supplementary Planning Guidance (SPG).
- 2.2 The 2004 Act required planning authorities to produce a timetable for the first 3 years of the LDF system, entitled the Local Development Scheme (LDS). This outlined the work programme for the preparation of the various Local Development Documents that comprise the LDF for the first 3 years. A new LDS would need to be produced at the end of that time for the next 3 years. However, the LDS can be updated as necessary and Winchester's original LDS of March 2005 has already been superseded by a revised version in March 2006.
- 2.3 Section 35 of the Planning and Compulsory Purchase Act 2004, requires local planning authorities to produce an Annual Monitoring Report (AMR) on the LDF. The AMR has two main tasks; the first is to monitor policy process (ie progress on the production of the LDF) by monitoring the implementation of the LDS. The second main task is to monitor the performance of adopted planning policies. The scope of the AMR is further prescribed in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004, which sets out five key tasks that the AMR must address:
- Review actual progress against the LDS timetable (the policy process);
  - Assess the extent to which policies are being implemented (policy performance);
  - Where policies are not being implemented, explain why and set out the steps to rectify this or to amend or replace the policy;
  - Identify significant effects of policies and whether they are as intended;
  - Set out whether policies are to be amended or replaced.

### Role of Monitoring.

- 2.4 Monitoring of the LDF through the AMR has various purposes.
- Monitoring of progress on policy preparation.**
- 2.5 Actual progress on the preparation of LDDs is compared with the key milestones outlined in the LDS. This assists in the management of future work programmes by identifying slippages and potential conflicts at an early stage. The AMR can then propose changes to the Scheme to address these issues. Also, by analysing where and why slippages have occurred, it may be possible to avoid such problems in future.
- Measuring the effectiveness of existing policies.**
- 2.6 The monitoring of certain indicators assists in assessing the effectiveness of policies. This identifies:
- whether the policies are being implemented;
  - what the effects of that implementation are;
  - whether the effects are as intended;
  - whether there are any significant effects of the policies and whether they are as intended.
- 2.7 This therefore identifies where policies are succeeding or failing and quantifies to what extent. It also highlights where there are policy gaps.

### Contributing to policy development

- 2.8 Although the AMR covers the previous year, it is also a forward-looking activity as it provides information that feeds into the formulation of new policies.
- 2.9 Where the AMR has indicated that policies are not being implemented or are having unwelcome effects, the AMR should explain why this is the case and set out steps to amend or replace the policy. The AMR itself will propose how policies should be altered, but the actual formulation of new or amended policies would be carried out through the normal planning

process. The monitoring information contained in the AMR will therefore form an important component of the evidence base for reviewing policies.

- 2.10 The monitoring information will also provide information for assessing progress towards sustainability objectives. The identification of significant effects will assist in indicating areas of focus for action on sustainability and where policies should be developed.
- 2.11 Under the new planning system, Development Plan Documents will be produced using the 'Objective – Policy – Target – Indicator' approach. The development of targets and indicators will be an integral part of policy development. They will be formulated concurrently with the development of policies. Targets and Indicators should therefore be well-related to the actual Policies being developed. In the future, monitoring information will be gathered having these specific Targets and Indicators in mind, and should therefore provide a better measurement of the effectiveness of Policies.
- 2.12 The importance of monitoring should not be underestimated. The government has made it a requirement that Annual Monitoring Reports on the LDF be produced and that certain Core Indicators should be reported on each year. In addition, paragraph 4.24 of PPS12: Local Development Frameworks, states that two of the tests of soundness that an Inspector will consider when assessing a DPD are firstly, that policies are founded on a robust and credible evidence base and secondly, that there are clear mechanisms for the implementation and monitoring of policies explicitly shown within the DPD.
- 2.13 Monitoring of the LDF and the production of AMRs is still at a very early stage. This is only the second year of AMRs, and the Council is only at the pre-production stage of the Core Strategy. Monitoring will develop as the LDF progresses. Section 3 of this AMR outlines in more detail how it is anticipated that this will occur.
- 2.14 The AMR also provides information that will feed into the Regional Spatial Strategy (RSS) in several ways. Firstly, it will provide information on the delivery of the housing requirements that have been specified within the RSS. Secondly, it will provide information on the effectiveness of policies at a local level, which can be used to inform the development of policies at a regional level. Thirdly, the District AMR provides factual information that can be assimilated with that from other Districts into the RSS AMR. It is therefore important that there are consistent monitoring indicators used throughout the region. It is anticipated that the RSS for the South East – the South-East Plan will be adopted in 2008. The Plan is at its Public Examination Stage at the moment and the policies and indicators have not yet been finalized, however the monitoring information contained within this AMR reflects the indicator requirements for local authorities outlined in the Draft South-East Plan monitoring guidelines as far as possible at this stage.



### The First AMR (2005)

- 3.1 Annual Monitoring Reports (AMRs) were first required to be produced for the financial year 1st April 2004 – 31st March 2005. They were required to be published by the end of December of that year. Accordingly, Winchester City Council's first AMR was produced by December 2005 and covered the period 01.04.04 – 31.03.05.
- 3.2 Prior to this, the Council had been preparing annual Housing Monitoring Reports since 2001. These covered housing supply issues and provided progress on the uptake of urban capacity sites. These reports also included information on the provision of affordable housing and housing mix throughout the District. Much of the information that was contained within these reports is now covered by the Core Indicators. Other usual information on housing need and supply that was previously in the Housing Monitoring Reports, has now been included in AMR as Local Indicators.
- 3.3 Part One of the 2005 AMR provided information on the progress of the LDF, as measured by the LDS. The 2005 AMR included information on LDF progress beyond the statutory monitoring period up until the date of publication in December. There were two reasons for this. Firstly, Winchester's LDS only came into effect from the 31.03.05, which was after the monitoring period. Secondly, because the AMR made suggestions for alterations to the LDS as a result of important developments in the LDF in the period following April 2005, mainly relating to the publication of the Inspector's Report into the Local Plan Review, it was considered logical to include information on the progress of the LDF up until as recent a time as possible.
- 3.4 The first AMR showed that the statutory plan process (ie the progression of the Local Plan Review) was broadly proceeding as outlined in the LDS. The AMR identified some slippages in the timetables relating to some of the SPDs that were shown in the LDS and also discussed the need for several additional SPDs that needed to be produced. The information in this part of the AMR fed into the review of the LDS and the LDS was revised in April 2006. It should be noted that the changes to the LDS were not exactly the same as those suggested in the AMR. The 3 month period between the production of the AMR and the revision of the LDS enabled further consideration of the timetable and elements of the Scheme, which led to further amendments being agreed by the Council.
- 3.5 Part Two of the 2005 AMR contained much detailed information on housing supply within the District, both throughout the monitoring period and projected into the future via the housing trajectory. Information on the business Core Indicators was also provided. However, there were some gaps in the first AMR in other areas of policy and Core Indicators, such as in the transport, local services and sustainable development areas. The 2005 AMR outlined the reasons for the lack of information in these fields and indicated how these information gaps might be filled in the future.

### The 2006 AMR

- 3.6 The 2006 AMR is Winchester's second AMR and covers the period from 01.04.05 – 31.03.06. The policies being monitored are those within the 1998 Winchester Local Plan, as that was the statutory Plan for the District during the monitoring period, although the Winchester District Local Plan Review (WDLPR) has now been adopted and comprises the statutory plan for the District since July 2006.
- 3.7 In order that this monitoring is effective, this report concentrates on the monitoring of those 1998 Local Plan policies that have been carried through into the Local Plan Review, either intact or with minor alterations. The AMR does not monitor those policies that have not been continued with as they are no longer relevant and would not have been used during the 2005-06 monitoring period, when the emerging WDLPR was widely used for development control purposes.
- 3.8 As in the 2005 AMR, Part One of the 2006 AMR monitors the progress of the LDF, as compared with the LDS. It covers the statutory period from 01.04.05 – 31.03.06, and also continues up to the December publication date. Progress on the DPDs has again proceeded according to the timetable, but there have been some slippages in the progress of some SPD. During the course of 2005 – 2006, it has become clear that it may be necessary to re-consider some of the timings of future LDDs, in particular the Core Strategy. Accordingly, the AMR proposes that the LDS should be revised to reflect this. It is proposed that changes to the LDS be considered by the Council during early 2007, with the planned publication of a revised LDS in March 2007.
- 3.9 Like the 2005 AMR, Part Two of the 2006 AMR provides monitoring information on the effectiveness of policies, via a series of policy indicators. The 1998 Local Plan policies have been grouped around the seven objectives of that Plan and indicators have been used that reflect these objectives.
- 3.10 The 2006 AMR contains a great deal of information relating to housing monitoring, including a variety of national and local indicators, together with a housing trajectory until 2026. Since the Local Plan Inspectors' recommendation in September 2005, for the use of Local Reserve (Housing) Sites, monitoring of progress towards housing supply requirements at the District level is now used to inform the Council's decision on the release of these sites for development. Detailed information

regarding these sites is contained within a separate document "Assessment of the Need for the Release of Local Reserve Sites 2007". That document has been approved by the Council and published for consultation, prior to a formal decision being made on whether or not to release any of these sites this year.

- 3.11 It has been possible to provide information on several more of the Core Indicators in this report, with only those indicators relating to the quality of open space, car parking provision and renewable energy, remaining to be provided. Several more Local Indicators have also been included this year, which adds to the depth of information about the effectiveness of policies. However, this is not to say that no further information needs to be provided, as discussed later in the following section.
- 3.12 Part Two of the 2006 AMR provides commentary and analysis on the indicators used. The report makes suggestions for improvements in information gathering and reports on progress on developing indicators since the 2005 AMR.
- 3.13 Although AMRs are prepared by officers of the Council, LDF monitoring is not possible without the involvement of key stakeholders. Hampshire County Council undertakes a great deal of information-gathering on behalf of Winchester and other Districts in Hampshire. They also undertake some analysis of the data and the checking of completions data. In the past year the County has had to tailor its information-gathering and analysis and presentation to more closely match the requirements of the Core Indicators. Much progress has been made this year, with the provision of more complete data on some Indicators. However this is an ongoing process and involves dialogue between Winchester Council and the County and between the County and GOSE/DCLG. One area where this is particularly relevant is in the Business Indicators, as is discussed in later in this report.
- 3.14 The Hampshire Biodiversity Information Centre has provided information in relation to the Core Indicator on biodiversity. Winchester City Council liaised closely with the Environment Agency in the derivation of data for the Core Indicator relating to flood protection and water quality. The Local Strategic Partnership is aware of the AMR and its role within the LDF and provided comments on the indicators used in the 2005 AMR. Elected Members of the Council have been kept informed on progress of the LDF, by discussing the findings of this AMR at the Cabinet meeting of 13th December 2006. At that meeting, the Cabinet endorsed the content of the AMR and agreed to the submission of the report to the Government Office (GOSE).

#### **Future AMRs**

- 3.15 This is only the second AMR the Council has produced. Up until now, the LDF has been concerned with the adoption of the WDLPR. Now this been achieved, work has commenced on the Core Strategy for the LDF. AMRs and the complexity of information and indicators within them should develop as the LDF develops.
- 3.16 The 2005 and 2006 AMRs have monitored the 1998 Winchester District Local Plan. The WDLPR was adopted three months into the 2006 – 2007 monitoring period. Before its adoption as the statutory local plan, the policies within it were effectively being used for development control purposes, following the receipt of the Local Plan Inquiry's Inspectors' Report in September 2005. It is therefore proposed that the 2007 AMR will provide information in relation to the WDLPR for the whole of the monitoring period.
- 3.17 It is planned to continue to improve the information provided for the Core Indicators where this is missing, namely in relation to open space, parking standards and renewable energy. It is also proposed to continue to provide more Local Indicators where this would be useful. In particular, these could add more qualitative information to supplement and expand on the Core Indicators which tend to be more quantitative in nature.
- 3.18 It is recognised that more work needs to be done in the development of Contextual Indicators, indicator bundles and Significant Indicators. It is proposed that these should be developed as the LDF progresses. Pre-production work has just commenced on the Core Strategy, with the Issues and Options consultation planned for mid-2007. As the policies for the Core Strategy develop, so will indicators for these policies. Under the new planning system, policies must be capable of being monitored and DPDs will be required to contain appropriate targets and indicators for each policy.
- 3.19 The Council is currently in the process of appointing consultants to conduct the Sustainability Appraisal of the LDF. The Sustainability Appraisal will propose targets that the Council should be aiming for and indicators that relate to these targets. These can be incorporated within the policies that are developed. The LDF should have sustainable development at its heart, and it is therefore considered that it is largely through the Sustainability Appraisal that the most appropriate and meaningful targets and indicators will be developed.
- 3.20 It is therefore proposed that the 2007 and 2008 AMRs should develop indicators and contain more where possible, including some contextual indicators, insofar as they relate to the WDLPR. However, the large-scale development of Significant Indicators, Contextual Indicators and indicator bundles, will not occur until the Core Strategy and Sustainability Appraisal are well advanced. It should be possible to include some information relating from this work in the 2008 AMR, but the main changes are unlikely to happen until 2009 onwards, when the Sustainability Appraisal will have fed into policy development and implementation more comprehensively.

