PHD376
Ward(s): General

PORTFOLIO HOLDER DECISION NOTICE

INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING AND ENFORCEMENT

TOPIC – LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2011

PROCEDURAL INFORMATION

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of The Overview and Scrutiny Committee and any other relevant overview and scrutiny committee. In addition, all Members are notified.

If five or more Members from those informed so request, the Leader may require the matter to be referred to Cabinet for determination.

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SUMMARY

The 2011 Annual Monitoring Report (AMR) is concerned with strategic planning and covers the period 1 April 2010 – 31 March 2011. The full AMR is appended and is comprised of two elements:

- Progress of policy and plan preparation compared with the Local Development Scheme (LDS) timetable
- The performance of adopted planning policies throughout the period

The report considers the LDS and outlines where progress has been made or where changes have been considered necessary to the LDS.

The performance of adopted plan polices is monitored by a series of statistical indicators, such as the amount and types of new housing and business development occurring. The plan policies that are measured are those in the Winchester District

Local Plan Review 2006 (WDLPR). The WDLPR will remain the statutory plan until the new Local Plan is formally adopted.

In relation to progress against the LDS, the AMR outlines the progress that has been made this year in developing the evidence base that underpins the new Local Plan Part 1 – Joint Core Strategy. Importantly, the timetable was adjusted to take account of the need to undertake more evidence research on topics such as the housing market and affordable housing, the economy and infrastructure delivery, and to consider changes to the planning system under the Localism agenda.

One of the major achievements of the year 2010/11 was the Blueprint engagement, which provided valuable input into the development of 'Plans for Places' and subsequently the Local Plan Part 1 – Joint Core Strategy policies, including locally derived housing targets.

A reconsideration of the LDF documents and timetable led to a revised LDS being prepared, which came into effect in July 2011. The first major event outlined in the LDS is the publication of the Pre-submission Local Plan Part 1 – Joint Core Strategy. This is currently on schedule, with publication planned for early 2012.

In relation to the performance of adopted policies, the AMR considers the policies of the WDLPR under the three themes of the Sustainable Community Strategy and the Pre-submission Local Plan Part 1 – Core Strategy. These themes are; Active Communities, Prosperous Economy and High Quality Environment. In previous years there has been a series of Core Indicators that were prescribed by Government, which were added to by relevant local indicators. In March of 2011, the Government abolished the Core Indicators. Therefore the indicators in the AMR are now all 'local' indicators, although many of the former Core Indicators are still reported

In summary, the topics covered are – Housing (delivery, forward trajectory, type, size and density, affordable housing), Business (employment land and losses by type, including retail and tourism uses) and the Environment (water issues, biodiversity and renewable energy).

The main result of the housing analysis shows that completions have increased this year up to 503 (net). This is more typical of results over the past 7 years (where the average is 420 net dwellings per year), than the previous year's figure of 286.

An analysis of the 5-year land supply shows that the District does not have a 5-year land supply when assessed against the targets outlined in the South East Plan. This applies to the PUSH (Partnership for South Hampshire) part of the District and the non-PUSH area. However, it is expected that the South East Plan will be abolished in April 2012. In the meantime the Council has acted on Government advice and produced a locally-derived housing requirement which is included in the emerging Local Plan Part 1. It is expected that the Local Plan's new housing target will become the basis for assessing the adequacy of land supply from the abolition of the South East Plan (expected in April 2012). This indicates that 5 years of available land supply can be demonstrated and this favorable situation should continue as the

strategic allocations at West of Waterlooville, North Whiteley and Winchester North all progress.

The AMR also reflects the economic downturn in the figures reported for employment. The amount of new land being developed is half of the previous year. A number of large sites are being re-developed for housing, which has led to a large loss of employment land this year as the former uses are demolished. This is not considered unexpected in the current economic climate. On a positive note, there are several large re-development schemes in the pipeline, such as at Silver Hill and the re-development of Whiteley Town Centre, which offer business opportunities for the future, particularly in the retail sector. There are also some hotel developments in the pipeline and several large business schemes under development in rural areas, on former agricultural sites.

In relation to the other areas covered by the AMR, significant improvements have continued to be made in the quantity and quality of open space and recreation as a result of the Open Space Strategy. Progress is also being made in the development of renewable energy schemes. Biodiversity and water quality and flooding are also continuing to be monitored.

DECISION

1. That the Portfolio Holder for Planning and Enforcement authorises the publication of the 2011 AMR and its submission to the Secretary of State in accordance with the relevant requirements of the Town & County Planning (Local Development) (England) Regulations 2004 (as amended).

2. That authority be delegated to the Head of Strategic Planning to make any minor changes necessary to correct any typographical/factual errors prior to publication

REASON FOR THE DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

The Town and Country Planning (Local Development Framework) Regulations 2004 (as amended) require planning authorities to submit an Annual Monitoring Report (AMR) into the performance of the Local Development Framework (LDF), over the period 1 April – 31 March in any one year. It is further specified that the AMR be submitted to the Secretary of State by the end of the relevant calendar year.

The implication of this for Winchester this year is that an AMR needs to be prepared to cover the period 1 April 2010 – 31 March 2011 and formally submitted to the Secretary of State by 31 December 2011.

There are no alternative options for the report relating to this Decision as preparation of the AMR, its date of submission, and some of its content, are statutory requirements.

It should be noted that the Localism Act has made some changes to the above requirements. Future Monitoring Reports will not have to cover the period outlined above, although they should still be prepared on an annual basis. Also, future reports do not have to be submitted to the Secretary of State, just published by the planning authority. However, although the Localism Act has been passed, its provisions will not come into effect until the new year. Accordingly, the current Regulations still apply and the Council has had confirmation of this from DCLG.

It should also be noted that the Government has undertaken consultation on further changes to the Regulations following the Localism Act that would also alter the content and timescale for publication of the monitoring report(s). However, no firm proposals have yet been laid to alter the Regulations formally, so – again - the current Regulations apply for the time being.

The risk of not producing the AMR is of a challenge from a third party that the Council is not fulfilling its statutory requirement to submit an AMR by the end of December 2011. When the Local Plan Part 1 – Joint Core Strategy is submitted to the Secretary of State it is a requirement that it is accompanied by an up-to-date AMR. It is anticipated that the Local Plan Part 1 will be formally submitted in April 2012.

RESOURCE IMPLICATIONS:

No implications

CONSULTATION UNDERTAKEN ON THE DECISION

Consultation on a draft report with the Portfolio Holder for Planning and Enforcement.

FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE

N/A

DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED

N/A

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

N/A

PHD376
Ward(s): General

Approved by: (signature) **Date of Decision: 30.12.11**

Councillor Robert Humby – Portfolio Holder for Planning and Enforcement

Appendix: 2011 Annual Monitoring Report

WINCHESTER DISTRICT
LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT 2011

(1st April 2010 – 31st March 2011)

December 2011

CONTENTS to be updated for publication

List of Tables and Figures to be updated for publication

List of Indicators to be provided for publication

INTRODUCTION

1. This Annual Monitoring Report (AMR) for the Winchester District covers the period April 2010 to March 2011.

2. The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce an annual monitoring report. The purpose of the AMR is twofold:

    - To monitor the progress of the local development documents set out in the Local Development Scheme

    - To monitor the effectiveness of the policies set out in the local development documents.

3. This AMR is broken down into the following sections:-

    - The background section explains the role and purpose of the AMR in more detail. The implications of recent changes in government policy that affect monitoring are also outlined in this section

    - Part one of this AMR provides further details of the current Local Development Scheme and any changes in the timetable for producing the documents of the LDF.

    - Part Two of the AMR monitors the performance of adopted policies within the Local Development Framework and is set out using the three 'themes' of the Council's Sustainable Community Strategy (2010 revision). The Introduction to Part Two explains the methodology of this in more detail.

4. The development plan monitored is the Winchester District Local Plan Review (WDLPR), adopted in 2006. Only the policies that were 'saved' in June 2009 are now monitored. As the Local Plan is in transition to the new Local Development Framework system and the policies in the WDLPR were not written with a view to detailed monitoring, this AMR only focuses on those policies which can be monitored effectively.

5. The Annual Monitoring Report includes an assessment of the five year housing land supply. PPS3 'Housing' requires Local Planning Authorities to assess and demonstrate the extent to which the requirement to identify and maintain a rolling five-year supply of deliverable land for housing is met. For the purposes of this Annual Monitoring Report, the five years of supply runs from 1st April 2011 to 31st March 2016, but in accordance with the advice that assessments should be forward looking the five year period from April 2012 to March 2017 is also considered.

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

BACKGROUND

Statutory background

7. The AMR forms part of the Council's Local Development Framework. It was a requirement of the Planning and Compulsory Purchase Act 2004 that AMRs be produced and the 2004 Town and Country Planning Regulations prescribed certain elements that AMRs had to address. The new government from May 2010 announced its intention to change many aspects of the planning system. The government has since acted to delete the requirements for Core Indicators and the guidance relating to monitoring. The Localism Act of November 2011 has made changes to the 2004 Planning and Compulsory Purchase Act. Finally, further changes to the planning system are envisaged through the draft National Planning Policy Framework (NPPF), which would see the cancellation of all current Planning Policy Statements (PPSs). Several PPSs have monitoring elements within them. At the moment, it is not clear whether they will be replaced in any part.

8. At the present time, the main requirement for monitoring comes from the Planning and Compulsory Purchase Act as amended by the Localism Act. The section below outlines the requirements of that legislation and the changes made by the Localism Act. The Localism Act will not be enacted until 15th January 2012, with most changes not coming into effect until April, and so the changes it makes will not come into effect until that date. Therefore this AMR has been prepared under the Act as it currently stands.

Planning and Compulsory Purchase Act 2004

9. Section 35 of the Planning and Compulsory Purchase Act 2004 requires planning authorities to report annually on the performance of their Local Development Frameworks (LDF). The Annual Monitoring Report (AMR) covers the period 1st April 2010 to 31st March 2011, and must be submitted to the Secretary of State, by the end of the December 2011.

10. The 2004 Act states that the AMR must report on two aspects of the LDF - the implementation of the Local Development Scheme (LDS), and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.

Localism Act 2011

11. The Act amends the above legislation so that there will no longer be an annual report to the Secretary of State. Local authorities must still report on the implementation of the LDS and the policies within it as described above. However, this does not have to be in one report; furthermore the report does not need to cover the financial year period. Although, reports must be produced on at least an annual basis. The reports will not be

submitted to the Secretary of State, but they must be made available to the public.

The Town and Country Planning (Local Development Framework) Regulations 2004

12. These regulations prescribe certain requirements for the AMR. Regulation 48 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.

13. Regulation 48(7) requires AMRs specifically to report progress on annual housing requirements, in terms of the net additional dwellings completed.

Possible Changes

14. Draft changes to these Regulations were proposed in July 2011 entitled 'Local Planning Regulations'. Proposed new regulation 39 prescribes minimum information to be included in monitoring reports beyond current regulation 48, including net additional affordable housing, Community Infrastructure Levy receipts, the number of neighbourhood plans that have been adopted, and action taken under the duty to co-operate. It also requires the monitoring information to be made available online and in council offices, as soon as it is available to the council, rather than waiting to publish in a report annually.

Planning Policy Statements

15. As described in the introduction, the intended NPPF will supersede all PPSs. However, this is only in draft form at the moment, so the advice contained within the PPSs currently still stands. The draft NPPF did not directly refer to the monitoring of plans, only re-iterating the current tests of soundness in their broadest sense and that any local requirements that may be applied to developments should be kept under review

Planning Policy Statement 12: Local Spatial Planning

16. Planning Policy Statement 12 sets out the Government's policy on Local Spatial Planning, and was revised in June 2008. Paragraph 4.47 refers to monitoring and the content of the AMR. This section re-iterates previous guidance and emphasises that AMRs should include progress against any relevant national and regional targets, and that it is necessary to include a

housing trajectory demonstrating the planned delivery of housing provision over the plan period. AMRs should indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the Core Strategy. AMRs should also be used to reprioritise assumptions regarding infrastructure delivery.

Planning Policy Statement 3: Housing

17. Paragraph 54 of Planning Policy Statement 3 (PPS3) emphasises the need for Local Planning Authorities to identify sufficient specific deliverable sites to deliver housing in the next five years (the five year land supply) and to include this information in the Annual Monitoring Report. Therefore, Winchester City Council's five year land supply position is set out in Part Two as part of the Active Communities theme, and the Council's housing trajectories for the period up until 2027 are set out in Appendix 5.

Other Guidance

18. In a letter to Chief Planning Officers on 30th March 2011, the government cancelled the Core Output Indicators (2008 Update), the Good Practice Guidance on LDF Monitoring (2005) and the Emerging Good Practice Guidance (2006). This was to allow local authorities to decide what to include in their monitoring reports – subject to UK and EU legislation.

Role of Monitoring

Contribution to policy development

19. The monitoring information contained within the AMR will feed into the development of future Local Development Framework policies as part of the evidence base. The AMR should assist in the identification of gaps in policy. PPS 12 requires the Core Strategy to set out a monitoring framework for the policies within it. The Pre-submission Local Plan Part 1 – Joint Core Strategy contains a monitoring framework, which draws on previous monitoring experience in AMRs, amongst other factors.

Links to the Community Strategy

20. A revised Sustainable Community Strategy (SCS) 2010-2020 was adopted by the Council on 4th November 2010. This sets out a long-term vision for the area, and identified three overarching outcomes for the Winchester District. It also outlined programmes of work that will need to be put in place to achieve these outcomes. The pre-submission Core Strategy is themed around the three outcomes of the SCS, as it is a key delivery mechanism for the SCS.

21. The actions and priorities of the SCS are translated into planning policies and strategic allocations where appropriate. The SCS outcomes will also inform the planned Development Management Allocations DPD in due

course. The monitoring of adopted policies in Part Two of this AMR also follows the structure of the SCS for consistency.

Developing the Annual Monitoring Report

The Annual Monitoring Report 2011

22. This Monitoring Report continues most of the Indicators used in previous AMRs. Despite the government's revocation of Core Indicators, much of the relevant information had already been gathered and so has been included. Many of the former Core Indicators are considered to have value and so will continue to be reported on where possible, even into monitoring of the new Local Plan Part 1. All the Indicators are now 'local indicators'.

23. The profile information has not been updated since 2010 and has not been included in this AMR. Some of the information formerly in that section is considered useful in providing contextual information. Information on matters such as health and crime may not have a direct traceable link to planning policies, but nevertheless will have some use as part of a bundle of indicators.

24. Contextual indicators are particularly relevant for assessing sustainability and wellbeing in their widest sense. They have been considered as part of the Sustainability Appraisal and will be carried forward into the monitoring of the Local Plan Part 1 where feasible.

Future Monitoring Reports

25. The first new Development Plan Document scheduled to be adopted is the Local Plan Part 1 – Joint Core Strategy. Therefore the saved policies of the WDLPR will continue to be monitored in any future AMRs until after the Core Strategy is adopted. Monitoring of the WDLPR policies will continue to have some value as many of the policies proposed in the Core Strategy are similar to those within the WDLPR. It will be possible to continue to use the same indicators in many instances. The 2011 AMR acknowledges the development of Core Strategy policies and each section in Part Two concludes with a brief assessment of monitoring proposed for future policies.

26. The infrastructure delivery plan associated with the LDF will require annual updating through the AMR and this will commence once the Core Strategy has been adopted.

27. Policies should be capable of being monitored to be effective. This is one of the tests of soundness for policies. The 2004 Planning Act also requires that a Monitoring Framework be produced for the Core Strategy. A draft Monitoring Framework has been produced for the Pre-submission Local Plan Part 1 – Joint Core Strategy. This builds on the experiences of recent AMRs and proposes many of the current indicators be continued to

monitor the new policies, together with new indicators, such as contextual indicators.

AMR PART ONE: Monitoring Policy Process

28. The 2004 Planning Act requires AMRs to report on the implementation of the LDS and the 2004 Regulations state that AMRs must review progress against the timetable in the LDS. This is otherwise known as the policy process.

29. Part One of this AMR reviews the progress of production of the policy documents of the LDF. It describes the progress that has been made during the monitoring year in general and discusses future development. Specific mention is made of progress against the LDS timetable and how the LDS itself has been subject to alteration during this period and how it is planned to proceed in the future.

30. The main developments in the LDF during this monitoring year were:

- Re-consideration of LDF timescales, resulting in revised Core Strategy timetable (and revised LDS in July 2011)
- Blueprint consultation
- Adoption of Interim Policy Aspirations

These are described in more detail in the sections following the summary tables. Considerable work was also conducted this year on the development of Core Strategy policies via further evidence base work. The tables below summarise the main achievements of the year.

