

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Appendix to Winchester District
Authorities Monitoring Report

1st April 2023 – 31st March 2024



Winchester
City Council

Contents

Appendix 1 Glossary	3
Appendix 2: Duty to Cooperate and Working in Partnership	9
Appendix 3 : Housing	
– 3.1 Five Year Housing Land Supply	16
– 3.2 Net Completions by Parish	32
– 3.3 Small Site Planning Permissions and Commencements	36
– 3.4 Large Sites Phasing	45
– 3.5 Communal Accommodation Completions and Consents	55
– 3.6 SHELAA Sites included in 5 Year Land Supply and Housing Trajectory	56
– 3.7 Housing Trajectory Table	56
– 3.8 Housing Trajectory Graph	58
– .	
Appendix 4: Local Plan Part 1	59
– 4.1 Net Completions on Previously Developed Land and Greenfield Land	60
– 4.2 Housing Completions by plan area	61
– 4.3 Net Dwelling completions by number of bedrooms	62
– 4.4. Average density of new dwellings per hectare	63
– 4.5 Affordable net dwelling completions	64
– 4.6 Net dwelling completions split by affordable housing and market rate	
– 4.7 Open Space Fund Receipts	65
– 4.8 Employment gains and losses by type	66
– 4.9 Amount of employment floor space gains completed by type	67
– 4.10 Amount of employment floor space loss by type	
– 4.11 Extent of Priority habitats	68
– 4.12 Extent of Nature Conservation Designations	
– 4.13 Statutory Designated Sites	
– 4.14 Extent of Priority habitats within Designated Sites	
– 4.15 Conditions of Sites of Special Scientific Interest (SSSIs)	
– 4.16 Extent of changes to SINCs observed and recorded	
– 4.17 New SINCs approved	
– 4.18 Deleted SINCs approved	
– 4.19 Major amendments to SINCs	
Appendix 5: LPP1 & LPP2 Policies used in refusals during the monitoring period 2022/23	75
Appendix 6: Traveller Pitch/Plot Availability	77
Appendix 7: Community Infrastructure Levy	80
– 7.1 Amount of CIL collected, passed on and retained	
– 7.2 Amount of CIL funding spent	

Appendix 1 – Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rented Homes	Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are affordable to eligible households, but in any event not more than 80 per cent of the local market rent (including service charges).
Annual/Authorities Monitoring Report (AMR)	This assesses the implementation of the Local Plan and the extent to which policies in the Local Development Documents are being successfully applied.
Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
Biomass	A fuel derived from biological material including both plant and animal derived material.
BREEAM	Building Research Establishment's Environmental Assessment Method. Used to assess the environmental performance of new and existing non-residential and mixed use buildings.
Brownfield land/sites	See Previously Developed Land.
Buildings at Risk (BAR)	This is a list published by English Heritage and includes grade I and II* listed buildings and structural scheduled monuments (structures rather than earthworks and buried sites), known to English Heritage to be at risk through neglect and decay, or vulnerable to becoming so.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
Conservation Area	Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being "of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance".
Core Strategy	The lead Development Plan Document which sets out the spatial vision and objectives for the future of the planning area and establishes a development strategy to be followed. For the Winchester District the Joint Core Strategy: Local Plan Part 1 was adopted in March 2013.
Development Plan	Comprises adopted Local Plans and Neighbourhood Plans, together with any Minerals and Waste plans. In Winchester District currently Local Plan Part 1, Winchester District Local Plan Review (2006) Saved Policies and the Hampshire Minerals and Waste Plan (2013) and the Denmead Neighbourhood Plan (2015).
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination and, forms part of the Development Plan for the local authority area.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support development plan documents.

Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is overseen by an independent Planning Inspector.
Green Infrastructure	Green Infrastructure describes natural and managed green spaces, features and water bodies that together make up a network of multifunctional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local communities. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. Since June 2010, now also includes residential gardens.
Hampshire Alliance for Rural Affordable Housing (HARAH)	Hampshire Authorities promoting and delivering in partnership Affordable Housing in their rural areas.
Hampshire Biodiversity Action Plan (BAP)	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
Hampshire Biodiversity Information Centre (HBIC)	The Hampshire Biodiversity Information Centre (HBIC) is a partnershiped initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	County Council of Hampshire. Planning authority for minerals and waste planning. Performs certain strategic functions including highways, education and social services
Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
Infrastructure	A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education provision (pre-school, primary, secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.
Intermediate affordable housing	Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rent level but below market rents).
Listed Building	A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.
Local Area Design Statement (LADS)	An advisory document usually produced for part of a neighbourhood with specific design issues. The Statement might address how development should be carried out in the area in a way which respects the character of the neighbourhood. A Local Area Design Statement can be given weight by being approved as a Supplementary Planning Document
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.

Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies and are chosen by the local planning authority
Local Nature Partnership (LNP)	Local Nature Partnerships (LNPs) are partnerships of a broad range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment. They work with local decision-makers including local authorities and LEAs. The Hampshire and Isle of Wight Local Nature Partnership (HloWLNLP) was established in 2012.
Local Nature Reserve (LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLR Review (2006) Policy H3 settlements and released if monitoring shows that housing provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Localism Act	Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Marine Management Organisation	Responsible for preparing marine plans across the country, including the south marine planning area. The tidal part of the Hamble within the Winchester District is part of the south marine planning area.
National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) sets out the Government's policies for planning in England.
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) provides the Government's interpretation of NPPF. It replaces advice previously expressed in planning policy guidance notes (PPGs) and good practice guidance. It is web-based and updated as and when required.
Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
Neighbourhood Design Statement (NDS)	An advisory document produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
Open Space	Defined in the Town and Country Planning Act as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.

Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.
Parish Plan/Community Plan	Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved. Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.
Partnership for South Hampshire (PfSH)	A sub-regional Partnership of 11 local authorities from the Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
Previously Developed Land (PDL)	Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.
RAMSAR site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA
Renewable Energy/Resources	Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.
Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in perpetuity.
Schedule Ancient Monument (SAM)	The most important archaeological sites nationally are identified as SAMs by central government.
Settlement Gap	An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features. These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning authorities to consult Natural England before granting consent for development within an SSSI.
Sites of Importance for Nature Conservation (SINC)	Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, Natural England and the Hampshire Wildlife Trust.
Social rented accommodation	Rented housing owned by Registered Providers (often Housing Associations), local authorities or other eligible bodies available to eligible households at target rent levels (target rents being determined through the national regime set out in the Government's Guide to Social Rent Reforms 2001 or equivalent)

	rental arrangements).
Solent Recreation Mitigation Project	A project set up to develop appropriate mitigation for the effects of recreation impacts on the Solent SPA arising from new housing development as required under the Habitat Regulations. Previously called the Solent Disturbance and Mitigation Project.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.
Special Protection Area (SPA)	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
Statement of Community Involvement (SCI)	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in development control decisions. The Council's current Statement of Community Involvement was adopted in January 2024.
Strategic Housing and Employment Land Availability Assessment (SHELAA)	A key component of the evidence base needed to support the delivery of the Local Plan. The study provides detailed information on housing land supply and aims to identify sufficient land to accommodate the District's housing need.
Strategic Housing Market Assessment (SHMA)	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
Supplementary Planning Document (SPD)	Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.
Sustainability Appraisal (SA)	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District. The requirement to undertake SA is an integral part of the plan making process.
Use Class Order	The Town and Country Planning (Use Classes) Order identifies uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.
Village Design Statement (VDS)	An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary Planning Documents.

Appendix 2 Duty to Cooperate

Table 2.1 Duty to Co-operate main meetings / actions between 01 April 2023 to 31 March 2024

It is important to note that despite being agreed outside of the monitoring period, those Statements of Common Ground have been linked in the below table.

For all Statements of Common Ground please use the following link:

[Statement of Common Ground - Winchester City Council.](#)

Organisation	Date	Matters Raised
Neighbouring authorities regarding Gypsy and Traveller Unmet Need		
All neighbouring authorities	16/08/23	WCC sent Gypsy and Traveller unmet needs, and Duty to Cooperate letters to all neighbouring authorities
BDBC	24/08/23	Confirming unable to assist in meeting the unmet needs of Gypsy and Travellers
EBC	19/09/23	Confirming unable to assist in meeting the unmet needs of Gypsy and Travellers
EHDC	21/08/23	Confirming unable to assist in meeting the unmet needs of Gypsy and Travellers
FBC	12/09/23	Confirming unable to assist in meeting the unmet needs of Gypsy and Travellers
HBC	04/01/24	Confirming unable to assist in meeting the unmet needs of Gypsy and Travellers
PCC	19/12/23 (full response)	Confirming unable to assist in meeting the unmet needs of Gypsy and Travellers
SDNPA	25/08/23	Confirming unable to assist in meeting the unmet needs of Gypsy and Travellers
TVBC	01/11/23	Confirming unable to assist in meeting the unmet needs of Gypsy and Travellers
Hampshire Officer led groups		
Hampshire Development Plans Group (LPA officers in planning policy teams)	Meetings held regularly every quarter throughout the year.	Local plan updates, 5 year land supply, Government advice & consultations, appeals, training and any other relevant matters.
Hampshire Planning Research and Liaison Group (LPA officers in planning policy, economic development, monitoring teams)	Meetings held regularly every quarter throughout the year,	OAN statistics, housing delivery, land supply and monitoring issues, demographics, census, current research projects and any other relevant matters.