- 4.1 This Section of the AMR considers the progress that has been made on Winchester's Local Development Framework over the past year. This is measured by assessing actual progress on the production of Local Development Documents (LDDs), as compared with the programme outlined in the Local Development Scheme (LDS). This Section also considers whether changes should be made to the LDS. This may be required if there are slippages in the timetable, or if there is a need for additional LDDs, or other altered circumstances during the past year.
- 4.2 Although the statutory monitoring period for this AMR is 1.04.05 – 31.03.06, it is considered logical to report on the LDF implementation up to the current time (December 2006) as far as possible. This is particularly relevant as this AMR proposes changes to the LDS, mainly as a result of factors that have arisen after the monitoring period officially ended.
- 4.3 The LDS is a work programme for the production of documents comprising the LDF, covering the first 3 years of the LDF in detail. The LDS specifies what documents it is intended to produce and provides timetables for their production. LDD Profiles for each LDD describe the scope and status of the document and the arrangements for its production. This includes timetabling the key milestones in its production. The LDS should be reviewed at least every 3 years, but it can be updated earlier if required. LDSs were introduced as part of the new planning regime following the 2004 Act. The first schemes were produced for March 2005. A revised version of Winchester's original scheme was agreed by the Government Office for the South East in April 2006.
- 4.4 The LDF consists of Development Plan Documents (DPDs) for the area, together with any supporting Supplementary Planning Documents (SPDs). In advance of the Core Strategy being produced, Councils are permitted to 'save' their existing Local Plans to use for statutory planning purposes. When the 2004 Act came into effect, authorities which were well advanced towards the adoption of their Local Plan Reviews were advised to continue to progress and adopt these reviews. These would then comprise the 'saved' planning policies for the area until superseded by the Core Strategy. This has been the situation in Winchester District.
- 4.5 There are 5 elements in Winchester's LDS:
- Saving the Adopted Local Plan (1998) until replaced by the Winchester District Local Plan Review (WDLPR).
  - Progression of the Local Plan Review, including adoption in July 2006 and its 'saving' for 3 years.
  - Production of the Statement of Community Involvement LDD.
  - Commencement of work on the Core Strategy, Development Provision and Development Control Policies DPDs.
  - Production of various SPDs.
- 4.6 The AMR will now consider the progress of each of these elements

### **Progress on the LDF April 2005 – December 2006**

#### **Saving of the 1998 Adopted Local Plan**

- 4.7 This was carried out and remained so until the WDLPR was adopted.

#### **Progressing the Local Plan Review**

- 4.8 This proceeded largely according to timetable, although the Inspectors' Report was received earlier, in September rather than October 2005. Proposed Modifications were published in January in accordance with the timetable. It was considered that the Proposed Modifications and the representations received on them, did not raise any new issues that were not covered by the Inspectors' Report. Accordingly, the WDLPR was adopted as the statutory plan for the District in July 2006, as programmed in the LDS. The policies within the WDLPR are now 'saved' as the statutory planning policies for the District until replaced by policies within the Core Strategy and subsequent DPDs.

#### **Production of Statement of Community Involvement LDD**

- 4.9 This has proceeded in accordance with the timetable and key milestones outlined in the LDS. The SCI was published in draft in March 2006 and submitted to the Secretary of State in August 2006. Discussions have been held with the Planning Inspectorate and it has been determined that it is not necessary to hold a Public Examination into the SCI. The Inspector's Report on the SCI is expected in the near future.

#### **Commencement of work on the Core Strategy and Development Provisions DPDs**

- 4.10 Work was not programmed to commence on either of these documents during the monitoring period. Pre-production work has recently commenced on the Core Strategy in accordance with the LDS timetable. It is only in recent months that decisions have been announced on the first few LDF Core Strategies across the country. These have raised issues regarding their soundness, to the extent that the DCLG has written a letter to Chief Planning Officers highlighting a number of concerns.

This has emphasised the importance of front-loading and the significance of the evidence-base as tests of soundness of DPDs. In the light of this, the Council is considering the timetable for the Core Strategy very closely. An amendment may need to be made to allow more time for these elements of the production of the Core Strategy to be fully considered. Any new timescale will be presented as part of proposed amendments to the LDS, as discussed at the end of this Section.

#### **Production of various SPD**

- 4.11 Local Reserve (Housing) Sites & Infilling SPDs. The Inspectors' Report into the Local Plan Inquiry was received by the Council in September 2005. The Inspectors recommended the inclusion of four Local Reserve (Housing) Sites and the replacement of proposed policy H3 (Development Frontages) with a new criteria-based infilling policy. The Inspectors also recommended that two SPD be produced to accompany the new policies. These SPDs needed to be adopted at the same time as the WDLPR, in order to supplement the relevant policies.
- 4.12 Work commenced on the two SPDs immediately following the receipt of the Inspectors' Report. The 2005 AMR discussed these SPDs and when the LDS was updated in March 2006, these two SPDs were included within it.
- 4.13 In accordance with the proposed timetable, these two SPD were prepared in Draft by January 2006. A six week consultation period was then carried out between January and March 2006. This enabled adoption of these SPD in July 2006, in parallel with the Local Plan Review and as specified in the revised (2006) LDS.
- 4.14 Local Area Design Statements (LADS). The LDS programmed the production of four LADS. As reported in the 2005 AMR, the timetable for their production was quite short and the LADS were produced by outside consultants. The liaison between the consultants, the local community and the Council has led to some delays in their production. This was acknowledged in the previous AMR, which proposed amending the LDS, to allow more time for their completion. The Chilbolton Avenue LADS was adopted in January 2006. The 2006 LDS suggested that the three remaining LADS would be adopted in September 2006. The Springvale LADS was adopted in July 2006, subject to minor editing by the Chief Executive in consultation with the relevant Portfolio Holder. Unfortunately, the remaining two LADS have not been adopted within the timescale proposed.
- 4.15 The adoption of the Local Plan Review and work associated with its publication and the loss of a member of staff working on the LADS has resulted in a temporary reduction in the resources available for progressing these LADS. A change in the composition of the Council and Cabinet has also compounded the delay. The LADS for Sleepers Hill and Compton Down have also been subject to a delay due the need to consider highways issues in these areas.
- 4.16 Despite these delays, it is anticipated that the remaining LADS will be adopted in January 2006. Although the LDS is likely to be revised, this will not be until March 2007. Therefore, the LADS will not be included within the revision.
- 4.17 Although the delays are regrettable, the principle of LADS is a key component of the character-led approach to the control of development in these areas. The Council and the Winchester Town Forum has committed revenue to spend on the LADS. The remaining LADS have all completed their public participation stage and it is proposed that they should continue to progress to adoption.
- 4.18 Delays in production may occur through unexpected circumstances. It is difficult to anticipate and quantify these. However, it is advisable that in future some allowance should be made for unexpected delays and built into the timetable in the Document Profiles of the LDS for SPDs, to avoid failures in timetable as much as possible.
- 4.19 Village Design Statements (VDS) The LDS programmed the production of four Village Design Statements (VDS). There were delays in the production of all of these documents and the adoption dates were revised accordingly to take account of this in the 2006 version of the LDS. Adoption of the Kings Worthy VDS was then scheduled for July 2006 and the New Alresford VDS for September. The Kings Worthy VDS was adopted in October 2006 but the New Alresford VDS has still not been finalised for draft publication, though it is expected that this will occur in January 2007. The Denmead VDS was published in draft in September 2006 and is likely to be adopted in early 2007. Accordingly, the Kings Worthy and Denmead VDSs will not be included in any revision to the LDS in 2007, as this will not be produced until March 2007. The New Alresford VDS will be reprogrammed in the revised LDS. The Oliver's Battery VDS has not been progressed and it is proposed that it be removed from the LDS until there is more certainty over its programme.
- 4.20 VDSs are primarily prepared by Parish Councils or local people and progress often relies on the dedication of a group of volunteers. Although the Council formally adopts the planning guidelines within them as SPD and therefore includes them in the LDS, the production process is not within the control of the Council. It is difficult to adhere to a fixed programme in these circumstances. The dates in the LDS are therefore the best estimates of production and completion.
- 4.21 A timetable showing the expected dates for completion of LADS, VDS and NDS and how these have altered follows the end of Part One for information.
- 4.22 Neighbourhood Design Statements (NDS). Two NDSs are proposed in the LDS, for West Fulflood and St Barnabas West (Teg

Down) in Winchester. The NDSs perform the same function as the VDSs, but within the urban area. They are produced in a similar manner with the same level of Council influence in their production.

- 4.23 The original LDS proposed that the St Barnabas West NDS would be produced in March 2005 and the West Fulflood NDS in September. These dates were put back to September 2006 in the revised LDS. However, the St Barnabas West NDS has just completed its six week consultation period and the West Fulflood NDS has not yet been published in draft. The St Barnabas West NDS will be adopted in early 2007 but the West Fulflood NDS is unlikely to be completed for a while. The revised expected completion date will be included in the 2007 LDS.

**Proposed additions to the LDS**

- 4.24 Additional SPDs are proposed to be produced during 2007. This includes guidance on the Council's affordable housing policies (produced by various Divisions within the Council), guidance on the use of colour on buildings within conservation areas, work on two further Village Design Statements (Compton, Otterbourne) and reviews of existing VDSs adopted under the previous planning system.
- 4.25 The Regional Spatial Strategy for the area – the South East Plan, is expected to be adopted in 2008. Strategic Development Areas (SDAs) are planned for South Hampshire, along with some large urban extensions. These are areas planned for the large-scale development of housing. The local planning authorities will be planning and implementing these areas and it is likely that Area Action Plans will be required to be developed for these areas. As the South East Plan has not yet been finalised, it is not yet certain whether these development areas will occur or where they will be, however, it is likely that Winchester Council will be involved in the development of Area Action Plans for the North/North East of Hedge End SDA and for an urban extension to the north of Whiteley. The broad location of the areas under consideration is already known and the Council is currently undertaking some pre-production work on this. The forthcoming report into the revision of the LDS will consider whether, when and how this work should be programmed into the LDF.

**Process for amendment of the LDS**

- 4.26 This AMR has suggested some areas for change in the LDS. The timing of the Core Strategy needs consideration. The programme for several SPDs needs to be altered, and new SPDs need to be added to the Scheme. It should be noted that this AMR just proposes changes based on monitoring of the past year. The actual changes recommended for inclusion in the LDS will be considered separately in January 2007. Because the intervening period gives time to progress the LDF and other changes in circumstances may occur, it might be the case that what is finally recommended as changes to the LDS, may be different to what is suggested in this AMR. This was the case last year, which explains why some of the actual changes in the revised 2006 LDS do not coincide exactly with what was proposed in the 2005 AMR.
- 4.27 The details of a revised LDS will be finalised over the following month, and additional text will be written where necessary. The revised LDS will be presented to Cabinet in January 2007, with publication and submission to GOSE for formal approval by the end of March.

**Table 1 ADOPTION DATES FOR SPD in 2005 LDS, the revised 2006 LDS and the proposed revised 2007 LDS**

LADS	2005 LDS adoption date	2006 LDS adoption date	Actual adoption/ proposed 2007 LDS adoption date
Chilbolton Ave	Sept 05	N/A	Jan 06
Sleepers Hill	Oct 05	Sept 06	Jan 07
Compton Down	Sept 05	Sept 06	Jan 07
Springvale Rd	Oct 05	Sept 06	Jul 06
VDS	2005 LDS adoption date	2006 LDS adoption date	Actual adoption/Proposed 2007 LDS adoption date
Denmead	Sept 06	March 07	Feb 07
Kings Worthy	Jan 06	July 06	Oct 06
Olivers Battery	Sept 06	Sept 07	TBC
New Alresford	April 06	Sept 06	Jul 07
NDS	2005 LDS adoption date	2006 LDS adoption date	Actual adoption/Proposed 2007 LDS adoption date
West Fulflood	Sept 05	Sept 06	Jul 07
St Barnabas West (Teg Down)	March 05	Sept 06	Feb 07

N/A - Not Applicable as the document was adopted by the date of the 2006 LDS.



## 5 PART TWO: MONITORING POLICY PERFORMANCE

# 5

- 5.1 This section of the AMR considers the performance of the statutory planning policies of the LDF over the monitoring year. The policies referred to are those within the WDLP 1998, as that was the statutory plan during that period.
- 5.2 Part Two of the AMR is organised under the seven objectives outlined in the WDLP. The AMR concentrates on monitoring those policies that have been continued into the WDLPR, which now comprises (since July 2006) the statutory plan for the District.

**Objective:** Conserve and enhance the particular character of the District by carefully controlling development and using it and other means, wherever possible, to achieve positive improvements to the environment and the quality of life in the District.