Summary of key achievements for Winchester's LDF during 2010/2011:

Table 1: Matters Considered by Cabinet (LDF) Committee in 2010/2011

Date	**Action**
22nd July 2010	LDF Update (revised timetable) Revisions to PPS3 LDF Update on Evidence Studies
6th Oct 2010	Core Strategy Consultations – introducing Blueprint LDF CAB Adoption of Interim Policy Aspirations Draft Infrastructure Study
6th Dec 2010	LDF Update AMR SHLAA Update 2010 Exton VDS Revision
Jan 2011	**Council Adopts Interim Policy Aspirations**
23rd Feb 2011	Feedback on Blueprint
1st April 2011	Feedback on Remainder of Blueprint Responses Infrastructure Study Evidence Base Update

6th June 2011	Publication of Plans for Places – After Blueprint **Revised LDS agreed, by LDF & full Cabinet**
6th July 2011	**Revised LDS comes into effect**
28th Sept 2011	Plans for Places Responses Evidence Update (whole or just..) Review of Employment Prospects Employment Land and Demographic Projections St Giles' Hill NDS Revision
10th Nov 2011	Plans for Places Responses for Winchester Town SHLAA Update 2011 Sustainable Buildings Guidance for Planning Applications Compton & Shawford VDS
28th Nov 2011	LDF CAB to consider Pre-publication Core Strategy (Reg 27 Version)
6th Dec 2011	**CABINET** agrees Pre-submission Core Strategy
8th Dec 2011	**FULL COUNCIL** agrees Pre-submission Core Strategy
12th Dec 2011	**SDNPPA PLANNING COMMITTEE** agrees Joint Pre-submission Core Strategy
14th Dec 2011	**SDNPPA FULL COUNCIL** agrees Joint Pre-submission Core Strategy
2012	***Pre-Submission Core Strategy (Reg 27 Version) published for consultation***

Table 2: Evidence Base Work 2010/2011

Date Completed	**Title**
April 2010	Affordable Housing Viability Study
May 2010	Green Infrastructure Study
June 2010	Local Connections Housing Study
September 2010	Winchester Housing Market Assessment Update
Oct 2010	Retail Study Up-date
Dec 2010 & Nov 2011	SHLAA Update
April 2011	Infrastructure Study
June 2011	Housing Technical Paper
July 2011	Market Towns & Rural Area Development Strategy Background Paper (Updated)
Oct 2011	Gypsy & Travellers Scrutiny Group Final Report
Nov 2011	Bushfield Camp Viability Study

The Local Development Scheme (LDS)

31. Production of policy documents should be reviewed against the timetable in the LDS. This process highlights if any changes are required to the LDS.

32. A revised LDS was brought into effect from February 2010. However, this had been in development for sometime and it was already considered likely that some further revisions might need to be made with the

requirements for soundness becoming clearer as the new planning system of LDFs became more developed. It was felt that further evidence might need to be produced on housing requirements and infrastructure delivery in particular, which could led to a delay in the Core Strategy

33. The election of the coalition government in May 2010 was swiftly followed by announcements on localism, the intention to revoke the Regional Strategies, abandon regional housing targets and make other significant changes to the planning system. This subsequently resulted in the draft Localism Bill in December 2010 and the draft NPPF in July 2011.

34. When the evolving requirements of the new planning system of LDFs were considered together with the immediate and proposed future changes to the planning system, it became clear that some elements of the proposed Core Strategy would need further consideration. Accordingly, the Council reviewed its Core Strategy timetable and undertook to initiate further research for the evidence base and consultation on the generation of locally derived housing targets.

35. The major effect of this during the monitoring period was the decision taken by Cabinet in July 2010, to postpone the publication of the pre-submission Core Strategy, which had been timetabled for October 2010, pending the further evidence base work. Immediately following this, work commenced on the necessary consideration of locally derived housing targets through the Blueprint exercise in the autumn of 2010.

36. The 2010 LDS was therefore revised. Following the end of the Blueprint engagement in January 2011 it was considered that a realistic timetable could be derived for a revised LDS. Accordingly the 2011 LDS was prepared by June 2011 and brought into effect from 6th July 2011. The table below compares the timetables in the 2010 LDS and the new 2011 LDS.

Table 3: Comparison of Key Milestones - 2010 & 2011 Local Development Schemes

DPD	**2010 LDS**	**2011 LDS**
Core Strategy		
Pre-submission consultation (Regs 27 & 28)	October 2010	Dec 2011
Submission (Reg 30)	Jan 2011	April 2012
Adoption	Dec 2011	Dec 2012
Development Management		
Pre-submission consultation (Regs 27 & 28)	Dec 2011	April 2013
Submission (Reg 30)	March 2012	July 2013
Adoption	Jan 2013	Feb 2014
CIL Charging Schedule	N/A	
Draft Charging Schedule Consultation		Dec 2012
Submission		Feb 2013

Adoption		Sept 2013

37. In summary, during the monitoring period, there was a discrepancy between the timetable for the Core Strategy outlined in the 2010 LDS and the actual progress. The reasons for this discrepancy are described above. The Council has developed the Core Strategy as swiftly as is prudent taking due consideration of changes to the planning system and of matters of soundness. A revised LDS was adopted in July 2011. The targets are still challenging, but at the present time, the Council is on-track with the targets in the 2011 LDS, with the Core Strategy (now called Locla Plan Part 1) Pre-submission version being agreed by full Council on 8th December. The Core Strategy was also agreed by the SDNPA on 14th December 2011. The Pre-Submission Core Strategy will be published for consultation in early 2012.

Interim Policy Aspirations

38. The Council recognised that some key planning policies would not be in place until the end of 2012 for the Core Strategy and late 2013 for the Development Management and Allocations DPD. The intended revocation of the South East Plan meant that the statutory development plan would consist only of the 'saved' policies of the 2006 Winchester District Local Plan Review.

39. The proposed revocation of the South East Plan left a policy gap in the area of climate change in particular. It was considered that the Council should be aspiring to higher standards of carbon reduction as a matter of urgency and that there were no relevant saved policies remaining from the WDLPR.

40. It was also becoming apparent that the WDLPR's requirements in relation to affordable housing and dwelling mix were becoming out of date. The updated Strategic Housing Market Assessment, in particular highlighted the on-going need to maximise affordable housing provision without harming development viability.

41. Finally, the spatial variations between different parts of the District have also become widely accepted and established through work on the Core Strategy and Sustainable Community Strategy. These identify 3 spatial areas within the District, namely *'Winchester Town'*, the *'South Hampshire Urban Areas'* and the *'Market Towns and Rural Area'.* It was considered that these locally-distinct spatial areas should be made explicit, as they form the spatial basis for the Council's Sustainable Community Strategy and the emerging Core Strategy.

42. Accordingly Interim Policy Aspirations were adopted by the Council in January 2011 to provide policy guidance and direction on the key issues

described above, in advance of the adoption of Core Strategy policies. The Interim Policy Aspirations cover the following three areas:

- Identification of 3 Spatial policy areas;
- Climate change/sustainability aspirations;
- Affordable housing/housing mix aspirations

These policies are now being referenced in Development Management considerations.

Blueprint

43. The Council created the new engagement toolkit 'Blueprint', which encouraged community groups and residents to hold debates on the needs of their communities looking ahead, (www.community-blueprint.co.uk). This exercise was undertaken during October 2010 to January 2011, and some 164 community submissions were received. This explored the communities' local requirements and aspirations for housing, employment and other development. Blueprint is considered a major achievement of the LDF. The approach engaged with people and organisations that had not previously engaged with planning policies and enabled communities to take ownership of the future development of their area in a very pro-active way. In some areas, this has encouraged communities to consider neighbourhood plans in the future. The Blueprint model has won a Royal Town Planning Institute South East Region award and is being considered for a RTPI national award.

South Downs National Park

44. The South Downs National Park (SDNP) covers a significant part of the District. The South Downs National Park Authority (SDNPA) became the planning authority for that area on 1st April 2011. The SDNPA intends to produce a Core Strategy by 2014. In the meantime, the Winchester District Core Strategy that will be developed will be agreed with the SDNPA and jointly adopted. Therefore the whole of the District will remain under one Core Strategy, up until the South Downs National Park Core Strategy replaces those areas within its boundary.

Developments since April 2011

45. Following the end of the Blueprint exercise, the rest of the monitoring year and beyond, was spent analysing the results and feeding them into the Core Strategy development. Feedback from Blueprint was reported to LDF committee on 23rd February 2011 (CAB 2115 (LDF) and 1st April 2011 (CAB 2148 (LDF)). Together with the further evidence work, this resulted in the 'Plans for Places…*After Blueprint*' consultation document in June 2011. This document filled the gap between Core Strategy Preferred Options publication (May 2009) and the forthcoming Pre-Submission Core Strategy (Dec 2011).

46. The Plans for Places document described the policy developments since the Preferred Options. There had been many changes in policy direction since that time, together with changes in national policy, new evidence (particularly relating to housing and viability) and the Blueprint engagement. The Plans for Places document drew these threads together by describing the areas where the Core Strategy direction was likely to change and the reasons for this. Plans for Places only covered strategic issues and did not contain revised policies nor consider areas where there was little change since 2009. 'Plans for Places…*After Blueprint*' was published for consultation, which took place during July and August (CAB 2177(LDF) refers). Feedback from Plans for Places has been reported to LDF Committee on 28th September 2011 (CAB 2231 (LDF)) and for Winchester Town on 10th November 2011 (CAB 2243 (LDF)).

47. Following Plans for Places, work has continued on the Core Strategy, resulting in the agreement of the Local Plan Part 1 – Joint Core Strategy by LDF Committee, Cabinet and full Council, prior to the publication of the Pre-Submission (Regs 27 & 28) document early in 2012.

Future Developments

48. As outlined in the LDS, it is planned that the Core Strategy be submitted for formal consideration in Spring of 2012, with a view to Adoption by the end of the year. Early work will also commence on the Development Management and Allocations DPD and the Community Infrastructure Levy Charging Schedule.

49. The Localism Act received Royal Assent on 15th November 2001. The NPFF should be published in its final form during 2012 and there is likely to be further secondary legislation arising from the Localism Act. These documents will therefore make important changes to the planning system, the extent of which is not fully known. In anticipation of Localism, however, consideration of Neighbourhood Plans has already commenced in several parts of the District. The City Council and Denmead Parish Council have been selected as 'frontrunners' to trial a Neighbourhood Plan for Denmead.

50. Following the passing of the Localism Act, it is becoming common practice to refer to Core Strategies as the 'Local Plan Part 1. Other LDF DPDs will form the 'Local Plan Part 2', etc. When referencing the anticipated Core Strategy, this AMR therefore refers to this as the Local Plan Part 1 from now on.

PART TWO – MONITORING POLICY PERFORMANCE

51. The structure of this section of the AMR is centred on indicators relating to the three themes set out in the Sustainable Community Strategy 2010-2020. The Local Development Framework has strong links with the Sustainable Community Strategy (SCS), with the LDF putting into action the land use aspects of the strategy. It is intended that the LDF Core Strategy will follow the themes and desired outcomes of the SCS and it is therefore considered appropriate that this AMR follows a similar structure.

52. The three themes of the Sustainable Community Strategy 2010 are:-
    - Active Communities
    - Prosperous Economy and
    - High Quality Environment

53. Indicators are sets of statistics intended to measure the effect of policies. In previous years there were Core Indicators prescribed by central Government, supplemented by Local Output Indicators where relevant. On 31st March 2011, the Government abolished the Core Indicators. The purpose of this was to leave authorities free to monitor the factors that they considered most relevant, subject to the requirements outlined in the 2004 Regulations. This requirement is the reporting on annual housing requirements, in terms of net additional dwellings completed. Requirements arising from PPS12 on housing trajectories and from PPS3 on the identification of a 5-year land supply also still apply.

54. Despite the removal of Core Indicators, they covered issues that are important to the delivery of planning policies, so many of them will continue to be monitored, albeit as 'local' indicators. In addition, much of the content relating to housing delivery will still be required under other legislation and guidance as described above.

55. Part Two of the AMR contains analysis of the performance of the policies of the WDLPR saved policies. This refers to policies that it was considered important to retain pending the adoption of the Local Plan Part 1. These policies were 'saved' in July 2009 and now comprise the local adopted planning policies of the District. All the other policies that were in the WDLPR are no longer saved and will therefore no longer be monitored.

56. Due to the nature of the policies in the WDLPR, monitoring of relevant outputs is not always possible as some are not quantifiable in terms of meeting aims and targets. Because of this, the AMR 2011 concentrates on the saved policies of the WDLPR which can be monitored and are relevant to the progress of the LDF.

57. Monitoring of the saved policies of the WDLPR will continue for a number of years. The first DPD to be adopted will be the Local Plan Part 1 – Joint Core Strategy and this is not anticipated until the end of 2012. In addition,

this will only cover the strategic policies and allocations. Other policies will be promoted through the Development Management and Allocations DPD, which will deal with detailed planning policies and smaller site allocations. Therefore some of the saved policies of the WDLPR will remain in place until that DPD is adopted, which is not programmed until 2014.

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

THEME ONE: ACTIVE COMMUNITIES

59. The 2010-2020 SCS theme of 'Active Communities' seeks to promote active communities where people can access the services they need, where there are low levels of crime where everyone feels safe, and where people have the opportunity to pursue active and healthy lifestyles. Of particular relevance for planning polices, is that this includes the achievement of high quality and affordable housing, opportunities for recreation and the provision of appropriate facilities and services.

60. These issues were previously covered in the SCS and the AMR within the three areas of 'Inclusive Society', 'Safe and Strong communities' and 'Health and Wellbeing'. Indicators that were previously contained within these sections of the AMR are now covered within this 'Active Communities' chapter of the AMR.

61. The following WDLPR policies are considered to fall within the Active Communities (only those identified in bold text are monitored in this section).

Chapter	Issue	Winchester District Local Plan Review Policies
3. Design and Development Principles	Aerodrome Safety	DP3, DP7
4. Countryside & Natural Environment	Gypsies & travelling showpeople	CE.27*
6. Housing	All Housing Chapter inc housing supply, housing needs, housing mix	H1- H10 H8*
8. Town Centres, Shopping & Facilities	Facilities and services	SF6, SF7
9. Recreation and Tourism	Recreation	RT1, RT2, RT3, **RT4**, **RT 5 RT6**,RT7*, RT8*, RT9, RT10*, RT11 – RT13
11. Winchester	Bushfield Camp Proposed footpaths and bridleways	**W3** **W10, W11**
13. Settlements	Site Proposals	**S4, S9**

*policy not saved post July 2009

62. The provision of suitable housing is a key aspect of the Active Communities theme of the SCS and a major element of planning policies in the WDLPR and the future LDF. This includes achieving an adequate

supply of housing to meet identified needs, by the provision of suitable affordable housing and obtaining the right mix of housing at the right density in the right location. There are many Core and Local Indicators relating to housing and these are detailed below. The provision of suitable housing also has implications for the Prosperous Economy and High Quality Environment themes, including design and the protection of the countryside. However, for ease of reference, all housing policies are considered in this section of the AMR.

Housing Supply (H1-H4) - Five-year Land Supply Assessment.

63. This five year land supply assessment sets out the housing supply for the District for the period 2011 – 2016 and also looks ahead to the period 2012 – 2017. It is based on requirements and advice which are set out in current Government policy and takes account of the Coalition Government's intended revocation of regional spatial strategies. The basis on which a 5-year housing requirement has been calculated is set out in the following section

Policy Requirements for Housing Provision

64. The South East Plan replaced the Hampshire County Structure Plan Review when it was approved by the Secretary of State in May 2009. It is the Government's intention that the South East Plan itself will be revoked, following the recent enactment of the Localism Act. Accordingly, the City Council has reviewed its local housing needs and consulted on these through the 'Plans for Places' consultation. The results of the consultation have been taken into account in developing the Winchester District Local Plan Part 1 – Core Strategy, which is about to be published. This proposes a new housing requirement for the District of 11,000 dwellings for the period 2011-2031.

65. As regional strategies remained in place for the period under consideration by this AMR, housing land supply needs to be assessed on the basis of the South East Plan's housing requirements. However, given the Government's intention to abolish regional strategies, the South East Plan is likely to be revoked shortly and it is relevant also to consider the situation in relation to the emerging Local Plan Part 1 when looking at the situation for 2012/13. Therefore, this AMR assesses the adequacy of housing land supply for 2012/13 under two scenarios, one based on the housing requirements of the South East Plan and one taking account of the emerging Local Plan Part 1.