HIPOG Sustainable DesignGroup (LPA officers involved with design matters)	Meetings held regularly approx. every quarter	Innovations / approaches to sustainable design and try to achieve a consistent approach across Hampshire.
Hampshire LNRS Steering Group	Meetings held regularly throughout the year,	Meeting to discuss the key outcomes as the Local Nature Recovery Strategy progresses. Supporting authorities share relevant projects, discuss inputs to Strategy.
Hampshire LPS's Liaison Meeting for Developer Contributions	Meetings held regularly.	Meeting to discuss S106/CIL contributions monitoring fees and contributions reporting
Meetings with prescribed and other bodies		
Hampshire County Council	21/9/2023	Duty to Cooperate meeting held to provide local plan update and discuss Infrastructure matters
	19/09/23	Full response received to the Regulation 18 Local Plan covering: Land holdings for adult social care; Gypsy and Travellers encampment policy and land (confirmation of inability to assist with unmet need); PROW; Broadband; Transport; and Education.
Environment Agency	28/09/23	Response received to the Regulation 18 Local Plan confirming that there were no infrastructure projects planned over the plan period and no further comments to make.
Historic England	20/11/23	Confirming requirements to satisfy HE approach to plan-making; confirming minutes of meeting; confirming HE are content with the WCC approach to plan-making cooperation.
	25/10/2023 30/7/2023	Duty to Cooperate meetings held to provide local plan review update and discuss matters relating to the Reg 18 response and requirements for the Council to meet in order to resolve
Natural England	20/04/2023 28/09/2023	SoCG agreed and signed September 2024.
		Meeting to discuss the draft Local Plan and content. In person Duty to Cooperate meeting to discuss Reg 18 representation. Response confirming NE do not deal with infrastructure; meeting requested however,

		staff capacity resulted in no meeting taking place – WCC sent email 23/01/24 requesting confirmation of DTC position.
	25/03/24	Meeting with NE to discuss content of Nutrient Neutrality topic paper, BNG and SRMP.
Southern Water	07/11/2023 11/12/2023	Updated SoCG has been agreed and signed August 2024. Stakeholder workshops on Water for Life. Ongoing regular discussions concerning water issues within the district as part of the Water for Life consultation. Ongoing discussions around water and sewerage issues in Sutton Scotney and Colden Common (Brambridge). Duty to cooperate meeting to discuss issues raised at Reg 18 consultation and how these have been addressed in the Reg 19 LP. Ongoing discussions around water and sewerage issues in Sutton Scotney and Colden Common (Brambridge)
NHS – Hampshire Hospital Foundation Trust	17/11/23	Response received to the Regulation 18 Local Plan detailing infrastructure position and meeting Discussion
NHS – Integrated Care Board	02/11/23	Response received to the Regulation 18 Local Plan detailing infrastructure position in relation to the capacity of GP’s and space standards. Additional supporting text included in the Regulation 19 Local Plan in relation to site allocations encouraging early dialogue with the HIOW ICB. The Infrastructure Delivery Plan records the most recent information supplied
Partnership for South Hampshire		
Partnership for South Hampshire Planning Officers Group	Regular monthly officer meeting	To discuss progress on joint working in relation to PfSH Statement of Common Ground and Joint Strategy/strategic cross-boundary matters. Joint evidence studies and funding;

		Workshop on potential Strategic Development Opportunity Area issues and scope for new settlements; Proposed changes by Government to the NPPF; Updates on nutrient issues - nutrient mitigation and successful joint funding bid to government to upgrade Waste Water Treatment Works.
Partnership for South Hampshire Water Quality Working Group (now Natural Environment Group)	Meetings held regularly every couple of months.	Joint working to address water quality issues, particularly nutrient neutrality and mitigation.

Meetings with Neighbouring Authorities

Date	Type	Summary
Basingstoke and Deane Borough Council		
Final SoCG agreed and signed on 28/08/2024.		
05/12/23	SoCG	Draft SoCG produced and forwarded to neighbouring authority for comment; comments received, and document amended 04/01/24
17/10/23	Meeting	Duty to Cooperate meeting held to provide local plan review update, discuss strategic matters and potential SoCG
08/02/23	Meeting to discuss resources	Meeting to discuss resources, the timing of LP's and initial thoughts on a SOCG. Basingstoke & Deane have appointed Elementa Consulting (the same consultation that Winchester have used) to undertake work on LETI energy efficiency standards. It was agreed that the SOCG between Winchester City Council and Basingstoke & Deane would state that each LPA was intending to meet their own housing need. No other cross boundary issues were identified at this stage of the process. It was agreed that a draft SoCG would be sent to Basingstoke & Deane in due course.