- 5.3 **Policies:** Character of Settlements (EN1-EN9, W1-W3, S1, S2), New Communities Chapter, rural character (C1, C2, C6, C7, C14 C19-C21, C24, RT10), MOD land (FS5, FS6), gypsies (C23), environmental enhancement (EN11 & site specific proposals), rural economy (C8-C13, C22, RT8-RT10, RT13-RT16), heritage (HG1-HG24).
- 5.4 **Indicators:** There are no Core Indicators that relate to this Objective. However there are areas where the Council could develop Local Indicators in future.
- 5.5 Best Value Performance Indicators 219a - 219c will need to be provided for the first time next year in relation to Conservation Area Character Appraisals. There are 37 Conservation Areas within the District. Appraisal updates are currently programmed to be carried out for two of these – at Sparsholt and Hambledon.
- 5.6 The Council has been involved in the production of many Village Design Statements (VDS) in recent years in conjunction with the local community, and these are continuing to be produced and updated. Similarly, two Neighbourhood Design Statements (NDS) are currently being produced for areas within Winchester. Four Local Area Design Statements (LADS) are also being prepared. These are an indication of the development of policies aimed at protecting and preserving the character of settlements.
- 5.7 **Comment:** Greater consideration will be given to the development of indicators relating to the conservation and character of the District and improvements in quality of life. Further Consideration will need to be given as to how to monitor the effectiveness of VDS, NDS and LADS, particularly given their status as SPD.
- 5.8 Developing meaningful indicators in the areas of conservation and character is problematic as the data is generally qualitative rather than quantitative, such as with the Design Statements. Where data is quantitative, such as in the number and size of conservation areas, the number of listed buildings and buildings at risk, this information is meaningless without contextual analysis, which can be subjective.
- 5.9 The LDF Sustainability Appraisal will consider the development of measurable indicators in the fields of heritage, environmental enhancement and the quality of life. The Sustainability Appraisal is expected to provide more useable indicators in these fields. It may be the case that progress is best measured by a number of indicators grouped together in an indicator bundle. It is expected that this is likely to be so in the area of quality of life, with the additional use of contextual indicators from outside the LDF. The Audit Commission Quality of Life Indicators are one source of these. As these indicators will develop over the course of the LDF, although further progress should be made by next year, a full group of indicators is unlikely to be developed for several years as yet.

**Objective:** To make provision for the development of adequate land to satisfy the aims and policies of the Hampshire County Structure Plan.

### Background

- 5.10 This section of the AMR sets out the housing land supply at 31st March 2006. It provides details on the following areas;
- The housing land supply in the district considered in relation to the targets in both the Hampshire Structure Plan Review and the draft Regional Spatial Strategy;
  - An update to the Urban Capacity Study
  - Completions on previously developed land
  - The density of completions
  - The housing mix of completions

- 5.11 The Council produced a series of Housing Monitoring Reports for the financial years between 2001 and 2005. This is the second AMR to include housing land supply details.

#### Structure Plan requirement

- 5.12 The Hampshire County Structure Plan Review (HCSPR) requires Winchester District to provide for 7295 dwellings in the period 1996 -2011. This is an average of 486 completions annually over the fifteen year period.
- 5.13 The Structure Plan also contains 'reserve' housing provision to cater for potential increase in regional housing requirements. There are two reserve sites in the Winchester District, West of Waterlooville (1000 dwellings), and Winchester City (North) (2000 dwellings). So far none of this reserve has been released.

#### Regional Spatial Strategy

- 5.14 The draft South East England Regional Spatial Strategy (known as the South East Plan), has been approved by the South East Regional Assembly and submitted to the Secretary of State on 31st March 2006. An examination in public began in November 2006 and is timetabled to finish in March 2007. The Panel Report is anticipated in July 2007 and adoption of the Plan in February 2008.
- 5.15 When adopted, the South East Plan will become the strategic planning document for the South East, replacing Structure Plans. The draft Regional Spatial Strategy contains a target of 10439 homes for Winchester for the period 2006-2026 with a proposed average development rate of 522 dwellings per year.

#### Local Plan

- 5.16 The Winchester District Local Plan 1998 allocated housing sites in the District for which completions are still coming forward.
- 5.17 Table 2 lists allocations where certain phases of the development have gained planning permission but have not yet been completed. These relate only to allocations which have not been carried forward into the Local Plan Review.

**Table 2** Outstanding allocations 1998 Local Plan

Settlement	Allocation	Details	Number of dwellings completed	No of dwellings outstanding with planning permission at 01.04.06
Knowle	Knowle Hospital	All phases except 3,5,6 and 9 have been completed	503	51
Whiteley	Land at Hill Coppice	Application 11458/06	60	2
Whiteley	Whiteley Farm		265	15

- 5.18 The Winchester District Local Plan Review was adopted in July 2006. Although it is outside of the monitoring period for this AMR, the housing allocations have been used to inform both of the trajectories set out in this report. The Local Plan Review estimates a total of 1350 dwellings to be completed on allocated sites by 2011.

**Table 3** Status of allocations 2006 WDLPR

Site	Policy no.	Estimated no. of dwellings in Local Plan Review 2006	Current Status
West of Waterlooville	MDA.1	1110	1 application approved: (subject to legal agreement) Old Park Farm: 450 dwellings plus 24 live/work units 1 application under consideration Plant Farm: 1550 dwellings plus 85 live/work units
Whiteley Farm, Whiteley	S.11	50	Outline permission Period of submission of reserved matters to be extended for three years (decision date 17/10/06)
Whiteley Green, Whiteley	S.12	90	No planning permission
Broadway/Friarsgate, Winchester	W.2	100	2 applications currently under consideration, one for the whole site including 294 dwellings and the other for part of the site, including 133 dwellings.
Total		1350	



- 5.19 The estimates for completions at the West of Waterlooville MDA have decreased slightly since the publication of the Local Plan Review in July 2006. The new estimate included in the trajectory is based on the likelihood of 1050 dwellings being completed by 2011, with development commencing in 2007.
- 5.20 The housing trajectories also assume that the number of completions at Broadway/ Friarsgate will exceed the Local Plan estimate, but that the Whiteley Green allocation may not be completed by 2011.
- 5.21 The Winchester District Local Plan Review 2006 includes a policy (H.2) allocating four 'Local Reserve Sites', as follows:
- Pitt Manor, Winchester - 200 dwellings
  - Worthy Road/Francis Gardens, Winchester - 80 dwellings
  - Little Frenchies Field, Denmead - 70 dwellings
  - Spring Gardens, New Alresford - 35 dwellings
- 5.22 These sites are only to be released if monitoring indicates that the Structure Plan's 'baseline' housing requirement for the District is unlikely to be met within the Local Plan period. The Local Plan Review therefore requires that housing provision and land availability is monitored regularly, to assess whether one or more of the Local Reserve Sites should be released.
- 5.23 A separate document undertakes a critical examination of the information detailed in this section of the AMR in order to reach a conclusion as to whether any of the Local Reserve provision needs to be released in the coming year.

### Progress in meeting Structure Plan requirement

#### Completions

- 5.24 For the period April 2005 – March 2006, there were a net total of 490 dwellings completed in the district. This figure is lower than the 587 dwellings anticipated in the 2005 Annual Monitoring Report.
- 5.25 A significant reason for this shortfall is the low level of completions on allocated sites, with 70 completions on allocations against the predicted figure in the 2005 AMR of 130, and in particular at the Knowle Hospital allocation. At Knowle, there were 22 completions, leaving a further 51 dwellings to be completed on the phases currently under construction.
- 5.26 In contrast to the low level of completions on allocated sites, 86% of completions came forward on windfall and Urban Capacity Study sites. Detailed analysis of both UCS and windfall sites is covered in later in this section.
- 5.27 Table 4 shows the number of completions per year since Winchester City Council began monitoring housing in 2001.

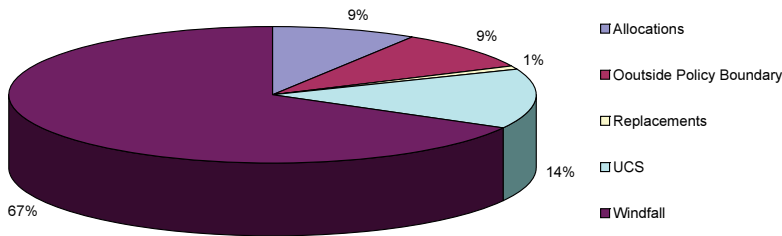
**Table 4** Housing completions 2001-2006

Year	Allocations	UCS	Windfalls	Other (including replacement dwellings and completions outside policy boundaries)	Total (net)
2000/2001	89	79	73	*	241
2001/2002	146	116	104	*	366
2002/2003	258	166	82	*	506
2003/2004	318	109	152	24	603
2004/2005	249	164	239	42	694
2005/2006	70	78	282	60	490
<b>Total</b>	<b>1130</b>	<b>712</b>	<b>932</b>	<b>126</b>	<b>2900</b>

\*Included in 'windfalls'

## Sources of Supply

- 5.28 As at 1st April 2006, there were 1456 dwellings outstanding with planning permission. This equates to 65% of the remaining requirement (2246). This total number of dwellings in the pipeline has increased by 401, which is a significant increase in new permissions. In part, this may reflect the decrease in completions during the monitoring period.
- 5.29 Of the 1456 dwellings outstanding, 467 were under construction at April 2006. This suggests that the level of completions in the coming year (2006/07) will be at least that in 2005/06.
- 5.30 Figure 1 below illustrates the sources of the outstanding permissions 2005-2006.



### Urban Capacity Sites

- 5.31 In line with the requirements of PPG3, the City council published the Urban Capacity Study in 2001. This sought to identify land considered to be 'good opportunities' within the settlements that could contribute to meeting the strategic requirement by 2011. It calculated that a potential yield of 2117 new homes could be provided within the Local Plan Review's defined built up areas. This section provides an update on the sites included in the study, including sites which have been granted planning permission, those which have now been completed and the number of sites which have not yet come forward.
- 5.32 As of April 2006, there remains the potential for a further 1430 dwellings to come forward on the UCS sites, following the completion of 78 (net) during 2005 – 2006.

### Past Trends

- 5.33 The following table illustrates the progress made in developing sites identified in the UCS.

**Table 5** UCS completions 2000 – 2006

Year	Total Completions on UCS sites	% of Total Completions	Outstanding
2000 – 2001	79	33%	2038
2001 – 2002	116	32%	1888
2002 – 2003	166	33%	1735
2003 – 2004	109	18%	1672
2004 – 2005	164	24%	1508
2005 – 2006	78	16%	1430
<b>Total</b>	<b>712</b>		

- 5.34 The table demonstrates that the number of completions on UCS has reduced significantly over the past three years, possibly suggesting that the most attractive sites have now come forward.

### Predicted Completions on UCS Sites

- 5.35 The number of housing sites coming forward on UCS sites continues to be significantly lower than originally anticipated in the study. However this has been more than offset by the number of windfall (unidentified sites) which have been completed in the past year and continue to come forward (see below). The Urban Capacity Study did not make any allowance for windfall sites.

- 5.36 The Urban Capacity Study will be updated as an Urban Potential Study, in line with up to date advice. This is scheduled to take place within the next 12 months, as part of the evidence base for the LDF Core Strategy, and it is intended that revised figures will be used to inform the next Annual Monitoring Report

#### Living over the Shop (LOTS)

- 5.37 Based on the Civic Trust methodology, derived from a report 'Dwellings Over and in Shops in London' (1998). It was estimated that a potential 109 dwellings could come forward within the main shopping area of Winchester between 2000 and 2011. Taking an average over the 11 years, it is predicted that 10 units will come forward per annum during the Plan period and as such, the outstanding figure predicted as of April 2006 has fallen to 49.

#### Windfall sites

- 5.38 While Urban Capacity Sites have not come forward at the anticipated rate, this shortfall has been more than balanced by the number of completions on windfall sites. During 2005 – 2006, 282 dwellings were completed on windfall sites. This is 58% of the total completions for the year, making a very significant contribution to the housing supply, and helping to offset the low rate of completions on the allocated sites within the district.

**Table 6:** Net completions on windfall Sites

Year	Total Completions on Windfall sites (net)	% of Total Completions
2000 – 2001	73	30%
2001 – 2002	104	28%
2002 – 2003	82	16%
2003 – 2004	152	25%
2004 – 2005	239	34%
2005 – 2006	282	58%
<b>Total</b>	<b>932</b>	

#### Future Windfall Supply

- 5.39 The Winchester District Local Plan (1998) included a 'development frontage' policy (H.2), allowing development in smaller settlements. The Winchester District Local Plan Review (2006) which is now the adopted Plan for the district has replaced the frontage policy with a criteria-based infilling policy. This could potentially decrease the number of windfall developments coming forward, although the settlements concerned have only contributed small numbers of dwellings in the past. This new policy will be monitored in the next AMR.

#### Replacement Dwellings

- 5.40 Policies contained within the Housing Chapter of the Local Plan Review allow for the renewal of housing stock. The completion data for each financial year includes replacement dwellings as, although there is no overall net gain from the development, the existing dwelling may be demolished one year and replaced the next, skewing the completion figures slightly.
- 5.41 However for the period 2005 – 2006, 11 dwellings were demolished and 11 completed, resulting in no net gain.

#### Sites outside policy boundaries

- 5.42 Local Plan policies presume against development within the countryside unless it accords with the specific requirements of the Local Plan. Normally, sites granted planning permission outside of the defined built-up areas and development frontages are either through the replacement of existing housing stock (replacement dwellings) or residential accommodation for agricultural/forestry workers where a demand has been identified.
- 5.43 The settlements to which Local Plan policy boundaries and development frontages apply changed between the Local Plan (1998) and the Revised Deposit of the Local Plan Review (2003), with a reduction in the number of settlements with a frontage policy. This means that some housing permitted under the previous policies now appears to be 'outside policy boundaries'.
- 5.44 The number of net completions within the countryside during 2005 – 2006 totalled 60. 12 of these completions have come forward as part of an 'exception' policy site at Mill Lane/Dickson Park, Wickham.