66. The South East Plan breaks the housing requirement for the District into the Partnership for South Hampshire (PUSH) area and the non-PUSH area (6740 dwellings required for PUSH, 5500 for non-PUSH, total 12,240). The Local Plan Part 1 does not retain these areas and has devised three new spatial areas (Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area). Therefore a single District requirement is used in the Local Plan Part 1 scenario, taking

account of the expected development profile, in particular for the strategic allocations at West of Waterlooville, North Whiteley and Winchester North.

Housing Provision in Winchester District

67. There have been significant fluctuations in housing provision over the last 10 years or so. Completions were at a low level (of 241 dwellings) in 2000/01 but recovered every year until 2004/05, when they peaked at 694 dwellings. They then levelled off at around 500 dwellings a year until 2007/08, before dropping as a result of the economic recession to 359 completions in 2008/09 and 286 in 2009/10. Completions have risen to 503 dwellings in 2010/11.

68. Prospects for the housing market appear uncertain. The Halifax House Price Index (Nov 2011) suggests housing prices in the South East have fallen less than the national average over the last year (-2.3% nationally, -1.3% for the South East) but continued to fall in the last quarter whereas nationally there was a very slight growth (+0.1% nationally, -0.4% for the South East) It comments that there have been a few signs of the market strengthening a little, and expect it to remain broadly unchanged over the coming few months. Savills produce regular assessments of the housing market and conclude that house prices overall will continue to fall in 2012, but they estimate that house prices in the South East will rise by 15.7% over the next 5 years compared to 6% nationally.

69. The Winchester Strategic Housing Market Assessment update 2010 (DTZ) states that "Winchester appears to have experienced similar peak to trough house price falls as the South East as a whole" and that "the downturn has not fundamentally changed the position of Winchester in relation to the two market areas – the District remains more expensive on average than both Central and South Hampshire as a whole". This conclusion is repeated in the 2011 Strategic Housing Market Update (DTZ).

70. It is clear that house building rates dropped significantly in 2008/09 and 2009/10 locally, although completions in 2010/11 and analysis of sites under construction and in the pipeline suggests completion levels are now improving. Major development at West of Waterlooville is now underway, with the developer reporting strong buyer interest and bringing forward the next phase of development. There are a number of other large sites (10 dwellings or more) planned to be completed over the next 5 years, especially in the non-PUSH area.

The Housing Requirement

71. The assessment of housing land availability should be forward-looking, as PPS3 requires the assessment to cover "the next 5 years" (paragraph 57). Therefore the situation at a base date of April 2012 is considered, as well as at this AMR's base date of April 2011. The housing requirement for each sub-area of the District (PUSH and non-PUSH) is set out below, with

separate assessments based on the South East Plan requirements and the emerging Local Plan Part 1 (District-wide). These requirements amount to 6,740 dwellings for the PUSH part of the District and 5,500 dwellings for the non-PUSH area from 2006 to 2026 (South East Plan) or 11,000 dwellings District-wide from 2011 to 2031 (emerging Local Plan Part 1).

72. In order to determine the 5-year requirement, account needs to be taken of any under- or over-provision since the start of the South East Plan period in April 2006. Completions since April 2006 are as follows:

Table 4: Housing completions since 2006

Sub-Area/Year	2006/07	2007/08	2008/09	2009/10	2010/11	Cumulative
PUSH	142	222	108	76	197	745
Non-PUSH	354	340	251	210	306	1461
District	496	562	359	286	503	2206

73. In order to calculate the housing requirement from April 2012 it is necessary to estimate completions in 2011/12. The following estimates are based on the expected development rates shown in the trajectories (see Appendix 5). In the PUSH area completions in 2011/12 are estimated to total 90 dwellings and in the non-PUSH area 211 dwellings.

74. The level of provision so far in the PUSH part of the District (745 dwellings 2006-2010 reflects the early stage of development at West of Waterlooville and the fact that North Whiteley is not due to come on stream until 2015. In the non-PUSH part of the District 1461 dwellings were completed from 2006 to 2011. This is slightly higher than the SE Plan annualised requirement of 275 dwellings per annum (5,500 dwellings divided by 20 years) which has a knock-on effect for the remaining housing requirement:

Table 5: Housing requirements

	PUSH SE Plan	Non-PUSH SE Plan	District Total
2011-2016	2000	1345	3345
2012 -2017	2110	1365	3475

	Core Strategy (District)
2012 -2017	2815

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

Housing Supply

Commitments and Planning Permissions

75. These are sites which, at April 2011, have planning permission or are allocated in a statutory development plan. They have, therefore, been through the planning process and have a strong certainty of being developed. Large sites (10 or more dwellings) are individually assessed by Hampshire County Council on an annual basis.

76. In addition, the Council contacted the owners/developers of every undeveloped site with planning permission in late 2007, to double check that there remained development interest and to clarify expected implementation dates. The exercise has been repeated for all the large sites annually since summer 2009. The development profiles for each large site are updated every year to take account of developer progress and known aspirations. The information for each site is therefore as accurate as possible and takes account of known progress, constraints, developers' plans and discussions with the local planning authority.

77. The estimated supply within the relevant 5-year period from sites which are committed/permitted is shown in Table 3a (commitments at April 2011) and Table 3b (commitments at April 2012 including Local Plan Part 1 strategic allocations):

Table 3a: Large Sites (10 or more dwellings)

Period:	PUSH	Non-PUSH	District
2011-2016	1110	492	1602
2012-2017	1276	513	1789

Table 3b: Large Sites (10 or more dwellings) Local Plan Part 1

Period:	District
2012-2017	2694

78. The information from the survey of small sites applicants in 2007, along with work on the take-up of small site permissions undertaken for the Local Plan Review, lead to a non-implementation discount of 3% being applied to the updated small sites commitment figures in previous versions of the SHLAA and AMR. This figure has been challenged at recent planning appeals where a figure of 10% has typically been suggested. Further analysis of the number of dwellings lost as a result of lapsed permissions over the last 10 years shows that these were typically under 2% until the effects of the recession from 2008, when they increased to an average of about 7% a year. Over the 10 period the average was 2.13% and it is therefore concluded that a 3% non-implementation rate remains relevant and appropriate given the circumstances of the District. For large sites, any delay in implementation is already taken into account in the profile for each site so there is no need for a non-implementation discount.

79. Table 4 below sets out the supply of small sites with planning permission and includes a non-implementation discount of 3%.

Table 4: Small Sites (less than 10 dwellings)

Period:	PUSH	Non-PUSH	District
2011-2016	73	236	309
2012-2017	58	189	247

33.

Sites Identified in the SHLAA

34. The Council's first Strategic Housing Land Availability Assessment (SHLAA) was published in April 2010. Updates have been produced at regular intervals, in December 2010 and November 2011. As the SHLAA identifies specific sites with development potential the Council can be certain that there is no double-counting with sites which already have planning permission (dealt with above).

35. The SHLAA only assesses sites capable of accommodating 5 or more dwellings. This is because of the size of the District, the potential number of sites involved and the difficulty in estimating capacity and development timing for a large number of small sites. The SHLAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods.

36. Table 5 below indicates the number of SHLAA sites expected to deliver housing during the relevant 5-year periods. Only SHLAA sites within existing defined built-up areas are included as any sites outside existing settlement boundaries would require a change of policy for them to be brought forward and are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as commitments and permissions in Tables 3 & 4 above).

Table 5: SHLAA Sites (5 or more dwellings)

Period:	PUSH	Non-PUSH	District
2011-2016	26	169	195
2012-2017	40	173	213

Small Sites Allowance

37. As the SHLAA only considers sites capable of accommodating 5 or more dwellings, the draft Assessment (March 2009) allowed for the contribution of smaller sites. These have traditionally formed a significant and consistent component of land supply and were expected to continue to do so. However, this was an area of substantial criticism during consultation on the draft SHLAA, given Government advice that 'windfall' sites should not be taken into account in the first 10 year period (PPS3, paragraph 59), and it has become clear from Planning Inspectorate advice that no small site allowance should be included in the 5-year land supply. This is reflected in Table 7 below.

Table 6: Small Sites Allowance (less than 5 dwellings)

Period:	PUSH	Non-PUSH	District
2010-2015	0	0	0

2011-2016	0	0	0

38. Taking account of the components of housing supply described above, the following Table 7a sets out the total housing land supply for the 5-year periods from April 2011 and April 2012 respectively. Table 7b considers land supply taking account of the strategic housing allocations in the emerging Local Plan Part 1 (2012-17).

Table 7a: Total 5-Year Land Supply

Period:	PUSH	Non-PUSH	District
2011-2016			
Commitments (large)	1110	492	1602
Commitments (small)	73	236	309
SHLAA Sites	26	169	195
Small Sites Allowance	-	-	-
TOTAL	1209	897	2106
2012-2017			
Commitments (large)	1276	513	1789
Commitments (small)	58	189	247
SHLAA Sites	40	173	213
Small Sites Allowance	-	-	-
TOTAL	1374	875	2249

Table 7b: Total 5-Year Land Supply – Including Local Plan Part 1 Allocations

Period:	District
2012-2017	
Commitments (large)	2694
Commitments (small)	247
SHLAA Sites	213
Small Sites Allowance	-
TOTAL	3154

Risk Assessment

39. The methodologies used to determine the housing supply reflect Government advice, to ensure that only deliverable sites are included. All of the sites now included are specific identifiable sites which either have planning permission, are allocated in an adopted or emerging development plan, or have been identified and tested through the SHLAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted). While such an assessment cannot be a precise science, if anything it errs on the side of caution. For example, it does not make any allowance for unidentified ('windfall') sites which have yet to progress through the planning process, even though these are likely to contribute housing during the 5-year period.

40. The main source of uncertainty relates to the current economic climate, which remains challenging, although account has been taken of economic

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

41. Another key variable has been the housing requirement itself. The Coalition Government clearly intends to abolish regional housing requirements at the earliest opportunity and to enable local authorities to produce locally-determined housing requirements. It is likely that regional strategies will be revoked by April 2012 and, if this proves to be the case, the emerging Local Plan Part 1 will be the most relevant housing requirement. In order to deal with this uncertainty the AMR calculates housing land availability on the basis of both the South East Plan requirement and the Local Plan Part 1 figures (from April 2012).

Conclusion - Total 5-Year Land Availability

42. Comparison of the 5-year requirements with the available supply produces the following results, based on the South East Plan (Table 8) and Local Plan Part 1 (Table 9) housing requirements:

Table 8: Housing Requirements and Supply – South East Plan

Period:	PUSH	Non-PUSH	District
2011-2016			
Requirement	2000	1345	3345
Supply	1209	897	2106
Surplus (years supply)	-791 (3.0yrs)	-448 (3.3yrs)	-1239 (3.1yrs)
2012-2017			
Requirement	2110	1365	3475
Supply	1374	875	2249
Surplus (years supply)	-736 (3.3yrs)	-490 (3.2yrs)	-1226 (3.2yrs)

Table 9: Housing Requirements and Supply – Local Plan Part 1

Period:	District
2012-2017	
Requirement	2815
Supply	3154
Surplus (years supply)	339 (5.6yrs)

43. The tables above show that there is a shortfall of housing land when assessed against the South East Plan's requirements, in both the PUSH and non-PUSH areas. However, when assessed against the emerging Local Plan Part 1 requirements, taking account of its strategic allocations, there is an adequate supply for the 2012-2017 period.

44. While the South East Plan currently forms part of the 'development plan' the Government has made clear its intention to abolish regional strategies and to promote locally-derived targets. The Localism Act provides the legislative basis for this to be done and sustainability appraisals have been

produced assessing the effects of abolishing all regional strategies. It is, therefore, expected that the South East Plan will shortly cease to exist, most likely from April 2012.

45. The City Council has acted on Government advice and produced a locally-derived housing requirement which is included in the emerging Local Plan Part 1. The Plan is due to be submitted to the Secretary of State in April 2012 for independent examination. With the expected abolition of the South East Plan in April 2012 and submission of the Local Plan Part 1, it is the Local Plan's housing target that will become the basis for assessing the adequacy of land supply from April 2012 onwards. This indicates more than 5 years available land supply and this situation will improve as the strategic allocations at West of Waterlooville, North Whiteley and Winchester North all progress.

46. Although there is currently some uncertainty about how long the South East Plan will remain in force the expectation is that abolition is imminent. Any shortfall of land availability which may exist when judged on the basis of South East Plan requirements will, therefore, be very short-lived and the Council is progressing its up to date Local Plan to bring forward land to resolve this issue. The Council will, therefore, resist the release of sites which are outside current or emerging planning policy where these are promoted solely on the basis of meeting this short-term shortfall. It is important that irreversible decisions about housing provision do not pre-judge the emerging planning strategy for the area. Resisting such sites in the short-term will not prejudice the ability to bring them forward at a later date through the Local Plan Part 2 (Development Management and Allocations DPD) if this proves necessary to meet the Local Plan Part 1 targets.

Indicators

LI.11/01: Plan period and housing targets (formerly Core Indicator H1)

Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan target
2006	2026	12,240	The South East Plan
2011	2031	11,000	Local Plan 1 – Joint Core Strategy

LI.11/02 : Net additional dwellings in previous years (formerly CI. H2(a))

LI.11/03: Net additional dwellings for the reporting year (formerly CI. H2(b))

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

H2(a) – net additional dwellings in previous years	2004 - 2005	-	-	694
	2005 – 2006	-	-	490
	2006 – 2007	142	354	496
	2007 – 2008	222	340	562
	2008 – 2009	108	251	359
	2009 – 2010	76	210	286
H2(b) – Net additional dwellings for the reporting year	2010 - 2011	197	306	503

LI.11/04: Net additional dwellings – in future years (formerly H2 (c))

See housing trajectories (appendix 4)
SE Plan 2006 – 2026 and Local Plan Part 1 2011 – 2031

LI.11/05: Managed delivery target (formerly CI H2 (d))

See housing trajectories (appendix 4)

Commentary

80. Housing trajectories for the two sub-regions of the South East Plan and the pre-submission Local Plan Part 1 – Joint Core Strategy requirement are included in Appendix 4.

81. The sources of supply for Core indicator H3 are the same as those set out in the five-year land supply section above, with the addition of sites to be allocated through the Local Plan. The Preferred Option of the Core Strategy (May 2009), suggested allocating three strategic sites in the District to meet the South East housing provision. The three sites are:

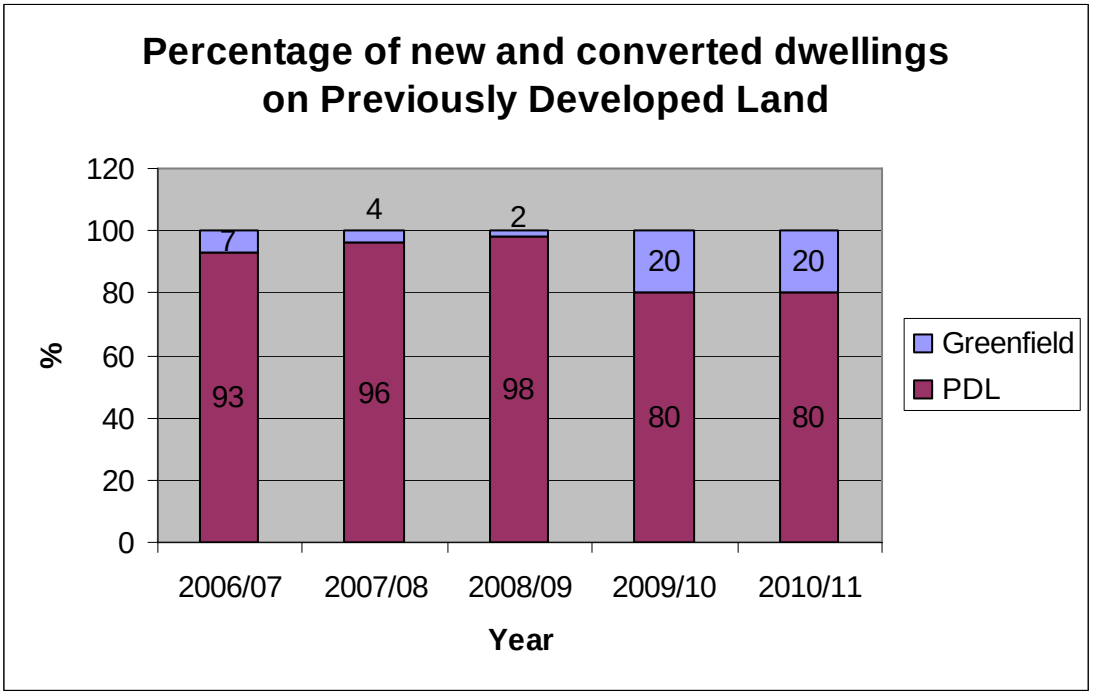
- West of Waterloovile Extension
- North of Whiteley
- Barton Farm, Winchester

It is intended that these three sites will be carried forward in the Pre-Submission Local Plan in January 2012

LI.11/06: New and converted dwellings – on previously developed land (PDL) (formerly CI. H3)

Year	Number of gross new dwellings built on PDL	Number of gross dwellings built on greenfield	Total number of gross completions
2010 - 2011	446 (80%)	112 (20%)	558

Fig 1: New & converted dwellings on PDL



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

LI.11/07: Development within policy boundaries

Net number of completions within policy boundaries	Net number of completions at West of Waterlooville MDA.	Net number of completions in H4 Settlements	Net number of completions in the countryside	Total number of net completions
405 (81%)	71 (14%)	5 (1%)	22 (4%)	503

Table 10: Completions in H.3 settlements

H.3 Settlement	Number of net completions on previously developed land	Number of net completions on non-previously developed land	Number of net dwellings completed
Bishop's Waltham	23	0	23
Cheriton	0	0	0
Colden Common	5	0	5
Compton Down	2	0	2
Corhampton	0	0	0
Denmead	14	0	14
Droxford	2	0	2
Hambledon	0	0	0

Hursley	1	0	1
Itchen Abbas	0	0	0
Kings Worthy	40	0	40
Knowle	64	0	64
Littleton	5	0	5
Micheldever	0	0	0
Micheldever Station	0	0	0
New Alresford	12	1	13
Old Alresford	0	0	0
Otterbourne	0	0	0
South Wonston	2	24	26
Southdown	7	0	7
Southwick	0	0	0
Sparsholt	0	0	0
Sutton Scotney	2	0	2
Swanmore	1	0	1
Twyford	1	0	1
Waltham Chase	8	0	8
West Meon	4	0	4
Whitley	0	0	0
Wickham	3	0	3
Winchester	184	0	184
Total	380	25	405

LI.11/08: Number of net completions in H4 settlements

H.4 Settlement	Number of net completions on previously developed land	Number of net completions on non-previously developed land	Number of net dwellings completed
Abbots Worthy	1	1	2
Compton Street	-1	0	-1
Curdridge	1	0	1
Lower Upham	1		1
Otterbourne Hill	1	0	1
Twyford	1	0	1
Total	4	1	5

LI.11/09: Residential development in the countryside

Net number of completions on previously developed land	Number of net completions on non-previously developed land	Net number of dwellings completed
7	15	22

Table 11: Types of dwellings completed in the countryside

Category	Policy	Net completions in the countryside
Agricultural or forestry workers	CE.20	7
Dwellings for other rural workers	CE.22	3
Reuse and conversion of rural buildings	CE.24	6
Replacement dwellings	CE.23	4
Staff accommodation	CE.26	1
Removal of conditions restricting the occupancy of dwellings to agricultural/forestry workers	CE.17	1
Total		22

82. LI.1 – LI.4 illustrate that the majority (81%) of housing completions have been within settlement policy boundaries. Within H3 settlements, all developments were on previously developed land, with the exception of 24 at South Wonston and 1 at New Alresford. Although the land on which these dwellings were developed is classed as not previously developed, they are within the H.3 settlement boundary.

83. With the removal of policy boundaries around some smaller settlements, development at these settlements has been subject to sustainability criteria (policy H4 and SPD on Infilling). The data above shows that very few dwellings have been permitted in these settlements. Only 5 dwellings were completed in H4 settlements during this monitoring year.

84. Of the 22 dwellings completed in the countryside, a significant proportion were for rural workers or resulted from the reuse and conversion of rural buildings.

Housing Needs (H5-H7, H9-H10)

LI. 11/10: Gypsy and Traveller Pitches (formerly CI. H4 [amended])

Table 12: Gypsies, Travellers and Travelling Showpersons Sites in the District

Category of Site	2010 Observation	2011 Observation
Gypsy caravan sites with planning permission	9 sites, 17 caravans/mobile homes Approx 14 pitches	15 sites, 23 caravans/mobile homes, 23 pitches
Gypsy caravan sites without planning permission	7 sites, 13 caravans/mobile homes Approx 10 pitches	3 sites, 6 caravans/mobile homes, 6 pitches
Traveller sites	Data not available	Data not available

without permission (private land)		
Travelling Showperson sites with planning permission	4 sites, 23 caravans/mobile homes Approx 15 plots/pitches	*6 sites, (current PP's allow up to a total of 48 caravans/mobile homes) 20 Plots
Travelling Showperson sites without planning permission	1 site, 10 caravans/mobile homes. Approx 6 plots/pitches	1 site, approx 4 caravans 4 plots

* Includes large authorised site at Micheldever (9 plots, with up to 3 caravans allowed on each plot), although currently the subject of enforcement action as majority of occupants are not believed to be Travelling Showpeople.

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

Commentary

85. An updated survey of gypsy and traveller and travelling showperson's sites has resulted in updated figures from previous years. Most of the changes in the figures are a result of previously unauthorised sites becoming regularised via the planning process. Some of these are only on a temporary basis. The survey also revealed a site that had not been recorded in previous monitoring, although it does benefit from planning permission.

86. Monitoring of this issue is extremely problematic due to the dynamic nature of the communities involved. It has therefore proved difficult to update the previous Core Indicator of net additional pitches. Instead it is considered more useful to record the up-to-date survey results for this year, as compared to previous.

87. Policy CE27 of the WDLPR 'Sites for gypsies and travelling showpeople' was not saved in June 2009. Nevertheless, adequate provision is still required to be made and can be considered as part of the fulfilment of housing needs under saved policy H6 of the WDLPR as above.

88. The Council has undertaken work to assess the needs of gypsies and travellers and has recently reported on this (Informal Scrutiny Group Final Report Nov 2011). This work did not identify the number of pitches or transit sites required. The City Council will therefore work with other Hampshire authorities to identify accommodation needs and bring forward sites as necessary. Any requirement will be identified in a Local Plan Part 2 DPD. A criteria-based policy to assess the suitability of sites and applications has been included in the Pre-Submission Local Plan Part 1.

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

Social rent homes provided	Intermediate homes provided	Affordable Homes Total
83	59	142

89. The gross affordable completions include 5 at Knowle, which were built in the previous monitoring period but were incorrectly identified as private market housing. These do not contribute to the net completions for the District for this monitoring period.

90. Affordable housing completions for 2010 – 2011 are higher than those recorded for the previous monitoring year, with a significant number of units being completed at large sites in the District including 44 at Knowle village, 33 at West of Waterlooville and 25 at Highcroft, Winchester have contributed to this.

91. Future Monitoring. Policy H.5 of the WDLPR sets out a range of thresholds and percentages of affordable housing. As described in Part One of this report, an Interim Policy on Affordable Housing was adopted by the Council in January 2011. This outlined higher requirements for affordable housing than the WDLPR, without any lower threshold, whilst allowing for some flexibility on housing mix. It is too soon to assess whether applications are coming through under this policy, although it is fair to say that applicants have generally been reluctant to comply with the Interim Policy given its non-statutory nature. The Pre-submission Local Plan Part 1 contains similar requirements for affordable housing as the Interim Policy Aspirations.

92. The government proposed in draft changes to the 2004 Planning Regulations that the amount of affordable housing provided should be required to be reported on as part of local authorities monitoring. Provision of affordable housing is an important goal of the SCS as well as the Local Plan and will remain so in the future. Monitoring of this issue will therefore continue under the new Local Plan.

Exception Sites

LI.11/12: Number of dwellings permitted on exception sites 2010 – 11

93. As part of providing affordable housing, Policy H.6 allows for the development of housing outside of settlement boundaries as an 'exception' to policy if the development if purely for affordable housing to meet identified local need. No completions were recorded on exception sites during the monitoring period. However, work is well underway at the exception site at Hambledon and it is anticipated to be completed by the end of next monitoring period.

Site	No of dwellings permitted
Recreation Ground opposite Marlands Lane, West Meon	10

The Bourne, Bourne Fields, Twyford	29
Total	**39**

Housing Quality

LI.11/13: Housing Quality – Building for Life Assessments (formerly CI. H6)

Commentary

94. An indicator of the quality within new housing developments is the number and proportion of total new builds (of 10 or more) which reach very good, good, average and poor ratings against the Building for Life criteria. Building for Life criteria includes measurements of the 'future-proofing' or adaptability of a home, together with good design and layout criteria.

95. Although initial training has been undertaken, WCC does not have any trained assessors to conduct assessments of these large sites. RSLs are required to undertake self-assessments of their schemes as part of their application for grant funding. Therefore most housing association housing should have undergone some degree of Building for Life assessment. Any person can carry out an informal assessment of a scheme; however, to date no applicants have done so in this District. No schemes have been granted a Building for Life award in Winchester District, throughout the operation of the scheme.

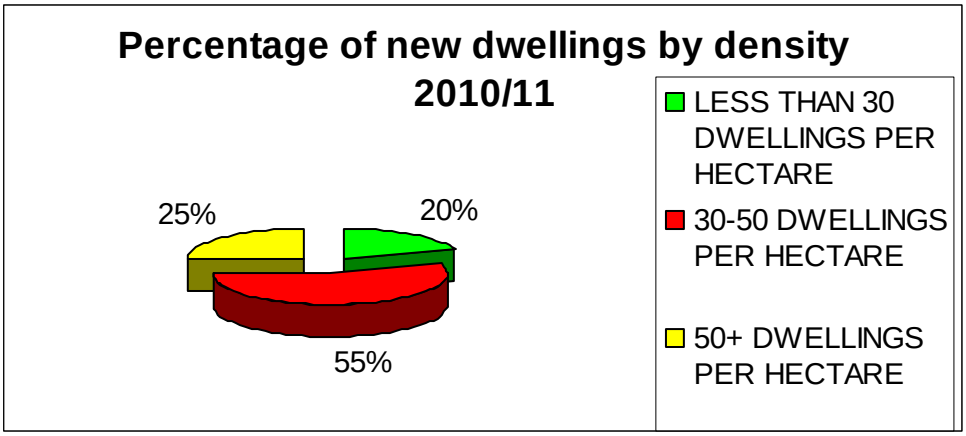
96. Future Monitoring. The government has recently withdrawn funding for CABE, the body which administers Building for Life. The future of the scheme is therefore in doubt. This indicator was one of the Core Indicators, which the government has now withdrawn. It is considered that this indicator will still be monitored, as part of a bundle of indicators relating to the quality of the built environment. It is recognised that there may be very low numbers of schemes; however it could be considered along with other measures such as building design awards and Code for Sustainable Homes and Lifetime Homes ratings.

97. HARAH is currently in the process of producing guidance for rural housing enablers based on the Building for Life criteria, so it is anticipated that such schemes will incorporate these criteria in future developments.

DENSITY

LI.11/14: Density of new dwellings

Figure 2: Density of new dwellings



LI.11/15: Average density of new dwellings

Year	Average density of new dwellings
2010 – 2011	29 dwellings per hectare
2009 – 2010	37 dwellings per hectare
2008 – 2009	37 dwellings per hectare
2007 – 2008	44 dwellings per hectare
2006 – 2007	58 dwellings per hectare
2006 – 2011	**41 dwellings per hectare**

Commentary

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

99. Planning Policy statement 3 (PPS 3) states that local planning authorities may wish set out a range of densities across the plan area rather than one broad density range. The pre-June 2010 version of PPS3 was current during part of the monitoring period and advised that 30 dwellings per hectare (d.p.h) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place.

100. As set out above, the monitoring of the density of residential completions should be based on the net area. However it is not always possible to establish this and so the local indicator is based on a mixture of net and gross figures.

101. Local Indicator 7 shows that 80% of completions in 2010/11 in the District were at a density of 30 dwellings per hectare or above. Local Indicator 8 demonstrates that overall, the average density of residential completions continues to exceed the 40 d.p.h sought by the South East Plan, although densities are clearly dropping over time.

102. Future Monitoring. The Local Plan Part One reflects current guidance that policies should be more flexible, whilst still requiring the efficient use of land. It is likely that there will be a range of densities across the District. This information will continue to be monitored as an indicator of efficient use of land. However, it may be necessary to differentiate between different parts of the District and/or on specific sites. This may make monitoring of density less practical in future.

MIX

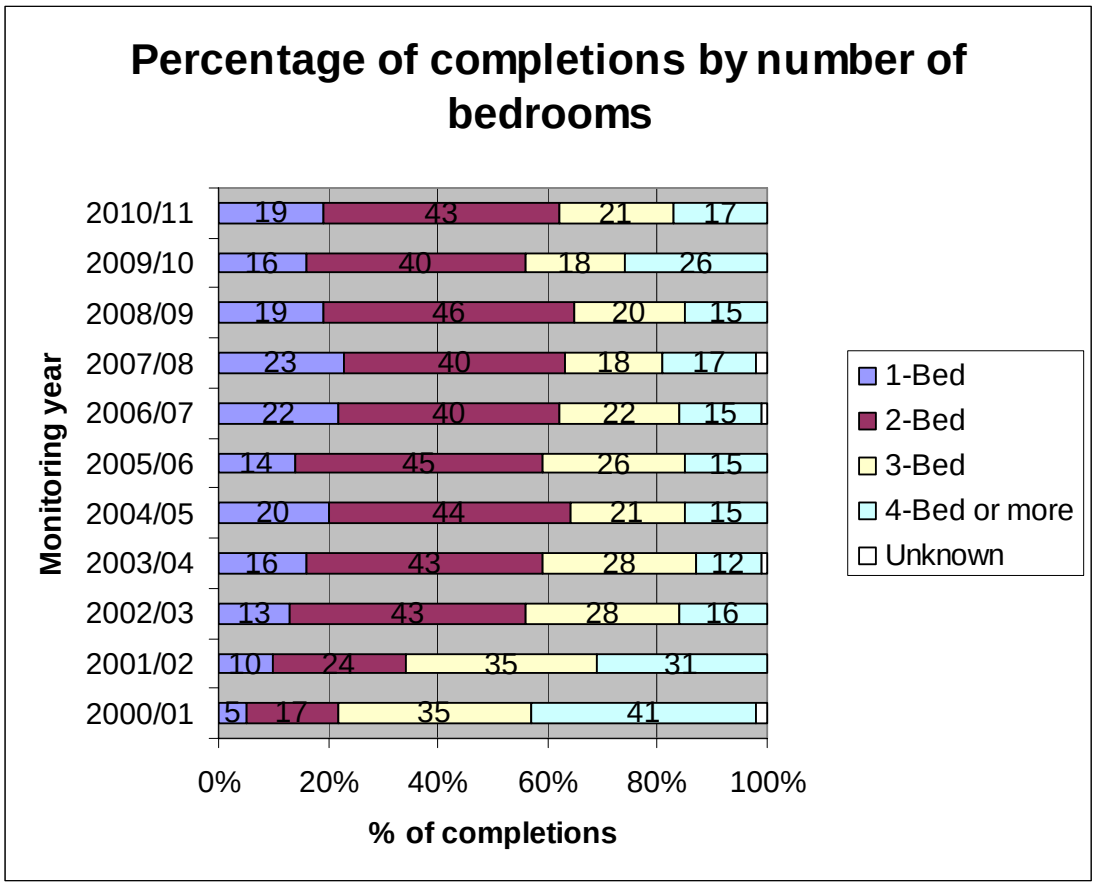
LI .11/16: Percentage of residential completions 1 or 2 bed

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

Table 14 Gross completions by bedroom type 2009 – 2010 (source: Hampshire County Council)

	I bed	**2 bed**	**3 bed**	**4 bed or more**	**Mobile**
Gross completions	104	241	117	96	0
Percentage of gross completions	19%	43%	21%	17%	0%

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



Commentary

103. The housing mix policy was introduced as Supplementary Planning Guidance in 2000 and was carried forward as Policy H7 (i) of the WDLPR. It requires 50% of housing development to be small (1 or 2 bedroom) units. It was initiated as a response to the trend for building larger houses, resulting in a lack of a range of dwelling types and sizes and tenures provided.

104. For the 2010 – 11 period 62% of all completions were for small units. This continues the trend of meeting the 50% target which has been exceeded since the 2002/03 monitoring period.

105. The evidence base for the Core Strategy has demonstrated that there is now a shift in the housing mix requirement towards 2 and 3 bed family houses. This need was reflected in the Interim Policy Aspirations which allowed for more flexibility than WDLPR policy H7.

106. Future Monitoring. The Pre-submission Local Plan Part 1, continues with the approach set out in the Interim Policy Aspirations. This indicator will continue to be monitored as a measure of the variety of housing that is being provided in the District.