## Housing Trajectories

### Structure Plan Housing Trajectory

- 5.45 The housing trajectory sets out projections for future housing completions in the District. The trajectory will undoubtedly be subject to change and will be updated annually based upon the best information available at the time.
- 5.46 The trajectory includes an estimate that West of Waterlooville MDA will provide 1050 completions in the Structure Plan period, with the 350 outstanding dwellings coming forward during the period 2011 – 2016 (the remaining 600 dwellings are expected to be in Havant Borough). This estimate has been reduced since the 2005 AMR (1600). However even with this lower figure it is predicted that 8934 dwellings will be completed in the district during the Structure Plan period of 1996 – 2011. This is a surplus of 1639 dwellings. Table 7 sets out the figures used in the trajectory.

### Progress on the Regional Spatial Strategy

- 5.47 The draft Regional Spatial Strategy sets out a requirement of 10439 dwellings to be built between 2006 and 2026. The RSS has broken the South East into sub-regions and the Winchester district straddles two areas: South Hampshire and 'rest of Hampshire'.
- 5.48 In South Hampshire, policy SH12, states that the part which covers Winchester district should provide 6739 dwellings in the twenty year period, phased as set out in Table. 8
- 5.49 While the City Council accepts the overall housing requirement, it has made a formal objection to the phasing as set out in SH12 and has suggested the alternative phasing detailed in Table 8.

**Table 8** Phasing for housing requirements 2006-2026

	2006-11	2011-16	2016-2021	2021-26	2006-2026
RSS Phasing	1400	3800	1044	495	6739
WCC suggested phasing	1750	2600	1800	589	6739

- 5.50 To meet this requirement for South Hampshire, some large urban extensions are needed. Although these have yet to be formally progressed through the LDF, the working assumption is made that there will be 3000 at Whiteley (North) and an additional 1000 dwellings at the West of Waterlooville allocation (the existing 'Strategic Reserve provision'). The remainder of the requirement for both South and rest of Hampshire will come forward through urban capacity and windfall developments.

### RSS Housing Trajectory

- 5.51 Figure 3 is a housing trajectory for the RSS period of 2006 – 2026. The projections for the period 2006 - 2011 use the same sources of supply as outlined for the Structure Plan trajectory.
- 5.52 The trajectory shows that there is expected to be a surplus of 1249 dwellings (12% above the requirement) by 2026. Table 9 sets out the figures used in the trajectory.

## Land Supply Summary

- 5.53 The housing trajectories used in this AMR both take account of the Major Development Area at West of Waterlooville. As no planning permission had been granted at April 2006, the dwellings required in the MDA distorts the picture somewhat. A relatively modest number of non-MDA dwellings need to be provided by 2011, with the precise number depending on the level of development that is achieved in the MDA. With 1456 dwellings with planning permission at April 2006, there is ample development 'in the pipeline' to achieve non-MDA housing requirements.

### Previously Developed Land

- 5.54 Since the publication of PPG3 in 2000, the City Council has sought to apply the principles of the revised guidance when permitting new residential permissions. National and regional guidance has set a target of 60% of all dwellings to be completed on previously developed land (PDL).
- 5.55 Figure 4 shows the percentage of completed dwellings (gross) on previously developed land during the period of 2005 – 2006 was 88%.

Table 7: Structure Plan Housing Trajectory

	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	TOTAL
Past Completions - Allocated Sites					89	146	258	318	249	70						1130
Past Completions - Unallocated Sites					152	220	248	285	445	420						1770
Projections - Allocated Sites											65	50	57	100	205	477
Projections - MDA											0	150	250	300	350	1050
Projections - Unallocated Sites											531	520	452	433	422	2358
<b>Total Past Completions</b>	<b>430</b>	<b>850</b>	<b>503</b>	<b>366</b>	<b>241</b>	<b>366</b>	<b>506</b>	<b>603</b>	<b>694</b>	<b>490</b>						
<b>Total Projected Completions</b>											<b>596</b>	<b>720</b>	<b>759</b>	<b>833</b>	<b>977</b>	<b>6034</b>
<b>Cumulative Completions</b>	<b>430</b>	<b>1280</b>	<b>1783</b>	<b>2149</b>	<b>2390</b>	<b>2756</b>	<b>3262</b>	<b>3865</b>	<b>4559</b>	<b>5049</b>	<b>5645</b>	<b>6365</b>	<b>7124</b>	<b>7957</b>	<b>8934</b>	
<b>PLAN - Strategic Allocation (annualised)</b>	<b>486</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>486.3</b>	<b>7294.2</b>
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	<b>-56</b>	<b>307</b>	<b>324</b>	<b>204</b>	<b>-42</b>	<b>-162</b>	<b>-142</b>	<b>-25</b>	<b>182</b>	<b>186</b>	<b>296</b>	<b>529</b>	<b>802</b>	<b>1149</b>	<b>1640</b>	
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	<b>486</b>	<b>490</b>	<b>463</b>	<b>459</b>	<b>468</b>	<b>490</b>	<b>504</b>	<b>504</b>	<b>490</b>	<b>456</b>	<b>449</b>	<b>412</b>	<b>310</b>	<b>85</b>	<b>-663</b>	<b>-1210</b>

Figure 2: Structure Plan Trajectory 1996 - 2011

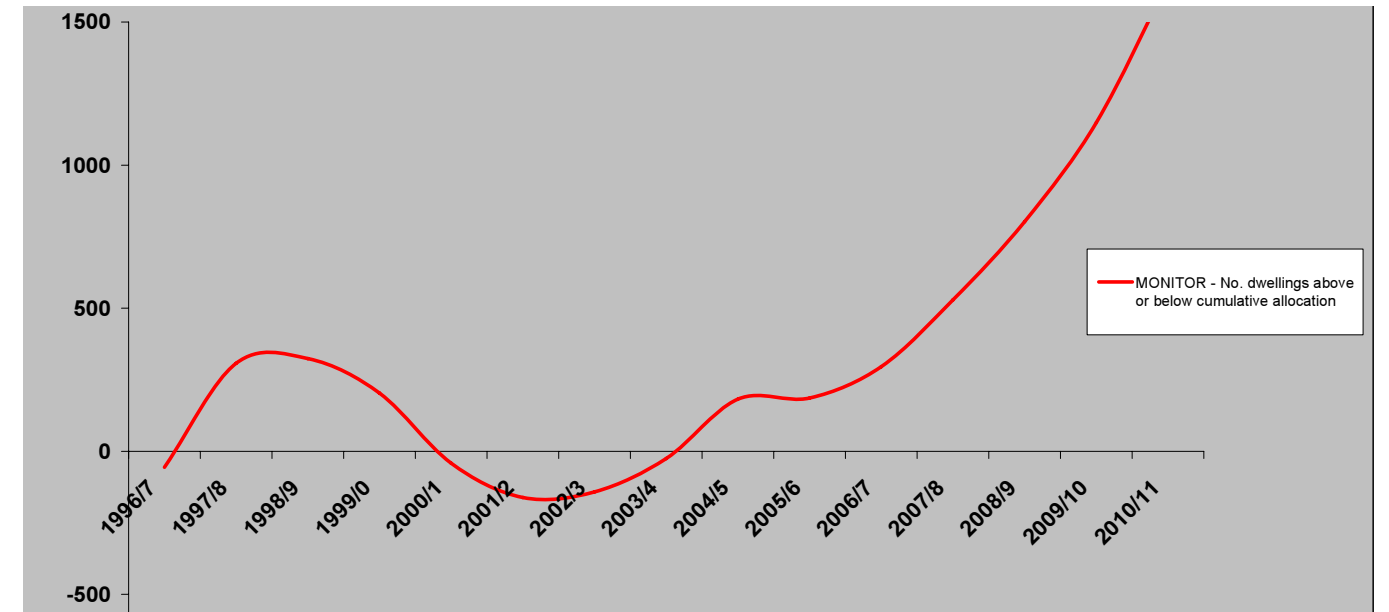
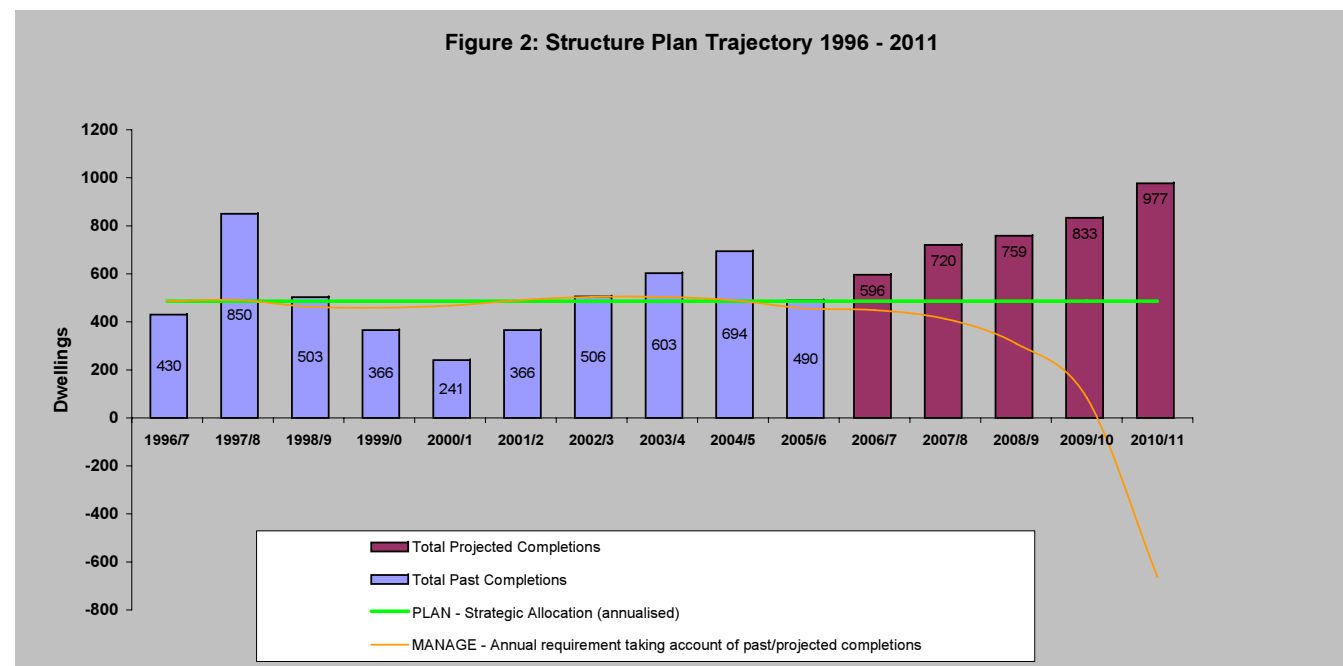
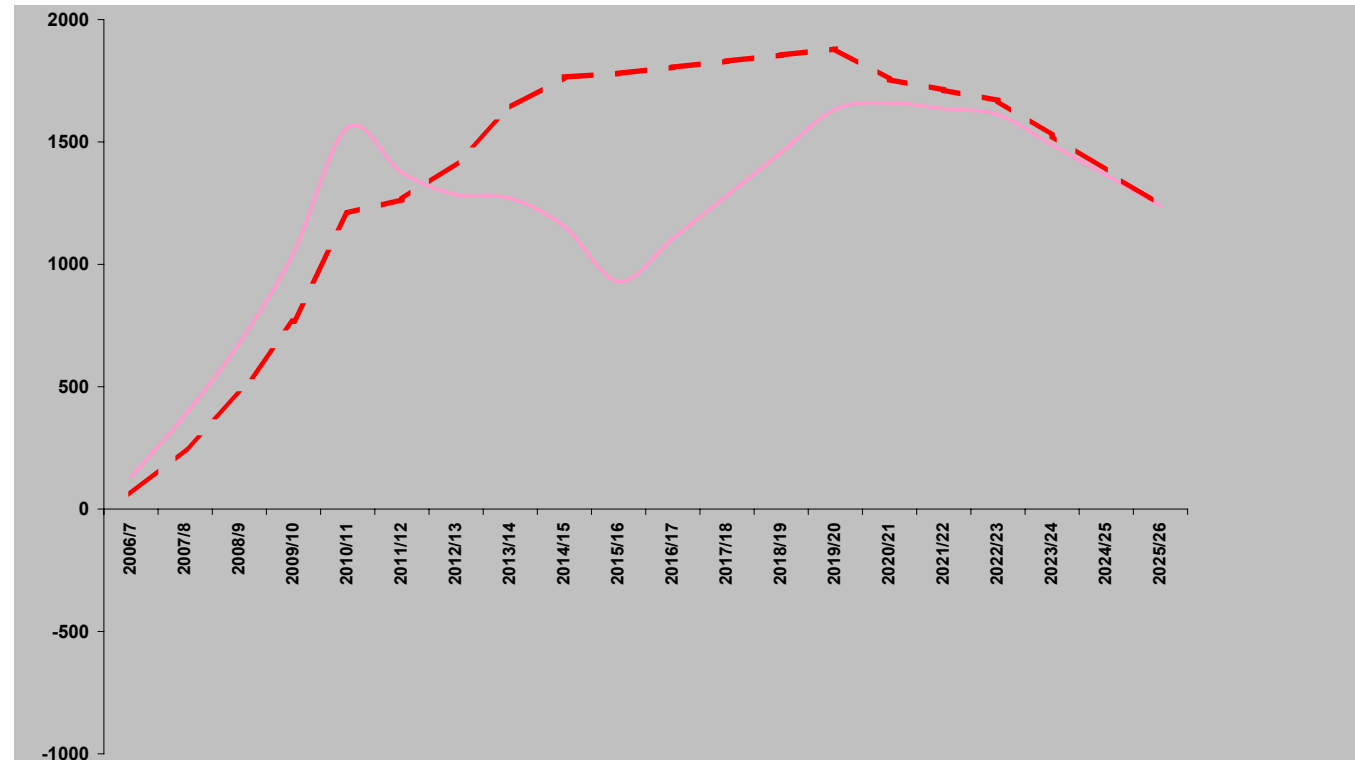
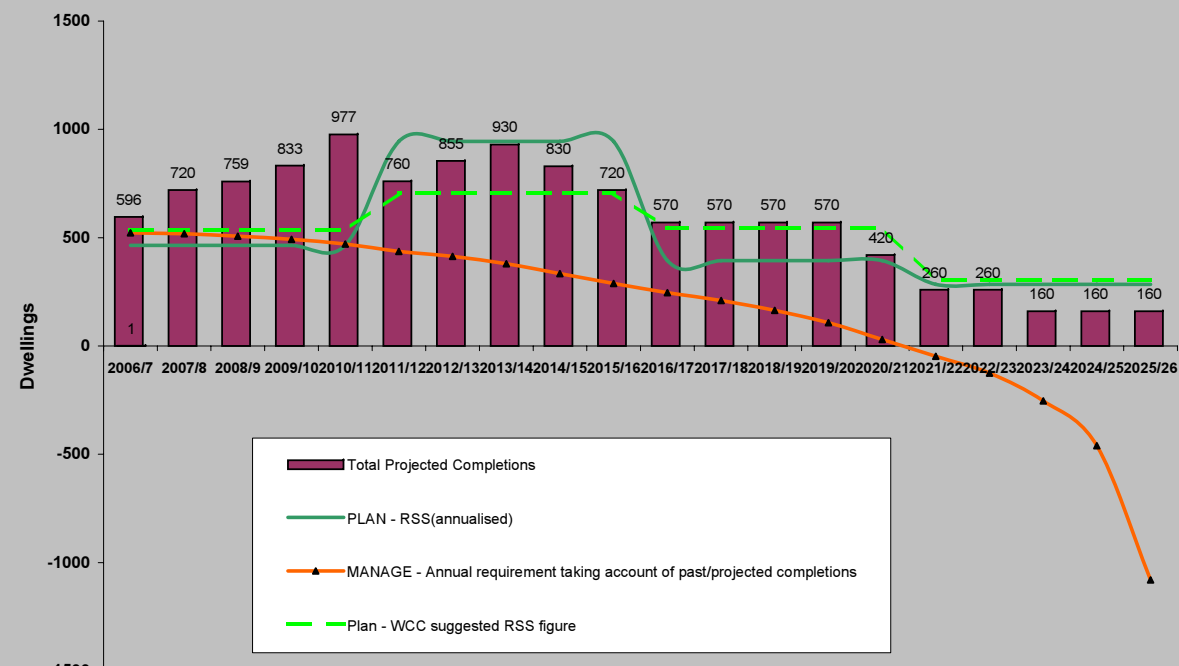