Healthy Lifestyles – Open Space and Recreation

107. The SCS aims towards healthy lifestyles. Contextual Indicators relating to the health and wellbeing of society are in the Profile section of the AMR, as they have only an indirect relationship with planning policies. These include statistics relating to death rates, participation in sport and perceptions of anti-social behaviour. This is an important theme of the SCS as repeated surveys have indicated that fears relating to crime and personal safety are very important to the local population. DP.3 sets out the general design criteria for new developments. This includes natural surveillance of routes and spaces and links to the principles of 'Secured by Design'. One of the aims of the policy is to reduce the opportunity for, and fear of, crime and antisocial behaviour. Safe and secure environment also has links to other policies relating to design, landscaping and housing. No indicator has been developed to monitor DP3. The wide-ranging nature of this policy does not lend itself to numerical evaluation. However, the contextual indicators on people's perception of crime are set out in the Profile of the District.

108. There are land use implications arising from the desire for healthy lifestyles. The planning policies of the Council seek to provide opportunities for recreation and sport via the protection of recreation/amenity space (RT1, RT2, RT3) and the allocation of sites for future recreational use (RT5). RT4 seeks the provision of open space in relation to new developments and is linked to a well established Open Space Strategy and funding system to attain this. Local indicators below report on the recent achievements of this scheme.

Recreation (RT4)

LI.11/17: Open Space provided in association with new developments

Site	Area Provided 2009 - 2010
Knowle Village	6.2 m²
West of Waterlooville – Taylor Wimpey Phase 1	1027m²

LI.11/18 - Open Space Fund Receipts

2009 – 2010: £255,350
2010 - 2011: £299,543

Figure 4: Open Space Fund Receipts 1998-2011

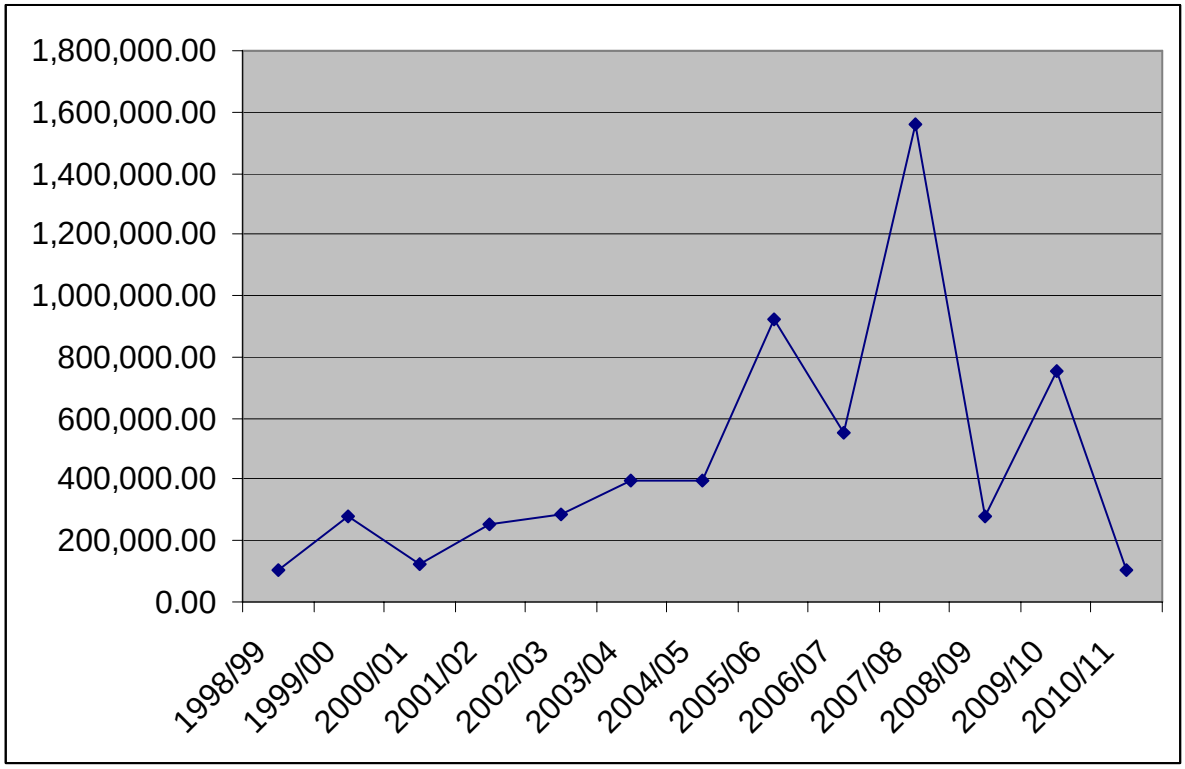


Table 15: Amounts released from the Open Space Fund 1st April 2010 – 31st March 2011

Funds Released for Schemes:

Parish	Scheme Details	Date	Amount Released £
Bramdean & Hinton	Provision of table-tennis table in play area		
Ampner		01.10.10	1,193
Colden Common	New play area on The Green	11.08.10	20,000
Droxford	Improvements to play area	06.05.10	7,900
Hambledon	Contribution to new cricket pavilion	13.09.10	10,000
Itchen Valley	Easton Village Hall and Recreation Ground	19.04.10	5,000
Itchen Valley	Showers at pavilion at KGV playing field	21.11.10	1,265
Littleton & Harestock	Netting to bowls club	09.08.10	3,465
Old Alresford	New play equipment Kiln Lane	14.02.11	1,904
Winchester	Footpath lighting to Somers Close recreation ground	21.07.10	2,815
Winchester	New play equipment Abbey Gardens	19.01.11	11,979
Winchester	Walpole Road		20,266
Winchester	Abbey Gardens Toilet Block		20,987
Total released			**106,773**

Table 15: Funds applied for in 2010/2011 but not yet released:

Parish	Scheme Details	Date	Amount Applied For £
Bighton	Bighton Play Area	14.02.11	1,889
Bishops Waltham	Jubilee Hall play area	14.02.11	16,500
Hursley	Contribution to new tennis pavilion	21.12.10	5,060
Kingsworthy	Multi-Use-Games-Area	25.03.11	47,233
Micheldever	Works to pavilion at Lord Rank Playing Field	01.11.10	9,350
New Alresford	Youth shelter at Arlebury Park	31.03.11	9,705
Swanmore	New BMX track, Brook Meadow		41,351
Winchester	KGV Lighting		4,644
Total applied for			**135,732**

Commentary

109. Policy RT.4 requires new residential developments to provide appropriate amounts of space and facilities provision for children's play sports grounds and general use, where a deficit exists. The above local indicators give details of the income and the amount released from the fund during the monitoring period. Figure 1 above shows an increase compared to the previous year reflecting the increased amounts of housing starts/completions in this year.

110. The Open Space fund has now been in place in parts of the District for 18 years. It is recognised that open space and recreation now forms an essential part of the wider infrastructure needs associated with new development and there is likely to be a need for changes to the approach currently applied through the Open Space Fund, with a broadening of matters falling under the 'open space' umbrella. This will be introduced in the Core Strategy and through the Community Infrastructure Levy. In the meantime, the current Open Space Funding System will continue to operate, and the District will continue to rely on the annual assessment of play areas and sports grounds contained in the Open Space Strategy.

LI.11/19: Improvement in recreational provision (RT5 and other allocations)

Allocation	Current status
Bushfield Camp (W.3)	Part of an 'Opportunity Site' in the emerging Core Strategy.
North of Stockbridge Road/west of Littleton road, Winchester (RT.5)	No progress – unlikely to be implemented.
East of Mill Lane, Wickham (RT.5)	No progress
Area between Abbey Mill and Palace House (S.4)	No progress, although planning applications on adjacent site provides for improvements in this area
Public footpaths proposed in Kings	Completed

Worthy (S.9)	

Commentary

111. In addition to promoting improvements in recreational provision in all settlements in the District, RT.5 also allocates land adjacent to the larger settlements with the most serious shortfalls, identified through the annual assessment of play areas and sports grounds, set out in the Open Space Strategy. The requirement for the allocation of land for future recreational use is being reviewed as part of the emerging Core Strategy in the light of the Council's Open Space Sports and Recreation Study which was completed in 2008.

112. Bushfield Camp in Winchester is subject to policy W.3 which allows for open sports, informal recreation and small-scale tourism related uses on the site. It has not been possible to progress this proposal, however the emerging Core Strategy promotes this as an 'Opportunity Site' which would bring forward a large part as informal recreation.

113. Policy S.4 states that "the area between Abbey Mill and Palace House in Bishops Waltham is suitable for development as informal public open space and for the provision of a carefully designed and landscaped car park." Planning permission had been granted a mixed use scheme which would implement the requirements of this policy. A new application has now been permitted on this site, subject to a legal agreement. Both of these applications would provide for the improvements sought by S4. Policy S.9 provides the opportunity for public footpaths along disused railway lines in Kings Worthy. Public footpaths/bridleways have now been provided. This policy no longer needs to be monitored, but is included in this AMR for the purposes of completeness.

THEME TWO: PROSPEROUS ECONOMY

LI. 11/20: Amount of floorspace developed for employment by type (formerly CI BD1)

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross internal (non SDNP)	0	675	0	0	0	3592	1423	5690
Losses(non SDNP)	0	1127	0	2943	0	285	0	4355
Net internal Gain/loss(non SDNP)	0	-452	0	-2943	0	3307	1423	1335
SDNP gross	0	0	0	0	0	0	1016	1016
SDNP loss	1319	1823	0	0	0	0	2776	5918
SDNP gain/loss	-1319	-1823	0	0	0	0	-1760	-4902
District Total gain/loss	-1319	-2275	0	-2943	0	3307	-337	-3567

*figures may not tally due to rounding

LI.11/21: Total amount and percentage of employment floorspace, on previously developed land – by type (m^2) (formerly CI BD2)

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross PDL completions (internal) (non SDNP)	-	675	-	-	-	0	468	1143
% gross on Previously developed land (non SDNP)	-	100%	-	-	-		33%	27%
SDNP Gross PDL completions							1016	1016
SDNP % on PDL							100%	
District gross PDL completions		675					1484	2159
District % gross on PDL		100%					61%	32%

LI. 11/22: Employment land available by type (formerly CI BD3)

(i) sites allocated for employment uses in Development Plan Documents	6.30ha
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	67.40ha
Total employment land available	73.70ha

Table 16: sites allocated for employment/mixed use in WDLPR

Site location	Policy	Area of site (ha)	Status	Available ha (with no planning permission)	Available ha (with planning permission), not yet completed
West of Waterlooville	MDA1	30	Planning permission issued 01.04.08[1]	-	30
Hillson's Road, Curdridge	S7	4.1	No planning applications received	4.1	-
Solent 1, Whiteley	S13**	9.8	Remainder under construction	-	9.9
Solent 2, Whiteley	S14	8.7	Part completed, part not started, permission issued 11.08.08	-	3.19
Little Park Farm, Whiteley	S15	1.3	No planning permission	1.3	
Abbey Mill, Bishops Waltham (mixed use)	S3	1.9	Planning permission issued 07.01.08[2]	-	2.44*
Freeman's Yard, Cheriton	S6	1.10	Planning permission 04.01.11 for 19 dwellings & 356m^2 B1 use	-	356m^2[3]
Station yard, Sutton Scotney (mixed use)	S10	1.6	No permission. Application under consideration	0.90	-
Other sites with pp but not yet complete	-	-	-	-	27.51

[1] Superseded by revised residential permission with smaller employment component – details tbc
[2] May be superseded by application for retail & health centre approved 2011, subject to legal agreement.
[3] Less employment use permitted than in allocation

Total		58.5		6.3	67.40

* the site approved is larger than the WDLR allocation site.
**policy not saved June 2009

Commentary

114. The employment information contained within this AMR has been compiled by Hampshire County Council from planning permissions and completions information. Historically, floorspace figures have related to gross external floorspace rather than gross internal. However, the standard 1APP form for planning applications now requires net floorspace information to be submitted and came into effect on 1st April 2008. Most of the permissions implemented this year were granted after April 2008 and so should follow the new system. However, it is likely that some applicants have not provided floorspaces in the new format, although required by the 1APP form, so the figures cannot be taken as absolutes nor compared directly with previous years.[4]

115. 6,706m^2 gross internal employment floorspace was completed for the monitoring period 2010-2011. This is approximately half that for the previous year when 12,466m^2 was completed (see footnote 1). 10,273m^2 of floorspace was lost during 2010-2011. This was comprised of 6 sites, including some particularly large sites, together with one other site that involved some gain of office as well as loss. This means that for this monitoring year, there was an overall loss of 3,567m^2.

116. The majority of the floorspace lost was at Abbey Mill, Bishops Waltham, where 2943m^2 of B1(c) and 423m^2 of B1(a) was demolished. This was for the re-development of the site. That scheme would involve the construction of new offices and workshops and 70 dwellings. However, a Sainsbury's supermarket and health centre was recently given permission on that site, subject to the finalisation of a legal agreement. It is therefore unclear which scheme will get built, although it is clear that the existing buildings have been demolished and the current floorspace lost.

117. Another large loss was at Greenhill Farm in Baybridge Lane, where 2,776m^2 of mixed industry has been lost to an 11 bed house with staff accommodation. This site had a mixture of old industrial and equestrian uses many of which had the benefit of lawful use only and which were considered unsightly. The re-development was generally considered a visual improvement. The former Hartridge Site in Hambledon is currently under development for 28 dwellings (with some small amount of B1 being constructed). This involves the loss of 1823 m^2 of B1a floorspace, with only 278m^2 to be replaced. Finally Freeman's Yard in Cheriton is being re-developed for 19 dwellings, again with a small amount of B1 (356m^2) being built.

[4] Direct comparisons should not be made as this year's figures were taken directly from planning application forms as being internal, whereas in previous years, external – internal gross figures were calculated by officers, using a standard assumption of 3.75% reduction from external - internal

118. Therefore, most of these sites have been re-developed for housing, including proportions of affordable housing. The last three sites listed above are all in the SDNP and are all on brownfield sites, with the sites at Hambledon and Cheriton being within villages.

119. The current economic downturn has clearly had a detrimental effect on the amount of new employment floorspace. Both the number of schemes completed and the amount of new floorspace provided has decreased from 2009-10 levels, which were themselves a significant decrease on previous years.

120. As was the case last year, the greatest amount of floorspace provided was in B8 (storage and distribution) use class. A significant amount was also provided in B1-B8 use classes, which can include an element of storage. The biggest single development overall was the change of use from mushroom farm to B8 storage of 3392m^2 at Cowdown Farm, Micheldever. The next largest development was the redevelopment of 8 Thomas Street Winchester for 675m^2 of B1a (offices), although this also involved a loss of 460m of old office space. An ongoing development at Alresford Salads, will provide over 500m^2 of storage and offices when complete.

121. In past years there have been very large amounts of B1 and B1a development, as large sites and allocations were developed. The amount of this has fallen considerably in the last few years. As was the case last year, no new development has occurred on sites allocated in the WDLPR.

122. It is likely that the overall fall in completed development and the fall in B1/B1a over the past two years is a result of the current recession, combined with the fact that some of the larger site allocations in the District have already now been completed. That there has been such an increase in the amount of B8 built as a proportion of total development is also a reflection of this combined with the fact that B8 developments tend to have large volumes of floorspace by their very nature, so that a small number of B8 schemes may have a disproportionate effect on District floorspace figures.

123. Given the large amounts of development that have occurred in the past, it is considered likely that the current lack of new development is largely a reflection of the current economic situation rather than a result of planning policies. The Pre-submission Local Plan Part1 policies reflect the recently published revised Economic Study (DTZ, August 2011), which indicated that there is unlikely to be a need for large new allocations of employment space in the near future.

124. Future monitoring. The Economic Study update found that the economic structure of the District was becoming more diverse, with a decrease in 'traditional' B2 and B8 uses and a particular increase in creative and knowledge industries. These industries – particularly the creative industries- have less of a need for large sites and may not be

located in traditional industrial locations. Small businesses, and the self-employed and home-working are also expected to make up a large proportion of the District's economy.

125. Information on the amounts of new floorspace permitted and developed will continue to be an indicator of the economic activity of the District. However, caution will need to be exercised as the Economic Study makes clear, future gains in employment may be through industries that do not involve large amounts of floorspace. The information on floorspace development will therefore need to be considered alongside other data relating to factors such as the amounts of new start-ups and the numbers of businesses and employees in those industries expected to contribute to the future economy of the District.

Rural Economy

LI. 11/23: Completed employment floorspace of non-residential buildings in the countryside (gross internal)

	Gross floorspace completed (m^2)
Floorspace developed for employment in countryside locations 2010-11	5741m^2
Total floorspace developed for employment 2010 - 11	6,706m^2

126. Policies in the Countryside and Natural Environment chapter related both to farming and forestry and the rural economy. The above table shows that 86% of employment floorspace completed in the District during 2010 – 11 was for the development of employment floorspace in the countryside. This represents 7 out of the 9 schemes with completed floorspace this year. This demonstrates that the rural businesses make a significant contribution to the overall economy in the District.

127. The SCS encourages the development of long term employment opportunities for local people as a component of moving towards a low carbon economy. It recognises the value of the natural environment and the South Downs National Park in the District's economy. The Council also now has an adopted Economic Strategy which aims to develop the rural economy further. The role of tourism and related development is considered important to the future economy of the District and this may involve the development of tourism-related facilities and businesses in countryside locations.

Town Centre and Retail

LI.11/24: Total amount of floorspace for 'town centre uses' (formerly CIBD4 (ii)) – 494m^2 A1.

LI.11/25: Total amount of floorspace for 'town centre uses' within town centres (formerly BD4 (i)) – 0.

128. The data listed above is compiled by HCC from the information on planning application forms. The new 1APP form from April 2008, requires listing of the amount of net tradable floor area. Only one permission was completed this year – for 494m^2 of A1 floorspace in association with the re-development of the former Knowle Hospital. As described above, this figure should refer to net tradable floor area.

129. The figure for completed development is likely to be an under-estimate for two reasons. Firstly, HCC, who compile this data on behalf of the District, do not collect data on developments of less than 200m^2. Many retail sites and town centre B1a and A2 units are smaller than this and would not therefore be monitored. Secondly, some changes of use within the 'A' Class do not require planning permission, and would not therefore, be picked up by this monitoring regime. A summary of the Use Class Order is set out in Appendix 8 and this sets out the types of uses permitted within each Use Class for reference.

130. Despite the low amount of completed new retail floorspace, there are some significant schemes in the pipeline, at Silver Hill and Weeke. Since the last monitoring year a major redevelopment of Whiteley Town Centre has been permitted. This is a comprehensive redevelopment comprising 22,000m^2 of A1 retail (gross), up to 3,000m^2 of A2/A3/A4/A5, public squares, extension to a leisure centre and a 125 bed hotel, with restaurant and bar. The current operation of Whiteley was identified as an area for significant improvement in the 2007 Retail Study. The aim of this development is to improve the effectiveness of Whiteley as a traditional town centre as part of the developing community in the area.

131. Construction has not yet started on the Aldi food store at Weeke, Winchester that was granted on appeal in 2008. The large Silver Hill re-development at Silver Hill, central Winchester has also not started. New developers are now in charge of this project and a compulsory purchase order has recently been served in relation to this development. It is currently anticipated that the first completions on this scheme will be in the period 2015-16.

132. The Updated Retail Study (NLP October 2010) confirmed the findings of the earlier study that a considerable amount of new retail floorspace will be required in the longer term, over the next 20 years. This will be mainly for comparison shopping, and it is considered that Winchester town would be the best location for the majority of this. However, this will not be for some time, as the study also considered that there would be little demand for additional retail space in the given the current economic climate. The Silver Hill development will also fulfil demand for comparison shopping in the short-medium term.

133. To some extent the lack of completed development is a result of a lack of available sites for retail and town centre development, particularly in the town centre of Winchester. The City is constrained by its historic nature and a lack of potential sites within the existing boundaries of the town centre. The LDF will need to consider the current extent of the town centre and the possible allocation of sites to accommodate expected future growth.

134. Future Monitoring. There may be some benefits in monitoring the balance of uses within the town centres, or within the primary shopping areas; particularly the balance between A1 and other uses and also in relation to food and drink uses under SF3. Due to the fact that some changes of use in this area do not require planning permission, this would require a manual survey. As part of the Retail Study, NLP carried out surveys of the uses within the designated Town Centres of the District. It should be possible to monitor any changes in the future from this baseline, should resources permit. It has not been possible to carry out an update as yet. Manual monitoring outside the Town Centres is not considered practicable.

Tourism and Leisure Developments

LI.11/26: Number of visitor accommodation bedrooms completed

Location	Description	No. of bedrooms completed before April 2010 (listed applications only)	No. of bedrooms not started April 2010	No. of bedrooms under construction	No. of bedrooms completed 2010-11
Land at Morn Hill, Alresford Road, Winchester	120 bed hotel	0	0	0	120
South Winchester Golf Club, Winchester	Erection of 20 holiday chalets	10	4	0	6
YMCA National Centre, Curdridge	72 bed accommodation building	Loss of 96	0	72	0
Whiteley Village Centre	4 storey hotel – 125 bedrooms, restaurant, bar		120		
Total					

Source: Hampshire County Council

135. Although Winchester is a popular visitor destination, overnight stays are only a tiny proportion of the total visitor market, which is dominated by less lucrative day visits, which also have a negative impact on the local environment. A tourism strategy has been developed by Winchester City Council, and this has informed the objectives of the Sustainable Community Strategy.

136. Policies RT.15 and RT16 relate to the development or improvement of facilities and accommodation in the District. As referred to under retail, a new hotel has gained permission in Whiteley, which will provide 125 bedrooms.

THEME THREE: HIGH QUALITY ENVIRONMENT

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

138. WDLPR policies in the High Quality Environment Theme are as follows (only those identified in bold text are monitored in this section):

Chapter	Issues	Policies
3. Design & Development Principles	Principles for all new development, Infrastructure for new development	DP1 – DP5, DP6*, DP8*, DP9 – DP14, DP15*
4. Countryside and Natural Environment	Gaps, Essential services, landscape, Nature Conservation, extension & replacement of dwellings	CE1 –CE3, CE4 - CE6, CE7*, CE8, CE9 – CE11, CE12*, CE23
5. Historical Environment	All Historical Environment chapter	HE1 – HE12, HE13*, HE14, HE15*, HE16*, HE17
9. Recreation and Tourism	Tourist & leisure facilities in the countryside	RT18, RT19*
10. Transport	New development, transport related development	T1 – T6, T7*, T8*, T10*, T12
11. Winchester	Site proposals	W1, W4 – W7, W8*, W9
13. Settlements	Site proposals	S1, S5, S8, S16

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

Flooding and Water Quality

LI.11/27: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (formerly CI E1) - None

Commentary

139. The Environment Agency's website shows that they made 11 initial objections on grounds of flood risk. In addition one of those applications also entailed an objection on grounds of water quality. In fact one of those objections on flood risk was actually on water quality grounds, rather than flood risk. As their website makes clear, however, their data does not show what happened following their initial objection. In one instance an application was refused on flood risk grounds. In all other cases, revisions or negotiations have either resulted in the withdrawing of the objection, or it has been possible to grant planning permission with conditions that would mitigate the concerns of the EA, or – in one instance – the application is still outstanding.

140. Information was not provided for the Environment Agency for any possible objections on water quality grounds for the previous year 2009/10. This information is not on their website currently. However, it is of note that since this indicator has been reported, no applications have been approved by the Council contrary to EA advice on flood defence or water quality grounds and that the number of objection on grounds of water quality is extremely low.

141. Future monitoring of water quality. This indicator shows that despite 11 initial objections, negotiations with applicants and the Environment Agency have led to successful resolution of all these objections. This indicator could continue to be reported on, particularly given the importance of addressing issues relating to flood risk and climate change. Draft Local Plan Pt 1 policies on flood risk and water quality will enable this to continue in future. Should the Environment Agency cease to record these objections, it would fall the local authority to continue with the monitoring. This would entail recording of their objections and tracking the progress of applications. This is not currently undertaken internally and resources would need to be allocated accordingly.

Biodiversity

142. The information in this section has been provided by the Hampshire Biodiversity Information Centre (HBIC), who carry out work in this area on behalf of the Districts of Hampshire. Development Plans should recognise areas of biodiversity importance 'for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. This should include Sites of Special Scientific Interest, Sites of Importance for Nature Conservation and other local sites' (PPS8). Until the abandonment of the centralised core indicators, planning authorities were required to show changes in biodiversity, by means of habitat and species monitoring.

143. HBIC is continuing work in this field, as it provides a useful means of measuring biodiversity. This is important both for the Hampshire (and any District-wide) Biodiversity Action Plans (BAPs) and for any policies and designation in Local Plans/LDFs. In addition, despite the cessation of the

core indicators, information is still required for the single data set on 'improved biodiversity' - which replaces National Indicator 197 - which monitors the proportion of local sites where positive conservation management has been or is being implemented.

LI 11.28: Changes in areas of biodiversity importance (formerly CI E2)

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

144. The amount of land subject to designation has remained the same since AMR monitoring commenced in 2006, with two exceptions. In 2009 Claylands was designated as a Local Nature Reserve (LNR), which increased the area if LNRs from 52 – 56ha. The other change is in the area of Site of Importance for Nature Conservation (SINC). As can be seen from the table, the amount of land designated as SINC has so far increased on a yearly basis. In 2009 14 new SINCs were designated by HCC which led to an increase in area of almost 33ha. This year however the area of SINCs has decreased slightly (down 7ha).

145. The table below shows the changes to SINCs in the last year. In November 2010 HCC designated a new SINC at Whitewool Farm Quarry of 0.22ha and de-designated a site of 1.14ha at Halfway Wood due to domestic use/activity. In addition to the one new and one deleted SINC, there have been changes via boundary adjustments and re-surveys. These changes taken together account for the decrease in the area of SINC from 2009.

Table 17: Change in Number and Area of SINC Designation

SINCS	WCC sites (no)	WCC sites (area)
Total sites (2009/10)	662	6,603.04
New sites	1	0.22
Amended sites	16	-6.50
Deleted sites	1	1.14
Total sites (2010/11)	662	6,595.62
Net change	0	-7.42
% change in area	-	-0.11

LI.11/29: Improved local biodiversity (foremerly NI 197)

Table 18: Management status of SINCs

	Positive			Negative			Unknown		
	2011	2010	2009	2011	2010	2009	2011	2010	2009
WCC	39 (259)	44	43	5 (34)	4	4	56 (370)	52	52
HCC	42	44	42	8	7	6	51	49	52

Figures by %, with absolute numbers in brackets

146. This indicator looks at the proportion of local sites where positive conservation has been or is being implemented. This now forms part of the Single Data Set on 'Improved Biodiversity', which can assist in identifying where management schemes have been implemented as part of a planning permission. There is little changes from last year's figures and it is unfortunate that the management status of most SINCs is still unknown.

Table 19: Conditions of SSSIs

Condition	HCC area (ha)	HCC area (%)	09/10 HCC area (%)	WCC area (ha)	WCC area (%)	09/10 WCC area (ha)	WCC Change in area (ha)	09/10 WCC area (%)
Favourable	15,346.20	30.4	30.5	412.80	31.4	400.51	12.29	30.5
Unfavourable Recovering	33,565.50	66.4	58.2	531.10	40.5	483.33	47.77	36.8
Unfavourable no Change	731.80	1.4	3.6	203.90	15.5	237.44	-33.54	18.1
Unfavourable Declining	894.50	1.8	7.6	160.00	12.2	175.98	-15.98	13.4
Part Destroyed	0.20	0.0	0	-	0.0	-	0	0
Destroyed	16.50	0.0	0.1	4.80	0.4	15.38	-10.58	1.2
Not Assessed	-	0.0	-	-	0.0	-	0	-
Grand Total	**50,554.7**	**100.0**		**1,312.6**	**100.0**	**1,312.64**	**-0.04**	**100.0**

The changing condition of SSSIs in Winchester reflects the trend of Hampshire as a whole, in that the condition is improving overall. 'Favourable/Unafvourable Recovering' has increased by 60.06 ha and Unfavourable no Change/Declining has decreased by 49.52 ha. However, as illustrated by table 19 above, the proportion that is 'Unfavourable Recovering' is still less than in Hampshire as a whole, although the amount has increased from last year quite considerably. The proportions that are 'Unfavourable' – either 'No Change' or 'Declining' – also remain higher than for Hampshire as a whole, although the amounts of the areas involved has decreased

significantly. There has been a loss of 4.8 ha SSSI in Winchester which is an improvement on the previous year.

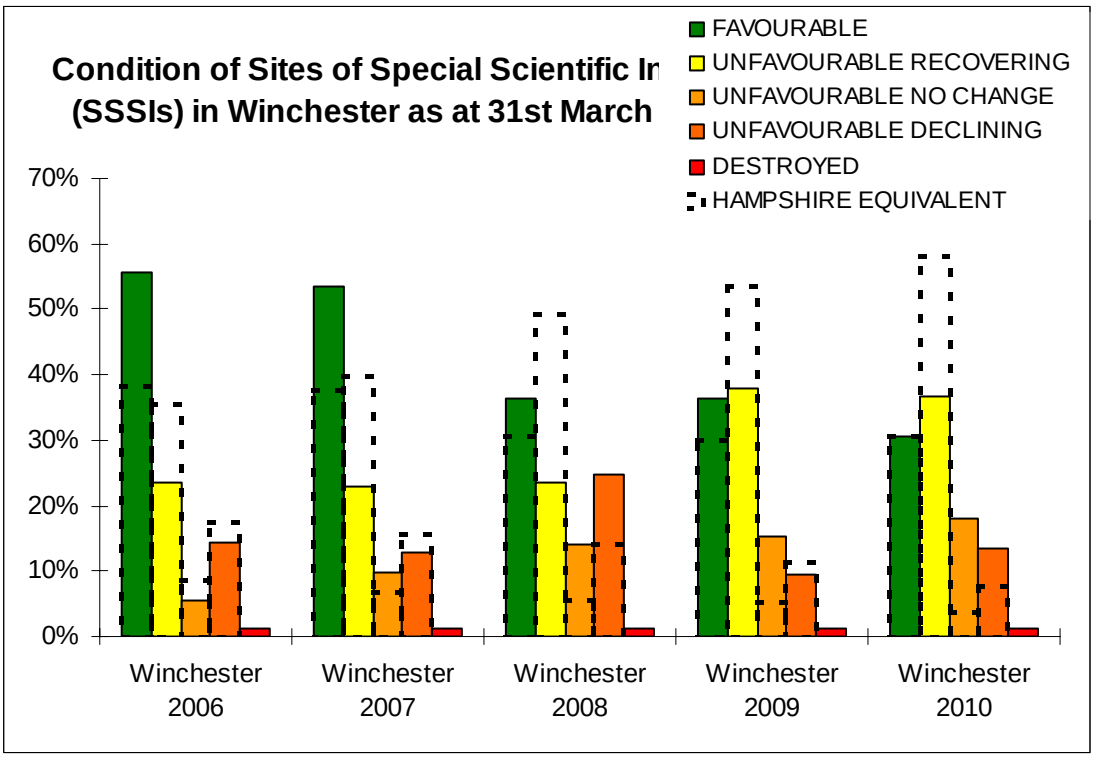


Fig 5: Condition of SSSIs in Winchester 2008 - 2010

Local Indicators on Priority habitat and Priority Species

147. Priority habitats and species are those identified as such in the Hampshire Biodiversity Action Plan (BAP) 2000. The Status of Prioirty Species in Hampshire is a headline indicator of the plan. Changes in priority habitat and species by type was also a Core Indicator until the government's revision of Core Indicators in 2008. HBIC is continuing to gather this information as part of Hampshire action on biodiversity and the BAP.

148. Much BAP habitat and many BAP species lie outside the designated sites. The full extent of priority habitats and species is not yet known and may never be known. The extent is difficult to calculate because of the dynamic state of the countryside and the difficulty in accessing areas. In addition, several changes have occurred in the methods of classification in recent years. There has been the introduction of a new Integrated Habitat System and changes in the GIS mapping system. In 2007 there were changes to the list of UK Priority Habitats, which are still being integrated into the monitoring framework. It is therefore still the case that most changes in areas of habitats are likely to be due to more comprehensive recording or re-classification, rather than actual gains/losses in sites.