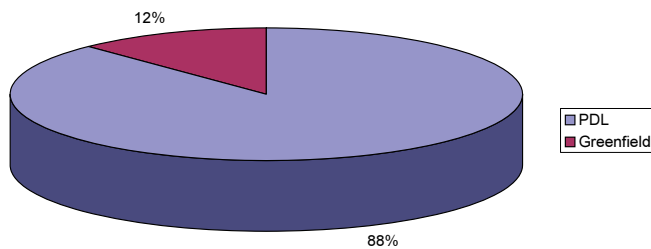
Table 9:RSS Housing Trajectory

	2006/7	2007/8	2008/9	2009/10	2010/11	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	TOTAL
Past Completions - Allocated Sites																					0
Past Completions - Unallocated Sites																					0
Projections - Allocated Sites	85	50	57	100	205	70	45														592
Projections - MDA	0	150	250	300	350	350	350	300	200	150											2400
Urban Extensions							150	350	350	350	350	350	350	200	100	100					3000
Projections - Unallocated Sites	531	520	452	433	422	340	310	280	280	220	220	220	220	220	160	160	160	160	160	160	5688
<b>Total Projected Completions</b>	<b>596</b>	<b>720</b>	<b>759</b>	<b>833</b>	<b>977</b>	<b>760</b>	<b>855</b>	<b>930</b>	<b>830</b>	<b>720</b>	<b>570</b>	<b>570</b>	<b>570</b>	<b>570</b>	<b>420</b>	<b>260</b>	<b>260</b>	<b>160</b>	<b>160</b>	<b>160</b>	<b>11680</b>
<b>Cumulative Completions</b>	<b>596</b>	<b>1316</b>	<b>2075</b>	<b>2908</b>	<b>3885</b>	<b>4645</b>	<b>5500</b>	<b>6430</b>	<b>7260</b>	<b>7980</b>	<b>8550</b>	<b>9120</b>	<b>9690</b>	<b>10260</b>	<b>10680</b>	<b>10940</b>	<b>11200</b>	<b>11360</b>	<b>11520</b>	<b>11680</b>	
PLAN - RSS(annualised)	465	465	465	465	465	945	945	945	945	945	394	394	394	394	394	284	284	284	284	284	10440
Plan - WCC suggested RSS figure	535	535	535	535	535	705	705	705	705	705	545	545	545	545	545	303	303	303	303	303	10440
MONITOR - No. dwellings above or below cumulative allocation- RSS	131	386	680	1048	1560	1375	1285	1270	1155	930	1106	1282	1458	1634	1660	1636	1612	1488	1364	1240	
Monitor - No. dwellings above or below cumulative allocation - WCC figures	61	246	470	768	1210	1265	1415	1640	1765	1780	1805	1830	1855	1880	1755	1712	1669	1526	1383	1240	
MANAGE - Annual requirement taking account of past/projected completions	522	518	507	492	471	437	414	380	334	289	246	210	165	107	30	-48	-125	-253	-460	-1080	-644

Figure 3: RSS9 Housing Trajectory 2006 - 2026



**Figure 4:** Percentage of completed dwellings (gross) on previously developed land 2005 -2006 (source HCC)



5.56 The percentage of previously developed land is high, due in part, to the low number of completions on Local Plan allocations, many of which are on Greenfield sites.

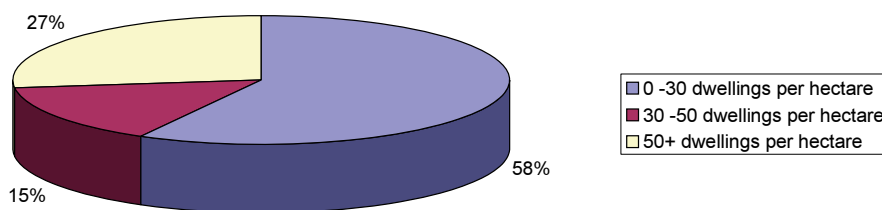
**Density**

5.57 PPG 3 requires local authorities to avoid the inefficient use of land. It recommends that housing should be built at between 30 and 50 dwellings per hectare (net) with greater intensity of development sought at places with good public transport accessibility, such as city, town, district and local centres or around major nodes along good quality public transport corridors.

5.58 Policy H5 of the RSS requires development in the region as a whole to average a density of 40 dwellings per hectare.

5.59 Figure 5 below indicates the net density of total dwellings (gross) completed in the district of Winchester between 1st April 2005 to 31st March 2006.

**Figure 5:** Density of completed dwellings (gross) (source HCC)



5.60 The high proportion of completions at under 30 dwellings per hectare, is to a large extent, due to the rural character of district and the small scale of many development schemes. In next AMR it may be necessary to analysis the density of rural and urban areas of the district in more detail.

**Objective:** To contain the settlements so as to protect their character and avoid the unnecessary loss of countryside by defining clear limits to the growth of settlements.

**Policies**

Countryside protection (C14, H3), Gap Policies (C3, C4, C5).

**Indicators**

5.61 60 units of housing were completed on sites outside the designated policy boundaries (H1 of 1998 Local Plan) during the monitoring period 05/06.

5.62 It should also be possible to derive the amount of residential development within Strategic and Local Gaps from the data on residential completions. However, at the moment this data is not specifically captured and would have to be derived from an analysis of the completion data on a site-by-site basis.

5.63 **Comment:** Provision of data on the amount of development within the countryside is a useful indicator on the success of this policy and is therefore included. Although the figure of 60 appears quite high, one housing exception site was completed last year, at Mill Lane/Dickenson Park, Wickham, which accounted for 12 of the units. The resulting figure of 48 is similar to last years gross figure of 52.

- 5.64 There is no direct equivalent of Policy C14 in the WDLPR, although text at 4.62 makes it clear that housing development within the countryside will only be considered in the special circumstances outlined in Policies CE19 – CE27. As the presumption against unnecessary development within the countryside has continued, it is considered useful to continue to provide information on the amount of housing developed within the countryside as an indicator of the success of WDLPR Policies CE19 – CE27.
- 5.65 It would be a useful indicator of the Gap Policies to provide information on the amount of completions within Gaps. This is particularly so as these policies have continued into the WDLPR as Policies CE1 – CE3. However, at present, this information is not specifically captured.
- 5.66 One complication in the area of housing development within the countryside is the deletion of former policy H3 Development Frontages from the WDLPR and its replacement with the Infilling Policy H4. All development outside the policy boundaries of the new H3 in the WDLPR would therefore be in the countryside. However, consideration needs to be given to the separate monitoring of housing developed within settlements considered under H4, and those built in the countryside under other policies, or as exceptions to policy. This will have an effect in next year's AMR.

**Objective:** To control development within the settlements to prevent excesses and to promote the meeting of local needs, particularly for housing, employment, shopping and facilities.

**Policies:** Housing needs (H5-H7, FS8), business uses (E1, E2, W9, W10, W20, W21, RT12 and various site proposals), facilities and services (FS1, FS2, W11-W15, S7, S28, S36), recreation and amenity (EN2, EN3, RT1-RT5, W17, W18)

**Indicators:**

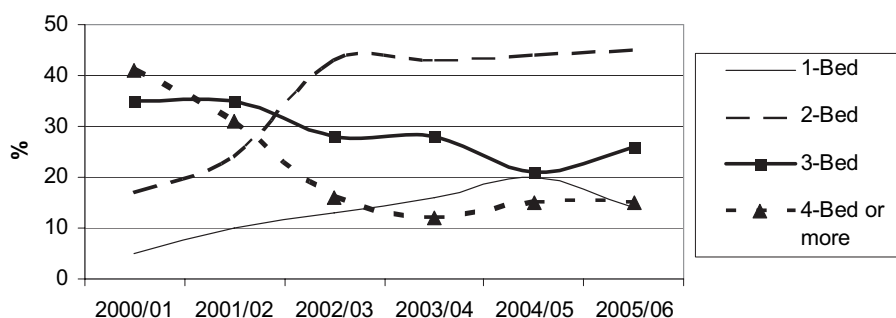
**Housing Needs**

- 5.67 Core Indicator 2d: Affordable housing completions – 113 gross (net same as no loss of affordable housing units)
- 5.68 The provision of sufficient affordable dwellings for the local community are key objectives in both the Council's Corporate and Community Strategies and forms a key role in the Housing Strategy adopted by the City Council.
- 5.69 The Housing Needs survey undertaken by David Coultie Associates in 2002 identified a need for 779 affordable dwellings to be provided within in the District annually. Through the Review of the Local Plan, the City Council has endeavoured to increase and improve the delivery of affordable dwellings throughout the District.
- 5.70 Policy H4 of the RSS requires 25% all new housing to be social rented accommodation and 10% to be other forms of affordable housing.
- 5.71 For the period 2005 -2006, 113 affordable dwellings (gross) were completed in the district (20% of all gross completions). There were no losses of affordable houses, meaning the net figure is also 113 (23% of net completions).

**Local Indicator: Housing mix (percentage of new dwellings having either 1 or 2 bedrooms)**

- 5.72 The supplementary planning guidance 'Achieving a better housing mix' was adopted by the Council in 2000. It set a target of at least 50% of new dwellings built to be either 1 or 2 bedroom properties. This policy has been incorporated in the Local Plan Review's policy H.7.
- 5.73 Figure 6 illustrates the shift in the proportion of dwellings completed by number of bedrooms since the policy was introduced.
- 5.74 In 2005/06, 59% of completed new dwellings consisted of 1 or 2 bedrooms. Housing mix is an issue which will be addressed in future Housing Market Assessments. Three have been commissioned which affect Winchester District: West of Waterlooville; South Hampshire and Central Hampshire. They are at different stages and the findings will be used to inform any update to this policy in the Local Development Framework.