CI.11/30: Extent of BAP Priority Habitats

Table 20: Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)

BAP Priority Habitat	Hants 2008	Hants 2009	Hants 2010	WCC 2008	WCC 2009	WCC 2010
Lowland Calcareous Grassland	2,180	2,200	2,199	433	428	428
Lowland Dry Acid Grassland [1 3]			3,991			12
Lowland Meadows	1,877	1,777	1,739	339	322	314
Purple Moor Grass and Rush Pastures	234	333	381	36	45	49
Lowland Heathland [1,3]	14,094	14,707	10,805	14	13	10
Lowland Beech & Yew Woodland [1,3]			71			26
Lowland Mixed Deciduous Woodland [1]	46,862	46,283	46,217	6,578	6,578	6,522
Wet Woodland[1]	1,774	1,949	1,948	250	254	254
Wood-Pasture and Parkland[1]	4,690+	1204 +c4,690[4]	1204	-	120	120
Arable Field Margins [2]	31	31	31	1	1	1
Rivers [2]	632	632	634	118	118	118
Coastal and Floodplain Grazing Marsh [1]	8,187	857	9,911	1,105	1	1,342
Lowland Fens [3]			1,115			9
Reedbeds [3]			165			3
Coastal Saltmarsh	1,727	1,728	1727	2	2	2
Intertidal Mudflats	3,692	3,618	3618	6	6	6

[1] Further work needed – overlaps with other categories
[2] Incomplete data/further work required
[3] New category
[4] New Forest

149. There is a UK BAP list of some 1149 priority species. A selection of 50 representative species has been selected in Hampshire, which have a general geographic spread and for which data is widely available. In 2006, NBIC compiled a baseline set of statistics for change in status (1995-2005) for the 50 BAP species. Changes can now be tracked annually. The annual reporting on species is difficult due to fluctuations caused by weather, population cycles and other factors. Therefore data is presented in a rolling 10yr pattern. The pie charts below illustrate changes from 1995 – 2005 and from 2000 – 2010.

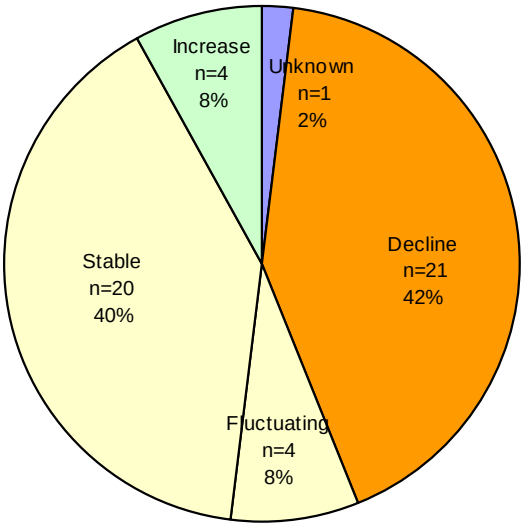


Fig 6: Trends for 50 Hampshire BAP species as assessed in 2007 for 1995 – 2005

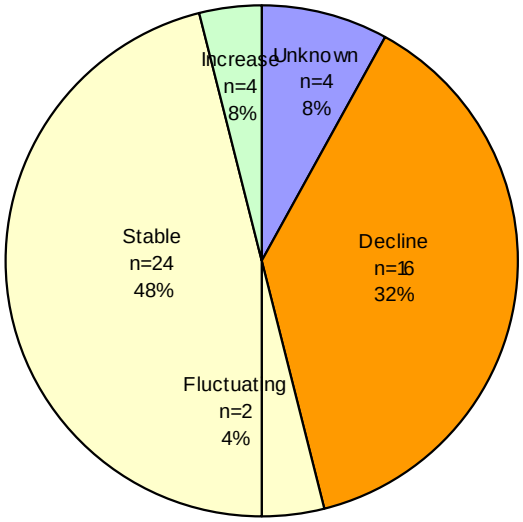


Fig 7: Trends for 50 Hampshire BAP species 2000 - 2010

150. The last decade has seen rates of declines slowing for many of Hampshire's BAP priority species. There are, however, concerns that "Stable" for some species means stabilised at low levels i.e. the species had previously declined by a lot and has now levelled off at low levels, rather than stabilising at a high (long-term sustainable) level. Since reporting in 2010 the number of species showing a decline has dropped from 42% to 32%, whilst several species have moved into the 'unknown' categories where there is uncertainty in the long term as to whether populations are actually increasing or decreasing.

151. The number of the 50 BAP species present in each local authority area has been revised slightly since last year, based on more complete data that HBIC now holds. Whilst it might appear that some species might be

expanding or contracting in range more often than not it is about recorder effort

152. Conclusion on habitats and species: The area of designated sites in Winchester appears to have stabilised. Still over half of all SINCs do not have management schemes in place. The conditions of SSSIs are improving overall, but are still slightly worse when compared with Hampshire as a whole, although this difference is diminishing. Regarding priority habitats and species, it is still considered that trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not.

153. Future monitoring. Monitoring of the key indictors for the quantity and quality of species and habitats is intended to continue. However, the District Council will rely on HBiC to carry out this work. It is recognised that HBiC also requires help from outside agencies and individuals to continue this work and this may be difficult to maintain in future years. It is impossible to directly ascribe effects on species specifically to planning policies as so many other external forces have a large influence on their health and distribution. This is also the case with habitats to some extent, although the designation of protected areas can be made under planning legislation. Planning conditions and obligations can also be used in respect of protected areas.

154. Monitoring of planning obligations should be possible if resources permit, but monitoring of planning conditions will be more difficult. The on-going monitoring of conditions or obligations would involve considerable resources and expertise. It is concluded that a range of information should continue to be collected as the best means of measuring changes in the quantity and condition of habitats and species. This will prove important in monitoring the BAP and GI targets.

Renewable Energy Schemes

LI.11/31: Renewable energy developments granted planning permission (formerly CI E3 [amended])

Type of renewable energy permitted	Number of schemes (14 total)
Solar Panels	12
	8 domestic, 2 agricultural, 2 educational institutions
Wind Turbines	2
	1 agricultural, 1 educational institution
Biomass boiler	1 educational institution (in association with solar panels)

Commentary

155. The above figures show that 14 schemes have been granted permission in the past year. This is an improvement on previous years (in 2009-10 only three domestic solar panel schemes were approved). The largest permission was for the erection of three 13m twin blade wind

turbines on 18m masts at Kirton Farm House, near Crawley. These are estimated to generate 90,270 kwh per year; accounting for 90% of the farm's electricity requirement. The other wind turbine is a 4kw installation at Sparsholt College.

156. The figures show that most schemes are solar panels on domestic properties. Farms and large educational institutions are also common locations for renewable energy installations. The latter offer opportunities for wider measures due to their large scale, such as the University of Winchester, which has installed solar panels and a biomass boiler. The other educational institutions listed – Sparsholt College and St Swithins School have also had other renewable energy measures installed in previous years.

157. The previous Core Indicator on Renewable Energy (CI E3) called for information on the amount of installed capacity. These figures are difficult to achieve. It is only the large schemes that provided information on capacity. The vast majority of schemes relate to solar panels and domestic uses where details of capacity are not often provided as part of planning applications. However, it is also the case that - despite their number – the domestic schemes do not make a large contribution to the generation of renewable energy, therefore it is the monitoring of the larger schemes that is more important in terms of impact.

158. Despite the lack of large scale renewable energy projects currently installed in the Winchester District, it is worth noting that a large chp scheme is expected to come forward as part of proposals for the new development at West of Waterlooville, but this is outside the current monitoring period. It is hoped that other renewable energy measures will come forward as part of major developments being proposed in the District under the new Local Plan Part 1.

159. Government figures also show that the population of the District is making a worthwhile contribution to the installation of solar panels. Monitoring of proposals submitted under the Feed in Tariff scheme shows that Winchester has 464 domestic photovoltaic cell installations. This equates to 96 installations per 10,000 households. This is an impressive figure which places Winchester 9th in the country in terms of installations per household. It is the highest figure in Hampshire after the Isle of Wight. Most of the other authorities with higher figures are all in the South West of England. The average for England is only 29 installations per 10,000 household. Source - (source DECC statistics Electricity Table 5.6). (Core data Ofgem FiT capacity register & Cert report on Homes Energy Efficiency Database [HEED]) as at end of September 2011.

160. Monitoring of these minor installations is problematic as many small renewable energy generating schemes such as solar panels and domestic wind turbines do not normally require planning permission, so would not be picked up by this indicator. On occasions, the installation of solar panels

has been included in a planning permission as part of a larger development, but no details of capacity have been included.

161. Changes to the Permitted Development Order which came into effect from 1st December 2011 allow for the erection of domestic wind turbines and air source heat pumps in certain circumstances. This should led to an increase in take-up of these measures, but equally that these will not be monitored via planning applications. A further issue with monitoring of this issue is that, although information can be provided The presence of the South Downs National Park has limited the schemes which would be permitted in that area.

162. Policy DP.15 of the WDLPR dealt with renewable energy schemes. However, this policy was not saved post July 2009 as policies NRM15 and NRM 16 of the South East Plan reflected more recent national guidance and provided more detailed requirements. With the government's intention to abolish Regional Spatial Strategies, it is noted that there would be a policy gap with no up-to-date policy on renewable energy in place. In recognition of this, the Council adopted Interim Policy Aspirations on Climate Change in January 2011. These set out energy requirements that new developments should aim for and indicated the Council's general support for renewable energy schemes. The policy included challenging standards in relation to energy and water efficiency that new developments should seek to achieve. It is too soon to measure the impact of this policy in this monitoring report. There has been some concern amongst developers that the targets proposed in the Preferred Options Core Strategy (May 2009) and set out in the interim policy and are excessively onerous or impractical and this has led to further work on the viability of the policy. This has been reflected in an updated policy for the Pre-submission version of the Core Strategy.

163. Future monitoring. Due to the fact that the Interim Policy is challenging for developers and is a non-statutory policy, it is not clear how many developments will comply with it. However, the Interim Policy and guidance produced in association with it will be used to assist developments in moving towards the proposed standards. Applicants should consider the requirements of the policy and provide justification where they cannot meet the standards. The Interim Policy can be monitored over the next few years until the Core Strategy policy is adopted.

164. Reducing carbon emissions is an important part of central government aims and Winchester Council's SCS as well as the Core Strategy. Monitoring of progress towards this will therefore continue to be very important. As discussed above, it is currently proposed that the Council continue to monitor the number of renewable energy schemes and amount of installed capacity where possible. This will be particularly important in relation to larger developments. In addition the achievement of the energy and water efficiency standards set out in the Core Strategy should be monitored. This will be more difficult to monitor as the standards should

apply to every new development. It should also be possible to monitor any contributions made to a carbon reduction fund or other obligations entered into under this policy.

Countryside and Natural Environment – Gaps

LI.11/32: Number of developments permitted in the Strategic and Local Gaps (net)

Year	Number of net dwellings permitted in the Strategic Gap	Number of net dwellings permitted in Local Gaps	Total number of dwellings permitted in designated Gaps (net)
2010 - 11	0	0	0

165. Policies CE.1 – CE.3 seek to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps. For this monitoring period no new dwellings were permitted in the Strategic or Local Gaps. Three replacement dwellings were permitted. These were all in the Meon Strategic Gap. As replacements, these are not considered to conflict with the Gap policies.

166. Future monitoring. The Pre-submission Core Strategy includes a gap policy. Monitoring of development within the gaps should therefore continue, by a simple search of planning permissions. This is currently only carried out for housing, which is straightforward to monitor via the housing permissions data. The practicality of monitoring for other forms of development will need to be investigated further.

Historic Environment

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

LI.11/33: Percentage of Conservation Areas with a Conservation area Appraisal – 8.1%

LI.11/34: Percentage of Conservation areas with a published Management Assessment Plan - 8.1%

LI.11/35: Number of Buildings at Risk in the District

	Number of building at Risk
2011	53
2008	56
2007	56
2006	49

2005	36

168. The review of Buildings at Risk planned to take place during 2011 has not progressed as fast or as far as hoped due to greater influx of other consultation work and insufficient staff resource to progress the resurvey. However, of the 4 parishes resurveyed so far involving 8 properties, 3 are to be deleted from the list and one is to have its level of risk reduced. One other is being pursued firmly to achieve improvement and is likely to result in it being downgraded.

169. Officer impression of the situation with regard to other parishes is that the pattern is likely to be similar with progress being made an a large proportion of the buildings already registered as “at risk”. The resumption of the survey work in 2012 should result in a positive outcome resulting in part from careful negotiation of schemes to take buildings off the “at risk register”.

170. The workload in the Historic Environment Team remains significantly weighed in favour of development management work and there is a particular emphasis on pre-application work especially since the introduction of PPS5 which front loads the requirement for provision of more information and understanding of significance with submission and validation of applications. This work means that other project work such as completion of conservation area appraisals is still slower than hoped.

171. Future Monitoring. It is anticipated that monitoring of the above indicators will continue as a measurement of the amount of protection and enhancement of the historic environment. The number of buildings with design awards or Building for Life certification will also assist. If enough Planning Appeals were made involving these issues, then analysis of Appeals data could provide information on the value of the policies, if resources permit. Numeric measurement of qualitative information will remain problematic however.

Transport
LI.11/36: Land safeguarded to enable road construction

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

172. These two proposals have been safeguarded for the moment. Satisfactory completion of Whiteley Way is included in draft policy SH3 Strategic Housing Allocation – North Whiteley of the Pre-Submission Local

Plan. The Botley bypass will be further considered as part of Development Management and Allocations DPD.

Settlement Policies (including Winchester)

LI.11/37: Progress in meeting settlement proposals

Policy & Site	Description	Objective met	Comments
W.4 Bushfield Camp	Allows a Park and Ride car park and associated infrastructure, in association with W.3	Yes – in amended location.	The Bushfield Park and Ride at Itchen Farm opened on 19th April 2010. This is an alternative to the Bushfield Camp Site.
S.1 Bishops Waltham ponds	Environmental improvements to the ponds		Proposals to improve south pond have been put forward in conjunction with the proposals for Abbey Mill
S.5 Bishop's Waltham transport	Environmental and safety improvements, encouraging use of distributor road around the centre	✓ N/A	Completed Policy not saved after July 2009
S.8 Denmead centre	Improvements to access and parking, pedestrian facilities and environmental enhancement	✓ N/A	Completed Policy not saved after July 2009.
S.16 Pegham Coppice (Wickham)	Resist expansion of existing commercial activities	N/A	Development on site has been regulated and countryside policies can be used to resist expansion. The policy was not saved after July 2009.

APPENDICIES – TO BE ADDED

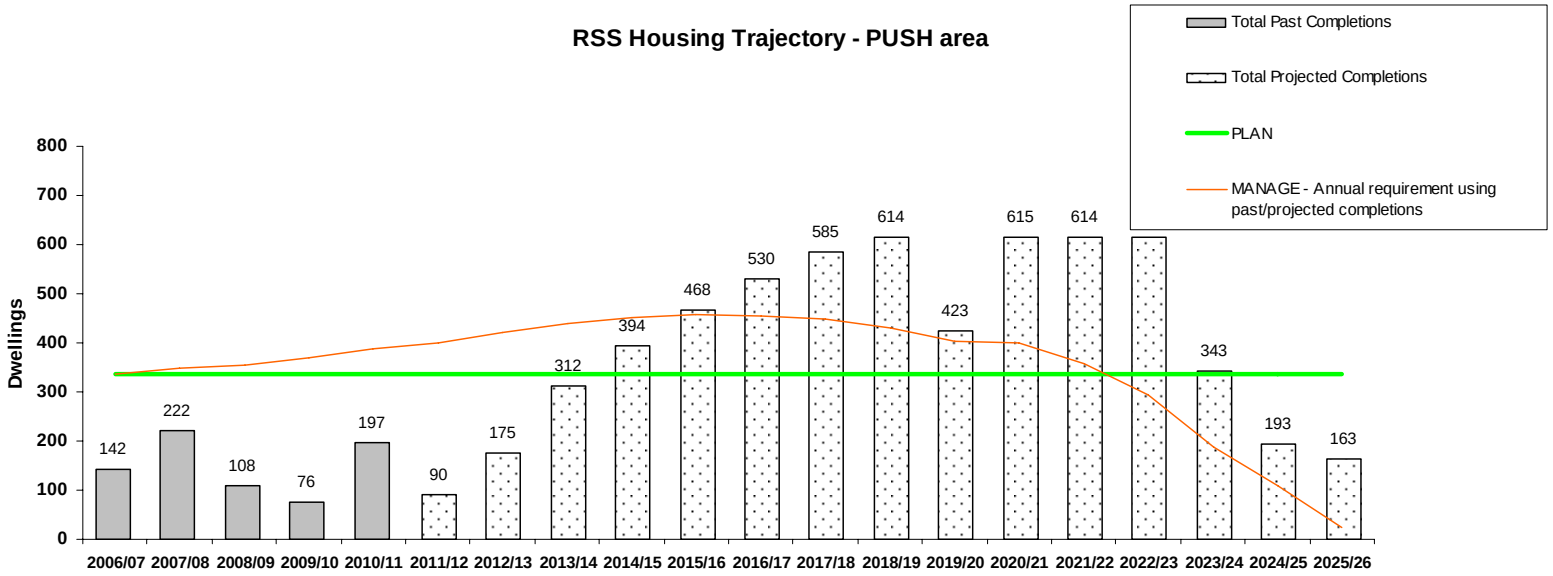
APPENDIX 1: Glossary (to be added)