**Figure 6:** Percentage of completions by number of bedrooms (source HCC)





## BUSINESS USES

**Table 10**

Core indicator 1a: Amount of floorspace developed for employment by type –

Use Class	Completed floorspace (m2) April 05-March 06
B1	6297
B1-8	9664
B1A	27646
B8	1970
B2	2266
B2-7	1265
Total	49108

**Table 11**

Core Indicator 1b: Amount of floorspace developed for employment, by type, in employment or regeneration areas defined in the LDF

Use Class	Completed floorspace (m2) April 05-March 06
B1	3786
B1-8	0
B1A	26059
B8	0
B2	1660
B2-7	1197
Total	32702

**Table 12**

Core Indicator 1c: Amount and % of 1a, by type, on previously developed land.

Use Class	Completed floorspace (m <sup>2</sup> ) on previously developed land April 05-March 06	Percentage of total completed floorspace
B1	3786	60.12%
B1-8	3801	39.33%
B1A	1388	5.02%
B8	0	0%
B2	0	0%
B2-7	1197	94.62%
Total	10172	20.71%

Core Indicator 1d: employment land available by type –

(i) allocated sites without planning permission	–	37.78 hectares
(ii) all sites in the District with planning permission	–	47.01 hectares
	total:	84.79 hectares

**Core Indicator 1e: Loss of employment land in**

(i) employment/regeneration areas - 00.00 hectares

(ii) local authority area - 00.02 hectares

**Core Indicator 1f: Amount of land in 1e lost to residential development - none**

- 5.75 The data which is captured by Hampshire County Council on behalf of the District is now collected over the same municipal year monitoring period that the AMR covers, as opposed to the previous calendar year system. The floorspace figures collated relate to gross external floorspace as opposed to gross internal as required by the DLGC Core Indicators, as this is the way that information is recorded on planning application forms and planning permissions that specify the amount of business floorspace approved. This issue has been raised by HCC with the DCLG. DCLG guidelines described in the 'Local Development Framework Core Output Indicators. Update 1/2005' state that the difference between gross external and internal floorspace 'is typically between 2.5 and 5%'.
- 5.76 Core Indicator 1d(ii) refers to all sites in the District that have planning permission, which are available for development and includes sites where development is not yet complete as well as those where development has not yet started. Core Indicator 1e refers to sites which were available for employment in the previous monitoring year, but have been lost to 'completed non-employment uses in the current monitoring year' (Update 1/2005). In practice the number of new uses being completed within a year of the previous use being lost is likely to always be small. In this case the loss relates to one site which was a redevelopment of a building on a site in B1-B8 use to comprise a smaller building for B1c/B2/B8 use, providing a net loss of 150m<sup>2</sup>.
- 5.77 The results for Core Indicator 1a show a similar amount of development as 2005, where a total of 46,558m<sup>2</sup> of employment floorspace was completed. The proportions of the differing use classes are similar as well. This indicates a continuing high level of development within the District for employment uses, with almost half the amount of total floorspace being for B1A use.
- 5.78 The amount of development on designated employment or regeneration areas (Core Indicator 1b), is also similar to 2005, when the total amount was 37,972m<sup>2</sup>. This indicates that the vast majority of development is continuing to occur on designated employment and regeneration sites.
- 5.79 The amount of development on previously developed land (Core Indicator 1C), is now 10,172m<sup>2</sup>, or 20.71% of the total. This is an increase on the previous year's figures where 3,941m<sup>2</sup> or 8% was on previously developed land. The figure is still relatively low which is a reflection of large amounts of floorspace being completed on allocated employment sites that were previously Greenfield land, mostly at Whiteley. Sites in the existing built-up areas, such as Winchester tend to be smaller in number due to lack of availability and competition from other uses such as housing and also, smaller in size than the Greenfield sites.
- 5.80 Core Indicator 1d shows that there is considerable land available for development. Some of the sites allocated for business in the WDLP have not been developed. However the Local Plan Review examined these sites and concluded that a need still existed. These sites have therefore been carried through into the WDLPR, although some have been altered so as to allow for mixed use development in future.
- 5.81 Core Indicator 1e shows that there was only a small amount of employment land lost in the District and that was not in a defined employment/regeneration area. The area lost relates to one site which was in a previous industrial use, but which had an overall decrease in the amount of available space following redevelopment. However, it should be noted that HCC only monitor gains or losses of over 200m<sup>2</sup>, so small changes of use will not always be recorded. There have been some losses of small employment uses to residential within the settlements, however the size of these sites is not such that they are considered significant.
- 5.82 The results of Core Indicators 1b and 1e show that most development is within designated sites and that these areas are not experiencing a change of use away from employment. This implies that these sites were not surplus to employment requirements.

**Facilities and Services****Core Indicator 4a: Amount of completed retail, office and leisure development**

	2005 sqm	2006 sqm
Retail (A1)	306	0
Office (B1a, A2)	0	348
Leisure (D2)	1690	2486
<b>Total</b>	<b>1996</b>	<b>2834</b>

**Core Indicator 4b: Number and percentage of completed retail, office and leisure development in town centres**

	2005 sqm		2006 sqm	
	Amount	%	Amount	%
Retail (A1)	0	0	N/A	N/A
Office (B1a, A2)	N/A	N/A	348	100
Leisure (D2)	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>384</b>	<b>14</b>

- 5.83 The tables above include information on Core Indicators 4a and 4b, that it was not possible to provide for the 2005 AMR at the time.
- 5.84 The information for Core Indicators 4a and 4b show that there have been very few retail completions in Winchester District in the last two monitoring years. The figure of 306m<sup>2</sup> completed in 2005, refers to one site at Chesapeake Mill, Wickham, which although outside the designated town centre is within the urban area of the settlement.
- 5.85 The office space completed in 2006 refers to one site within Winchester Town Centre. Although other B1A space has been permitted in the past year, this has not been included in these Indicators as it is already included within the Business Indicators and an analysis of these sites has shown that they are business park office development, rather than the local service and facilities type B1A that these Indicators appear to be focussed on.
- 5.86 The leisure space completed in 2005 was for a covered riding school in Curbridge and Marwell Activity Centre facility. The leisure space completed in 2006 was for an equestrian centre at Kings Worthy. Given the nature of these developments, it is not surprising that they are outside of the town centre.
- 5.87 It should be noted that HCC, who compile this data on behalf of the District, do not collect data on developments of less than 200m<sup>2</sup>. It may therefore be the case that a number of developments – particularly of retail – may not appear in this AMR. Over the next year the Council will need to consider the merits of manually collecting data on changes of use within the town centre and/or the primary shopping areas. This would be of use in monitoring the success of policies relating to the balance of A1 and other uses within town centres and the amount of A3 development. However, due to the size of most sites and the fact that some changes of use in this area do not require permission, this information will need to be captured by means of a physical survey, which would have considerable resource implications if carried out for the whole District.

**RECREATION AND AMENITY****Core Indicator 4c: Number and percentage of eligible open spaces managed to green flag award standard**

- 5.88 The Council has not applied for any Green Flag Awards and has not kept data on the qualifying aspects. However, the Council is currently undertaking a joint PPS17 needs and demands audit of open space with East Hampshire District Council. As part of the data gathering for this study, the consultants are collating data relating to Green Flag criteria. It should therefore be possible to provide this data in future years.
- 5.89 The Council has been implementing an Open Space Strategy for many years, which seeks to improve the amount and quality of open space throughout the District. The Strategy contains detailed proposals for open space improvements at a local/parish level. Local Plan Policy RT3 requires developers to provide for adequate recreation in relation to their proposals. This entails either provision of facilities, or a financial contribution in lieu. The Policy has been operating successfully for many years and the Open Space Funding System has assisted Parishes to address the recreational deficiencies highlighted in the Open Space Strategy.
- 5.90 The tables below show the amounts received into the Open Space Fund and the amounts released from the Fund over the last 10 - 8 years. There has been a total of £625,374 contributed to the Open Space Fund over the past 12 months, between 01 March 2005 and 28 February 2006. This is a 4% reduction compared with last year but is still a very large amount reflecting the continued high level of house building in the District.
- 5.91 A total of £921,829.00 has been released from the open space fund between 1st March 2005 and 28th February 2006. This is the largest amount ever released in a single year and for the first time exceeds the amount of funds contributed for that year. The unusually high level of spending this year is a combination of large sums being released for the Denmead pavilion project, the improvements in Eversley Park, Kings Worthy and the continuing high level of spending on Winchester's older play areas.

Table13 Open Space Fund Receipts 1996-2006:

Financial Year	Open Space Fund Receipts (excluding admin. and receipts subject to Planning Appeals)
1996/7	£ 275,636.10
1997/8	£ 298,655.38
1998/9	£ 191,647.81
1999/2000	£ 408,807.20
2000/1	£ 285,232.30
2001/2 (to 28 Feb 2002)	£ 411,451.40
2002/3	£ 458,850.00
2003/4	£ 566,156.00
2004/5	£ 651,221.78
2005/06	£ 625,374.00

Table 14 Amounts released from the Open Space Fund 1998-2006:

Year	Amount Released
1998/99	£102,390.62
1999/00	£280,875.10
2000/01	£121,758.86
2001/02	£251,318.26
2002/03	£288,435.13
2003/04	£396,304.34
2004/05	£394,516.90
2005/06	£921,829.00
TOTAL	£2,757,428.20

5.92 The total amount held in the Open Space Fund 28th February 2006 - £2,036,420.25.

5.93 Table 15 indicates the actual physical improvements being implemented in the past year, as a direct result of the Open Space Fund arising from contributions achieved under policy RT3 of the 1998 Plan (RT4 in WDLPR).

**Table 15**

Parish	Scheme Details	Date	Amount Released £
Bishops Waltham	Health and Safety tree work at Priory Park play area.	March 05	320.00
	Contribution to Swanmore College open space project.	July 05	12,000.00
	Site furniture, landscaping & fencing at Hermitage Heights Recreation Ground	July 05	8490.00
	Landscaping and clearance, Oak Road Recreation Ground	October 05	5,217.24
	Access improvements to Hoe Road Recreation Ground	January 06	771.00
Cheriton	Play area improvements – Recreation Ground.	July 05	3,154.73
Colden Common	Youth Shelter, The Green	December 05	1,800.00
Compton	Improved access and parking Memorial Playing Fields	May 05	6,000.00
	Cricket Nets, Memorial Playing Fields	August 05	8,938.50
Corhampton	Improved changing facilities, Pound Lane Recreation Ground	May 05	1,000.00
	Skate board facility, Pound Lane Recreation Ground	July 05	9,000.00
Curdrige	Contribution to Swanmore College open space project	June 05	250.00
	Play equipment, Reading Room play area	July 05	1,076.00
Denmead	Play equipment, Mill Close (2nd Inst)	October 05	6,201.66
	New sports pavilion	March/ April 05	200,000.00
Droxford	Play equipment	June 05	250.00
Hambledon	Contribution to Swanmore College open space project	June 05	1,000.00
Hursley	Play area improvements to Recreation Ground	June 05	4,498.00
Itchen Valley	New nets at the cricket ground, Easton	June 05	2,000.00
	Play area improvements, Old School Field	September 05	425.00
Kings Worthy	Eversley Park Adventure Trail, Trim Trail, Play Area and	other improvements June – November 05	85,754.00
	Play equipment and improvements to the Green	Sept - Nov 05	29,948.00
*	Hampshire Paths Partnership – leaflets and sign boards.	June 05	1,845.00
	Fryers Close play area design fees	September 05	975.00

Parish	Scheme Details	Date	Amount Released £
Littleton and Harestock	New play equipment Bradley Road play area.	April 05	4,500.00
New Alresford	Further tree planting at Skatepark	December 05	2,548.40
Old Alresford	Benches and picnic table at the Village Green play area	June 05	533.00
Otterbourne	Youth facilities at Oakwood Park (1st inst)	December 05	13,850.00
Shedfield	Seats for Recreation Ground Waltham Chase and Shedfield	June 2005	2,879.32
	Youth shelters and seats at Recreation Ground, Waltham Chase	September 05	20,622.00
	Bike Trail at Shedfield Recreation Ground	January 06	5,967.00
Southwick	New safety surfacing for play area	July 05	1,550.00
Sparsholt	New play equipment at Woodman Close	February 06	3,273.00
Swanmore	Sports Storage Unit at Broad Lane Recreation Ground	April 05	6,428.00
	Improvements and extension to Pavilion, Broad Lane Recreation Ground		60,000.00
	Contribution to Swanmore College open space project	June 05	6,000.00
Twyford	Disabled access and fencing to Hunters Park (2nd inst.)	July 05	2,981.00
	Ballards Close Play Area improvements	July 05	2,000.00
Upham *	Fencing and planting to Village Pond open space	November 05	3,000.00
Wonston	The Gratton Trust - New modular sports pavilion (1st Inst.)	October 05	20,000.00
Winchester:			
St Barnabas	Teg Down Meads Play Area (2nd Inst.)	June 05	4,157.00
St Bartholemew	Tennis pavilion, Riverpark	June 05	12,000.00
	Bowling Green – synthetic turf	June 05	9,248.00
	Relay of cricket pitch – North Walls	June 05	17,450.00
	Alterations to tennis court fencing	June 05	5,079.00
	Hyde Abbey Garden	June 05	25,350.00
	Tree Planting - North Walls Recreation Ground (1st inst.)	November 05	2,203.00

Parish	Scheme Details	Date	Amount Released £
St Johns	Parking and access improvements to St. Giles Hill park	March – June 05	25,648.00
	Pedestrian Access way KGV Recreation Ground	August 05	1,666.00
	Play improvements – Imber road (1st Inst)	November 05	14,907.00
	Play equipment – St Martins Close (1st inst)	November 05	24,998.00
	Youth Shelter project – Gordon Avenue play area	February 06	11,220.00
St Lukes	Thurmond Crescent play area refurbishments	June 05	62,493.00
	Stanmore Recreation Ground play area refurbishment (2nd inst)	March 05	50,597.00
	Play equipment Walpole Road (1st inst)	November 05	14,965.00
	Play area works Stanmore Recreation Ground	February 06	1,388.00
St Michaels	New seat, new tree, new paving – Abbey Gardens	November 05	2,304
*	Projects not mentioned in the OSS 05/06		
	Total released		£921,829.00

**Objective:** To play a part in addressing broader environmental concerns by seeking to avoid the wasteful use of land, natural resources and energy, by careful control of the amount, type and location of development.

**Policies:** Pollution including air quality (EN14-EN17), flooding and water quality/supply (EN13), renewable energy (EN12, F57), Biodiversity (EN10).

**Indicators;**

- 5.94 **Core Indicator 7:** Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality 2.
- 5.95 The Environment Agency (EA) were involved in 36 sites in the Winchester District in the monitoring period. They suggested allowing permission with conditions on 30 of those sites and objected on 6 sites. The City Council overruled the EA's objection on one site and granted permission with conditions. The City Council also overruled the suggested conditions on one other site and granted planning permission.
- 5.96 Out of the 6 sites objected on – one was refused for reasons including the objection of the EA, one other was refused although the EA's objection had been resolved. Two were granted with conditions that mitigated the EA's objections, one was granted with conditions although the EA's objection had been resolved and one was granted against EA's advice, but subject to conditions.
- 5.97 Of the 30 sites where the EA recommended allowing permission with conditions, 14 were granted with the conditions included, 15 were refused for a number of reasons and one was approved without including the EA's condition.
- 5.98 All of the Environment Agency's proposed conditions and objections to sites, raised issues of groundwater quality and possible pollution of groundwater. None of the cases raised issues of flood defence.

**Core Indicator 8: Change in areas and populations of diversity importance, including:**

(i) change in priority habitats and species (by type); and

(ii) change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance

5.99 Data on change in the areas of priority habitats by habitat type, is not yet available. However, the data from HBIC below, sets the baseline of information against which changes in the areas of priority habitats will be monitored in future years.

**Table 16** Extent of BAP Priority habitats in Winchester (as of 31st March 2006)

Broad Habitat Type	BAP Priority Habitat	Area (ha)
Grasslands	Lowland Calcareous Grassland	454
	Lowland Heathland/ Dry Acid Grassland	12
	Lowland Meadows and Rush Pasture	523
Freshwater, riparian	Eutrophic Standing Waters	81
	Fens and Reedbeds	141
	Chalk Rivers	118 km
	Floodplain Grazing Marsh	1,085
Coastal	Coastal Grazing Marsh	1
	Coastal Saltmarsh	2
	Maritime Cliff & Slopes	0
	Mudflats	6
	Saline Lagoons	0
	Coastal Vegetated Shingle	0
	Coastal Sand Dunes	0
Woodland	Lowland Mixed Deciduous Woodland	6,780
	Lowland Wood-Pasture and Parkland	385
	Wet Woodland	256



5.100 No information is currently available on the following Biodiversity Action Plan (BAP) priority habitats:

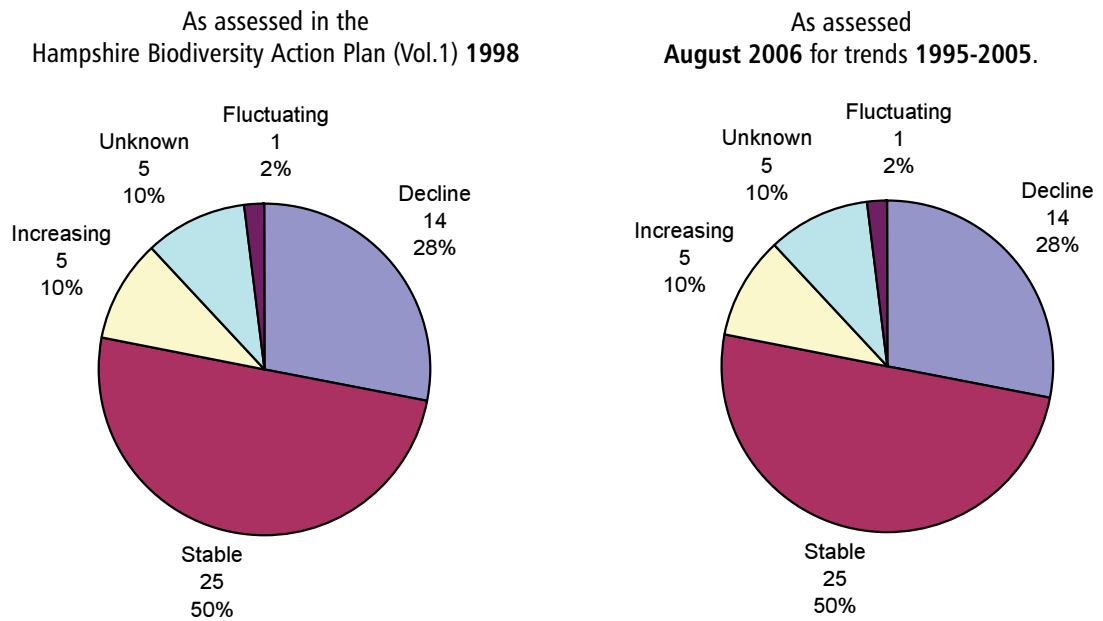
- Ancient Hedgerows
- Seagrass beds
- Sheltered Muddy Gravels
- Sublittoral Sands & Gravels

5.101 Data on the area of eutrophic standing water and wet woodland areas are likely to be an underestimate due to limited survey; Data on cereal field margins is not represented as the data is incomplete. There are also overlaps between data gathered for Lowland Mixed Deciduous Woodland and Wet Woodland.

5.102 The full extent of Biodiversity Action Plan (BAP) priority habitats in Hampshire is not fully known and any future 'gains' are therefore more likely to be down to more habitat being 'discovered' as opposed to having been re-created.

HBIC have provided data on trends in the numbers and relative percentages of priority species

**Figure 7** Summary of trends for Hampshire's representative 50 BAP priority species



**Table 17** Area (hectares) of Nature Conservation Designations in WCC district (baseline)

Designation	Area (ha) in Hants	Area in WCC (ha)	% of Hants designated area in WCC
SAC	36,697	182	0.5
SPA	41,780	23	0.1
RAMSAR	36,982	23	0.1
NNR	1,953	103	5.3
SSSI	50,078	1313	2.6
LNR	1,820	52	2.9
SINC	34,039	6,484	19.0

Figure 8 Condition of SSSIs in Winchester compared with Hampshire as a whole

### Winchester District

### Hampshire

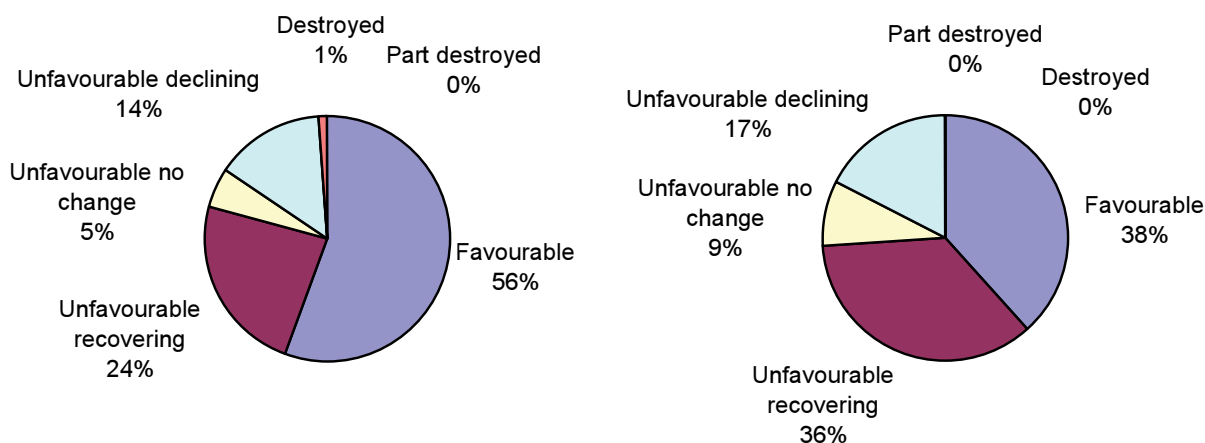


Table 18 Condition of SSSIs in Winchester compared with Hampshire as a whole

Area	Favourable	Un-favourable recovering	Un-favourable no change	Un-favourable declining	Part destroyed	Destroyed	Grand Total
	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)	Area (ha)
Winch	692.47	294.49	67.3	177.37	0	15.38	1,247.01
Hants	18,760.47	17,398.41	4,264.11	8,503.96	12.18	24.09	48,963.22

Data extracted from ENSIS 31.03.2006 for 2005/6. SSSI total hectares/district differ from HBIC figures

Table 19 Changes to SINCS observed and recorded during 2005/6

District name	SINCS (15.12.04)		SINCS (31.03.06)		NET CHANGE		
	Number	Area (ha)	Number	Area (ha)	Number	Area (ha)	% increase in area
WINCHESTER	621	6453.2	623	6483.91	2	30.71	0.47
HAMPSHIRE	3,567	33,636.76	3,663	34,039.40	96	402.64	1.2

- 5.103 Data extracted from HBIC SINC layer between 15.12.04 and 31.03.06
- 5.104 Discrepancies are present in the HBIC SINC data due to corrections made to the GIS data since the Dec 2004 version. Changes in SINC area may not reflect changes to the sites this year due to the way the SINCS are monitored.
- 5.105 Information on the amount of designated areas (Table 17) is baseline. The information on the situation of SSSIs is also baseline. The only designated sites that there is currently information on the changes is in the area and number of SINCS in the District and Hampshire as a whole, as described in Table 19 above.
- 5.106 Changes in priority habitats and species due specifically to development, management programmes and planning agreements has not been monitored. Isolating these changes is currently, extremely difficult. Any variations documented will be due to a combination of changes in agricultural practices, climate, urbanisation, recreation etc as well as the cumulative effects of these. Nevertheless, HBIC is working with the Hampshire BAP Local Authorities Forum to develop more detailed monitoring systems that will cover these areas. Natural England staff conduct condition assessments on SSSIs on a five year rolling programme with assistance from HBIC.
- 5.107 The last decade has seen rates of declines slowing for many of Hampshire's BAP priority species. However HBIC has raised the concern that "Stable" for some species means stabilised at low levels, i.e. the species had previously declined substantially and has now levelled off at low levels, rather than at a higher (long-term sustainable) level. HBIC is working with its funding partners to improve information on BAP habitat extent and condition through the Hampshire Habitat Survey Programme.

- 5.108 The only information on sites that are designated for their international, national, regional and sub-regional significance that is currently available is in relation to the current status of SSSIs and the changes in areas of SINCs. Work is progressing between HBIC, English Nature and other relevant bodies to fill these information gaps in future. However, it is clear that due to the limitations of resources, the number and size of designated sites and the difficulties of obtaining agreed methods of measurements, this is likely to take a number of years.
- 5.109 There will also be a number of years before full information on the change of sites is available. The rate of change in condition on these sites is usually slow and it is some time before changes in condition become apparent. English Nature have a rolling programme of assessing SSSIs, which is based on a five-yearly cycle.
- 5.110 The Winchester Biodiversity Action Plan would provide more information at the local level, along with actions that could form targets to be monitored. Resource constraints have led to this document remaining at its draft stage at present.

**Core Indicator 9: Renewable energy capacity installed by type**

- 5.111 There is still currently no means of accurately monitoring this indicator. Nevertheless, it is known that no large-scale schemes, such as for wind farms or biomass schemes have been completed in this District in the past year. There may be smaller domestic renewable energy devices that have been installed, but it is hard to monitor these as many developments do not require planning permission.

**Objective:** To enable facilities to be provided locally and to aim towards a better balance of land uses so as to control the demand for travel and to prevent development which locks the District into ever-increasing use of the private car.

**Policies:** Minimising car use and promotion of Integrated Transport Network (T1, T4, T5, T6, T8, T9, W22), park and ride (W23), traffic management and environmental improvement (T7, T10, T11, T12, W24, W28, W29, S12), reduction in car parking provision (W25, W26, W27)

**Indicators:**

**Core Indicator 3a: Number and percentage of completed non-residential development within Use Classes A, B & D, complying with car-parking standards set out in the LDF.**

- 5.112 Hampshire County Council is now monitoring this information, where it is clear on planning permissions. However, as this has recently started from recording data on sites granted planning permission, it will be several years before this feeds fully into completion data.