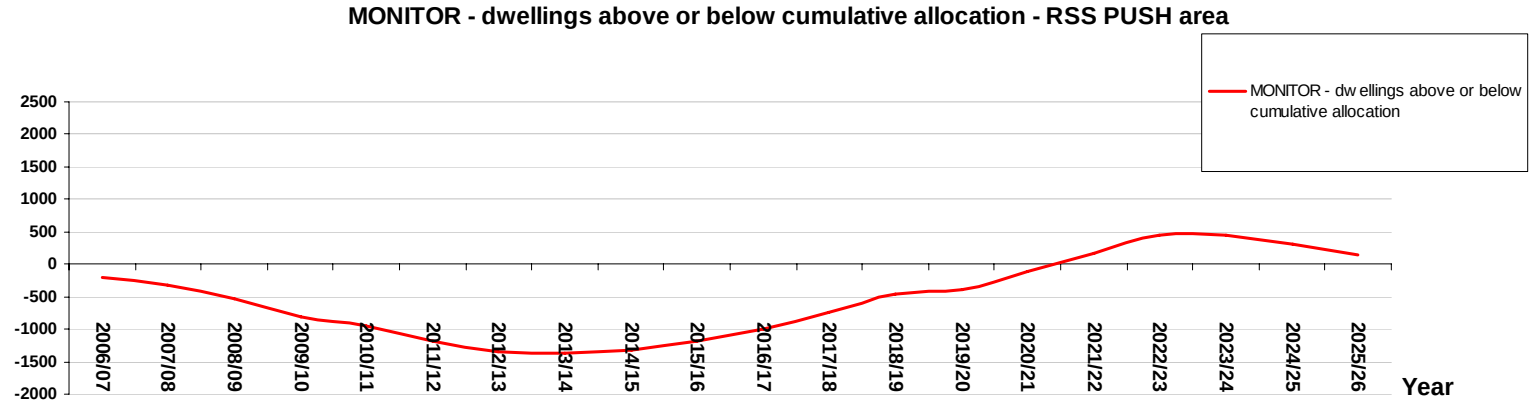
APPENDIX 2: Summary Key Housing Indicators (to be added)

APPENDIX 3: Housing Trajectory

RSS TRAJECTORY – PUSH

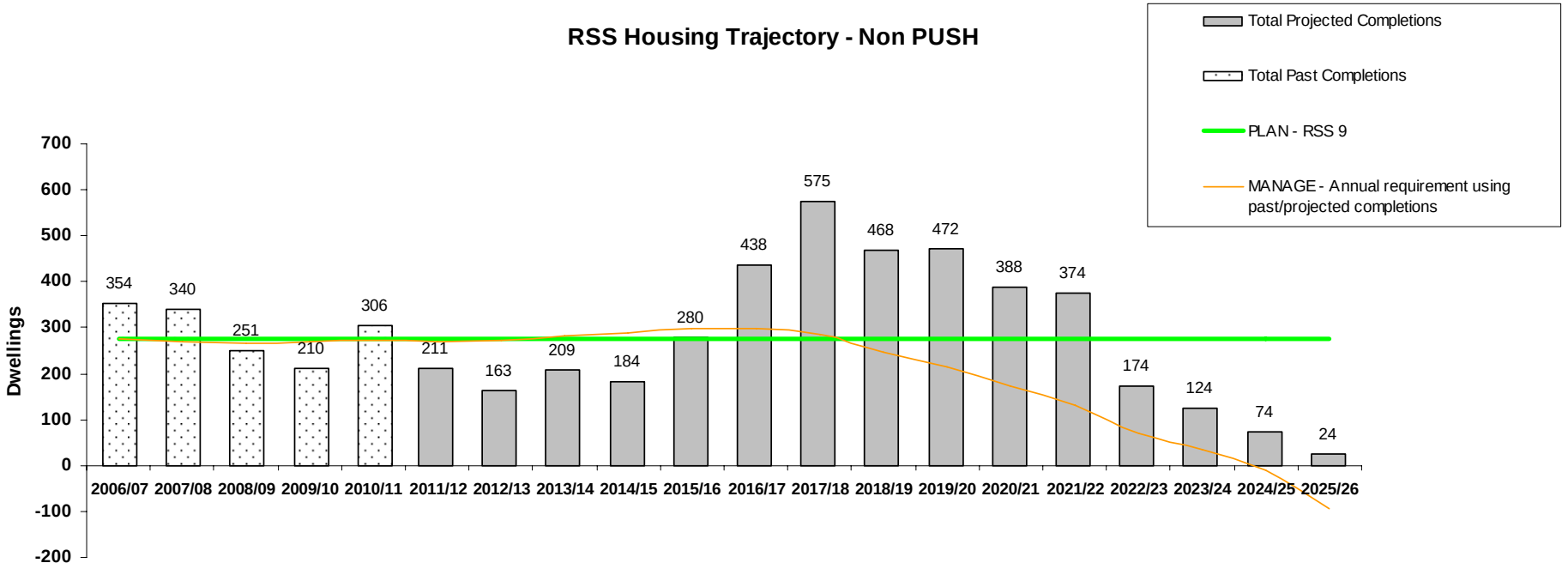
RSS Housing Trajectory - PUSH	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Past Completions	142	222	108	76	197																**745**
SHLAA sites within H3 settlements and extant permissions						90	175	312	314	318	255	260	259	68	260	259	259	18	18	18	**2883**
Sites for future identification/allocation									80	150	275	325	355	355	355	355	355	325	175	145	**3250**
Total Past Completions	**142**	**222**	**108**	**76**	**197**																**745**
Total Projected Completions						**90**	**175**	**312**	**394**	**468**	**530**	**585**	**614**	**423**	**615**	**614**	**614**	**343**	**193**	**163**	**6133**
Cumulative Completions	142	364	472	548	745	835	1010	1322	1716	2184	2714	3299	3913	4336	4951	5565	6179	6522	6715	6878	**6878**
PLAN	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	**6740**
MONITOR - dwellings above or below cumulative allocation	-195	-310	-539	-800	-940	-1187	-1349	-1374	-1317	-1186	-993	-745	-468	-382	-104	173	450	456	312	138	**138**
MANAGE - Annual requirement using past/projected completions	337	347	354	369	387	400	422	441	452	457	456	447	430	404	401	358	294	187	109	25	**-138**

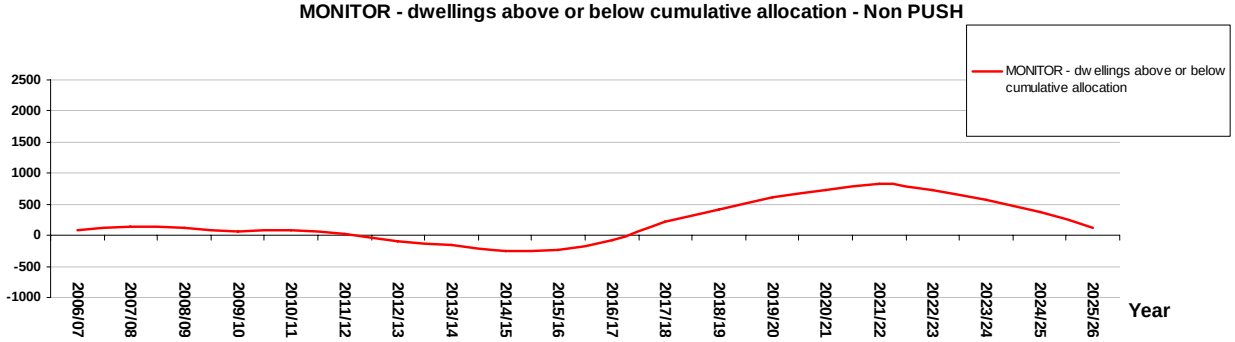

RSS Housing Trajectory - PUSH area
Total Past Completions
Total Projected Completions
PLAN
MANAGE - Annual requirement using past/projected completions
Dwellings
800
700
600
500
400
300
200
100
0
142
222
108
76
197
90
175
312
394
468
530
585
614
423
615
614
343
193
163
2006/07 2007/08 2008/09 2009/10 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


MONITOR - dwellings above or below cumulative allocation - RSS PUSH area
MONITOR - dwellings above or below cumulative allocation
2500
2000
1500
1000
500
0
-500
-1000
-1500
-2000
2006/07 2007/08 2008/09 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
Year

RSS TRAJECTORY – NON-PUSH

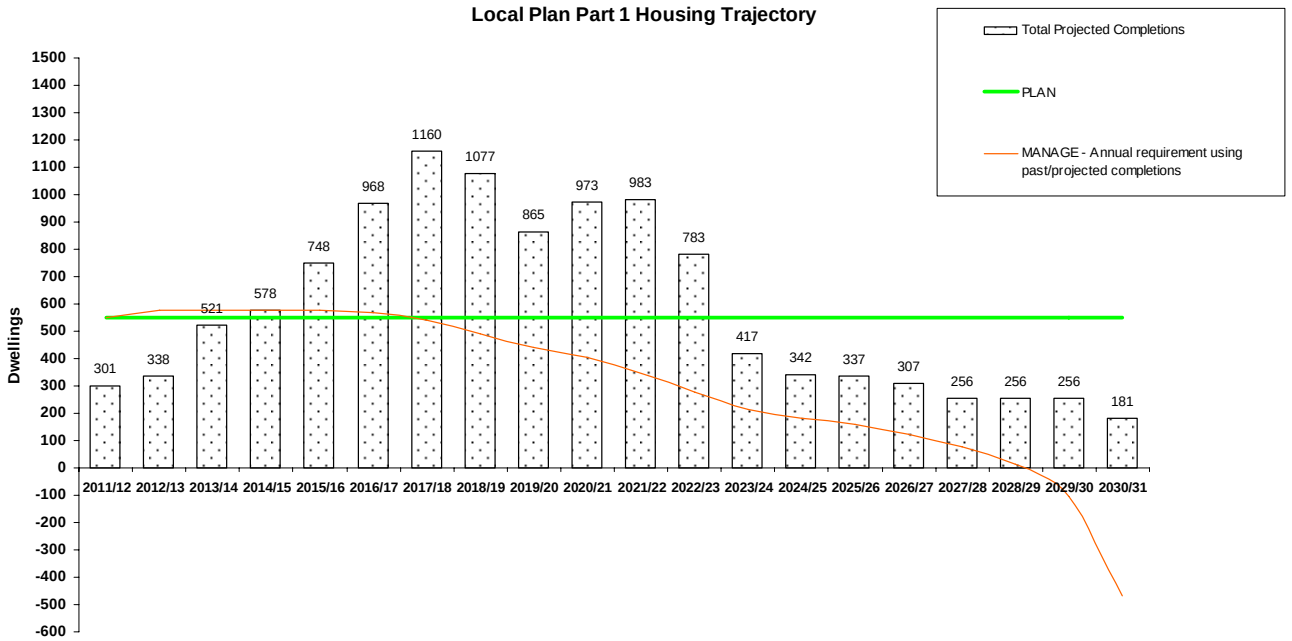
RSS Housing Trajectory (non PUSH)	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Past Completions	354	340	251	210	306																1461
SHLAA sites within H3 settlements and extant permissions						211	163	209	134	180	188	225	118	122	38	24	24	24	24	24	1708
Sites for future identification/allocation									50	100	250	350	350	350	350	350	150	100	50		2450
Total Past Completions	**354**	**340**	**251**	**210**	**306**																**1461**
Total Projected Completions						**211**	**163**	**209**	**184**	**280**	**438**	**575**	**468**	**472**	**388**	**374**	**174**	**124**	**74**	**24**	**4158**
Cumulative Completions	354	694	945	1155	1461	1672	1835	2044	2228	2508	2946	3521	3989	4461	4849	5223	5397	5521	5595	5619	5619
PLAN - RSS 9	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	5500
MONITOR - dwellings above or below cumulative allocation	79	144	120	55	86	22	-90	-156	-247	-242	-79	221	414	611	724	823	722	571	370	119	119
MANAGE - Annual requirement using past/projected completions	275	271	267	268	272	269	273	282	288	297	299	284	247	216	173	130	69	34	-11	-95	-119

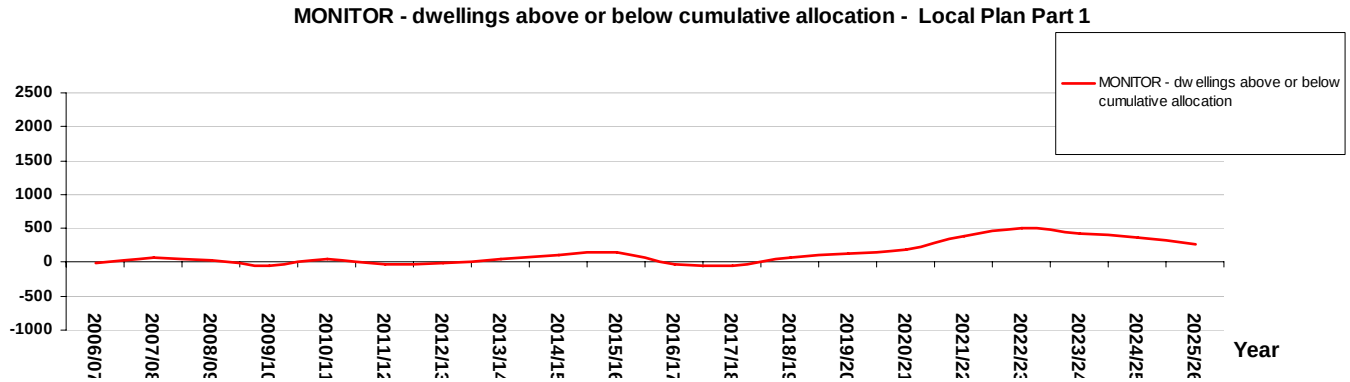

RSS Housing Trajectory - Non PUSH
Total Projected Completions
Total Past Completions
PLAN - RSS 9
MANAGE - Annual requirement using past/projected completions
Dwellings
700
600
500
400
300
200
100
0
-100
-200
354
340
251
210
306
211
163
209
184
280
438
575
468
472
388
374
174
124
74
24
2006/07
2007/08
2008/09
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


MONITOR - dwellings above or below cumulative allocation - Non PUSH
MONITOR - dwellings above or below cumulative allocation
2500
2000
1500
1000
500
0
-500
-1000
2006/07
2007/08
2008/09
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
Year

LOCAL PLAN PART 1: DISTRICT-WIDE TRAJECTORY

RSS Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Past Completions																					0
SHLAA sites within H3 settlements and extant permissions	301	338	521	448	498	443	485	377	190	298	283	283	42	42	42	7	6	6	6	6	4622
Strategic allocations and sites for future identification/allocation				130	250	525	675	700	675	675	700	500	375	300	295	300	250	250	250	175	7025
Total Past Completions																					**0**
Total Projected Completions	**301**	**338**	**521**	**578**	**748**	**968**	**1160**	**1077**	**865**	**973**	**983**	**783**	**417**	**342**	**337**	**307**	**256**	**256**	**256**	**181**	**11647**
Cumulative Completions	301	639	1160	1738	2486	3454	4614	5691	6556	7529	8512	9295	9712	10054	10391	10698	10954	11210	11466	11647	11647
PLAN	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	11000
MONITOR - dwellings above or below cumulative allocation	-249	-461	-490	-462	-264	154	764	1291	1606	2029	2462	2695	2562	2354	2141	1898	1604	1310	1016	647	647
MANAGE - Annual requirement using past/projected completions	550	579	576	579	579	568	539	491	442	404	347	276	213	184	158	122	76	15	-105	-466	-647


Local Plan Part 1 Housing Trajectory
Total Projected Completions
PLAN
MANAGE - Annual requirement using past/projected completions
Dwellings
1500
1400
1300
1200
1100
1000
900
800
700
600
500
400
300
200
100
0
-100
-200
-300
-400
-500
-600
301
338
521
578
748
968
1160
1077
865
973
983
783
417
342
337
307
256
256
256
181
2011/12 2012/13 2013/14 2014/15 2015/16 2016/17 2017/18 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28 2028/29 2029/30 2030/31


MONITOR - dwellings above or below cumulative allocation - Local Plan Part 1
MONITOR - dwellings above or below cumulative allocation
2500
2000
1500
1000
500
0
-500
-1000
2006/07 2007/08 2008/09 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
Year