**Core Indicator 3b: Number and percentage of new residential development within 30 minutes public transport time of a GP, Hospital, primary and secondary school, employment areas and a major retail centre.**

- 5.113 Hampshire County Council have been able to run this data via the Accession GIS model which has been rolled out across the country. Table 20 below contains the data for that was unable to be provided for the year 2004/05 and Table 21 following contains the data for 2005/06.
- 5.114 It needs to be noted that the Accession data is based on a time period of a few hours on Monday mornings, not an average based over a week. Therefore, if a settlement did not have a service during that period, it would appear to have no public transport access. Conversely, if the settlement just has one bus service a week, but it happened to be within that period, it might appear that that settlement had good public transport accessibility, which would not be the case when averaged over one week. In addition, the model was unable to use data for three bus services which service the southern part of the Winchester District and these routes were therefore not included. This has undoubtedly had an effect on the figures, and the model will need to be re-run when this data is available.

**Table 20**

Authority Name	Winchester	2004-05
No of completions	735	
Net gain	694	

Destination		New completions		Net gain	
		Number	%	Number	%
<b>Primary schools</b>	Within 30 mins	706	96.1%	673	97.0%
	30 – 60 mins	2	0.3%	2	0.3%
	Out of threshold	0	0.0%	0	0.0%
	No PT access	27	3.7%	19	2.7%
<b>Secondary schools</b>	Within 30 mins	481	65.4%	454	65.4%
	30 – 60 mins	209	28.4%	205	29.5%
	Out of threshold	0	0.0%	0	0.0%
	No PT access	45	6.1%	35	5.0%
<b>FE college</b>	Within 30 mins	408	55.5%	388	55.9%
	30 – 60 mins	281	38.2%	271	39.0%
	Out of threshold	1	0.1%	0	0.0%
	No PT access	45	6.1%	35	5.0%
<b>Doctor</b>	Within 30 mins	637	86.7%	601	86.6%
	30 – 60 mins	16	2.2%	16	2.3%
	Out of threshold	0	0.0%	0	0.0%
	No PT access	82	11.2%	77	11.1%
<b>Hospital</b>	Within 30 mins	282	38.4%	269	38.8%
	30 – 60 mins	146	19.9%	133	19.2%
	Out of threshold	257	35.0%	252	36.3%
	No PT access	50	6.8%	40	5.8%
<b>Employment</b>	Within 30 mins	542	73.7%	519	74.8%
	30 – 60 mins	148	20.1%	140	20.2%
	Out of threshold	0	0.0%	0	0.0%
	No PT access	45	6.1%	35	5.0%
<b>Food shops</b>	Within 30 mins	646	87.9%	622	89.6%
	30 – 60 mins	40	5.4%	33	4.8%
	Out of threshold	0	0.0%	0	0.0%
	No PT access	49	6.7%	39	5.6%
<b>Retail centres</b>	Within 30 mins	512	69.7%	493	71.0%
	30 – 60 mins	172	23.4%	161	23.2%
	Out of threshold	2	0.3%	1	0.1%
	No PT access	49	6.7%	39	5.6%

Table 21

Local Authority Name		<b>Winchester</b>			
No. of New Completions		577			
Net increase in Housing Units		490			
Destination Type		New Completions		Net Housing Gains	
		Number	%	Number	%
<b>Primary Schools</b>	Within 30 Mins	493	85.4	415	84.7
	30 to 60 Mins	2	0.3	2	0.4
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	82	14.2	73	14.9
<b>Secondary Schools</b>	Within 30 Mins	373	64.6	302	61.6
	30 to 60 Mins	101	17.5	99	20.2
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	103	17.9	89	18.2
<b>Further Education Colleges</b>	Within 30 Mins	294	51.0	238	48.6
	30 to 60 Mins	178	30.8	161	32.9
	Out of Thresholds	2	0.3	2	0.4
	No PT Access	103	17.9	89	18.2
<b>Hospitals</b>	Within 30 Mins	202	35.0	193	39.4
	30 to 60 Mins	125	21.7	82	16.7
	Out of Thresholds	138	23.9	126	25.7
	No PT Access	102	17.7	89	18.2
<b>Doctors</b>	Within 30 Mins	479	83.0	402	82.0
	30 to 60 Mins	0	0.0	0	0.0
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	98	17.0	88	18.0
<b>Employment Centres</b>	Within 30 Mins	395	68.5	333	68.0
	30 to 60 Mins	83	14.4	69	14.1
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	99	17.2	89	18.2
<b>Retail Centres</b>	Within 30 Mins	285	49.4	257	52.4
	30 to 60 Mins	186	32.2	139	28.4
	Out of Thresholds	7	1.2	7	1.4
	No PT Access	99	17.2	87	17.8
<b>Food Supermarkets</b>	Within 30 Mins	409	70.9	341	69.6
	30 to 60 Mins	69	12.0	62	12.7
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	99	17.2	87	17.8

5.115 **Objective:** To enable the provision of infrastructure and facilities to catch up with past levels of growth, by gradually reducing the rate and level of development and promoting the improvement of services.

**Policies:** Infrastructure provision (FS3, FS4), new and improvement footpaths, bridleways, cycleways (RT6, RT7, S9, S25, W30, W31), New road schemes (T2, T3, T13)

5.116 Few policies have been included under this objective, as the objective has not been continued with in the Local Plan Review, as it is covered under other WDLPR objectives in terms of the provision of infrastructure. The wider objective of limiting growth is not considered applicable in the current situation in the District, nor does it relate to future planned housing growth within Southern Hampshire.

5.117 Therefore, no monitoring is undertaken relevant to this subject



# APPENDIX 1 Local Development Scheme

## APPENDIX 1 - WINCHESTER CITY COUNCIL LOCAL DEVELOPMENT SCHEME 2005

PROJECT	2004			2005			2006			2007			2008			2009										
	S	O	N	J	F	M	J	A	S	O	N	J	F	M	J	A	S	O	N	J	F	M	A	M		
Adopted Local Plan																										
Winchester District Local Plan Review																										
Statement Comm Involvement																										
DPDs																										
Core Strategy																										
Development Provision																										
SPDs																										
LADs																										
Chilbolton Avenue, Winchester																										
Sleepers Hill, Winchester																										
Compton Down, Compton																										
Springvale Road, Kings Worthy																										
VDSs																										
Denmead																										
Kings Worthy																										
Olivers Battery																										
New Alresford																										
NDSs																										
Fulford																										
Teg Down																										
Review of existing VDS's & NDS's & SPD's not yet programmed →																										

**KEY**

[M] Modifications	[S] Submission	[A] Adoption/Amendment of Proposals Map for DPDs
[Adopted Local Plan]		
[Saved Plan]		
[Winchester District Local Plan Review]		
[Inquiry]		
[Revision]		
[Saved Plan]		
[Statement of Community Involvement]		
[Pre-production]		
[Production]		
[Submission]		
[Examination Hearing]		

# APPENDIX 1: WINCHESTER CITY COUNCIL LOCAL DEVELOPMENT SCHEME 2006

PROJECT	2006			2007			2008			2009			2010														
	J	F	M	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	
Adopted Local Plan																											
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	Review of existing VDS's & NDS's & SPD's not yet programmed →																										

**KEY**

M Modifications    S Submission    A Adoption/amendment of Proposals Map for DPDs

**Adopted Local Plan**

- Yellow: Saved Plan

**Winchester District Local Plan Review**

- Orange: Revision
- Light Orange: Saved Plan

**Statement of Community Involvement**

- Green: Production
- Dark Green: Submission
- Yellow-Green: Examination Hearing

**Development Plan Documents**

- Light Blue: Pre-production
- Blue: Production
- Dark Blue: Submission
- Yellow: Examination Hearing

**Supplementary Planning Documents**

- Pink: Pre-production
- Purple: Production
- Light Purple: Review



**Business Development**

Indicator	Result &/or Commentary		
1a. Amount of floorspace developed for employment by type.	<i>Use Class</i>	<i>Completed gross internal floorspace (m<sup>2</sup>)</i>	
	B1	6297	
	B1 –B8	9664	
	B1A	27646	
	B2	2266	
	B2-7	1265	
	B8	1970	
	<b>Total</b>	<b>49108</b>	
1b. Amount of floorspace developed for employment by type, in employment or regeneration areas defined in the LDF.	<i>Use Class</i>	<i>Completed gross internal floorspace (m<sup>2</sup>)</i>	
	B1	3786	
	B1 –B8	0	
	B1A	26059	
	B2	1660	
	B2-B7	1197	
	B8	0	
	<b>Total</b>	<b>37972</b>	
1c. Amount and % of 1a, by type, on previously developed land	<i>Use Class</i>	<i>Completed gross internal floorspace (m<sup>2</sup>) on previously developed land</i>	<i>Percentage of total completed gross internal floorspace (m<sup>2</sup>)</i>
	B1	3786	60.12%
	B1 – B8	3801	39.33%
	B1A	1388	5.02%
	B2	0	0%
	B2-B7	1197	94.62%
	B8	0	0%
	<b>Total</b>	<b>10172</b>	<b>20.71%</b>
1d. Employment land available by type.	(i) allocated sites without planning permission – 37.78 hectares (ii) all sites in the district with planning permission – 47.01 hectares <b>total: 84.79 hectares</b>		
1e. Losses of employment land in (i) employment/regeneration areas, and (ii) local authority area.	(i) 0.0 hectares (ii) 0.02 hectares		
1f. Amount of land identified in 1e lost to residential development.	none		

## Housing

Indicator	Result &/or Commentary
2a. Housing trajectory showing:	
(i) net additional dwellings since start of plan period;	5049
(ii) net and gross additional dwellings for current year;	490 net additional dwellings 577 gross additional dwellings
(iii) projected net additional dwellings to end of relevant DPD period (i.e. HCC Structure Plan);	8934 net additional dwellings
(iv) annual net additional dwelling requirement;	486 annual net additional dwellings
(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	449 net additional dwellings
2b. % new and converted dwellings on previously developed land. (Using gross dwellings)	88%
2c. % new dwellings completed (gross) at	
(i) less than 30dph	
(ii) 30 – 50 dph; and	(i) 58%
(iii) above 50 dph.	(ii) 15%
	(iii) 27%
2d. Affordable housing completions. (Gross & net)	113 gross completions 113 net completions

## Transport

Indicator	Result &/or Commentary																																								
3a. Number and % completed non-residential development within Use Class Orders A, B & D, complying with car-parking standards set out in the LDF.	Not available for this monitoring period. HCC has started monitoring this on planning permissions, this has not yet translated into completions data.																																								
3b. Number and % new residential development within 30 minutes public transport time of certain facilities.	<table border="1"> <thead> <tr> <th></th> <th colspan="2">2004-2005</th> <th colspan="2">2005-2006</th> </tr> <tr> <th>Facility</th> <th>No.</th> <th>%</th> <th>No.</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>GP</td> <td>637</td> <td>86.7</td> <td>479</td> <td>83.0</td> </tr> <tr> <td>Hospital</td> <td>282</td> <td>38.4</td> <td>202</td> <td>35.0</td> </tr> <tr> <td>Primary</td> <td>706</td> <td>96.1</td> <td>493</td> <td>85.4</td> </tr> <tr> <td>Secondary</td> <td>481</td> <td>65.4</td> <td>373</td> <td>64.6</td> </tr> <tr> <td>Employment</td> <td>542</td> <td>73.7</td> <td>395</td> <td>68.5</td> </tr> <tr> <td>Retail</td> <td>512</td> <td>69.7</td> <td>285</td> <td>49.4</td> </tr> </tbody> </table>		2004-2005		2005-2006		Facility	No.	%	No.	%	GP	637	86.7	479	83.0	Hospital	282	38.4	202	35.0	Primary	706	96.1	493	85.4	Secondary	481	65.4	373	64.6	Employment	542	73.7	395	68.5	Retail	512	69.7	285	49.4
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## Local Services

Indicator	Result &/or Commentary				
4a. Amount of completed retail, office, and leisure development. (Gross external floorspace in UCOs B1(a), A1, A2 and D2)		<i>2005sqm</i>		<i>2005sqm</i>	
	Retail (A1)	306		0	
	Office (B1a, A2)	0		348	
	Leisure (D2)	1690		2486	
	<b>Total</b>	<b>1996</b>		<b>2934</b>	
4b. Number and % of completed retail, office and leisure development in town centres		<i>2005sqm</i>		<i>2006sqm</i>	
		<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>
	Retail (A1)	0	0	N/A	N/A
	Office (B1a, A2)	N/A	N/A	348	100
	Leisure (D2)	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>348</b>	<b>100</b>	
4c. Number and % of eligible open spaces managed to green flag award standard.	Not currently available for this monitoring period, but should be available for future years.				

## Flood Protection and Water Quality

Indicator	Result &/or Commentary
7. Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	2

## Biodiversity

Indicator	Result &/or Commentary
8. Change in areas and populations of diversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance.	Data is incomplete in this area. Benchmark data is now available for each category, with only change in priority species and changes to SINCs being available currently. See main body of report for this data.

## Renewable Energy

Indicator	Result &/or Commentary
9. Renewable energy capacity installed by type.	No data is available. A suitable monitoring system for this indicator needs to be developed.