East Hampshire		
Final <u>SoCG</u> agreed and signed on 27/08/2024		
17/01/24	SoCG	Interim SoCG entered into with EHDC to support the EHDC Reg 18 consultation Jan 2024; WCC SoCG to be updated and finalised for WCC Reg 19 consultation.
5/12/2023	SoCG	Draft SoCG produced and forwarded to neighbouring authority for comment; comments received 12/12/23
11/10/23	Meeting	Duty to Cooperate meeting held to provide local plan review update, discuss strategic matters and potential SoCG
Eastleigh		
Final <u>SoCG</u> agreed and signed 2/9/2024.		
8/12/2023	SoCG	Draft SoCG produced and forwarded to neighbouring authority for comment; comments received 16/01/24.
26/10/23	Meeting	Duty to Cooperate meeting held to provide local plan review update, discuss strategic matters and potential SoCG
Fareham		
Final <u>SoCG</u> agreed and signed August 2024.		
16/01/24	SoCG	Draft SoCG produced and forwarded to neighbouring authority for comment
07/11/23	Meeting	Duty to Cooperate meeting held to provide local plan review update, discuss strategic matters and potential SoCG
Havant Borough Council		
Updated <u>SoCG</u> agreed and signed in October 2024.		
5/3/2024	Correspondence	HBC formally requested assistance in meeting their unmet housing needs and highlighting a possible shortfall of employment land. WCC responded by letter sent on 25/03/2024.

05/01/24	SoCG	Draft SoCG produced and forwarded to neighbouring authority for comment.
02/11/23	Meeting	Duty to Cooperate meeting held to provide local plan review update, discuss strategic matters and potential SoCG
Portsmouth		
Updated SoCG agreed and signed in Oct 2024.		
11/1/2024	Correspondence	PCC made a formal request in the assistance of meeting their unmet housing needs on 11/01/2024. WCC responded by letter sent on 22/05/2024. Following further discussions, final signed SoCG Agreed prior the Regulation 19 Local Plan public consultation.
7/12/23	Officer meeting	Matters discussed - Plan Review update; formally agreeing the position regarding Gypsy and Traveller accommodation needs; confirming a housing position; allocation at Portsdown Hill; Employment needs update; discussion surrounding Nutrient Neutrality and the Council's response; and issues for inclusion in the SoCG
21/9/23	Officer meeting	Matters discussed - Plan Review update; formally agreeing the position regarding Gypsy and Traveller accommodation needs; confirming a housing position; allocation at Portsdown Hill; Employment needs update; discussion surrounding Nutrient Neutrality and the Council's response; and issues for inclusion in the SoCG
South Downs National Park		
Final SoCG agreed and signed on 21/08/2024		
December 2023	Email exchange	Confirmation of SDNPA housing position (including response from WCC)
29/11/2023	Meeting	Duty to Cooperate meeting held to provide local plan review update, discuss strategic matters and potential SoCG
22/5/2023	Meeting	Discussed the contribution the park will make to the district housing figure and discussed the statement of common ground.

Test Valley		
15/01/24	SoCG	Final SoCG agreed and signed on 30/08/2024 Draft SoCG produced and forwarded to neighbouring authority for comment.
1/11/23	Meeting	Duty to Cooperate meeting held to provide local plan review update, discuss strategic matters and potential SoCG

Appendix 3.1 – Five Year Housing Land Supply

Housing Land Supply – Methodology Used for 2023-2024 AMR

3.1.1 5 Year Periods

The assessment of housing land availability should be forward-looking, as the NPPF requires the assessment to provide five years' worth of specific deliverable housing. Therefore the five year land supply assessment **sets out 2 calculations of housing supply for the District for the periods April 2024 – March 2029 and looking ahead to the period 2025 – 2030**. Summaries of the five year land supply calculation are set out, one for each 5-year period.

3.1.2 Past Completions

Table 1 below shows independent dwelling completions (District-wide including SDNP), but the Planning Practice Guidance (July 2019) advises that *'all student accommodation... can in principle count towards contributing to an authority's housing land supply'* and *'local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply'* (PPG Paragraph 034 Reference ID: 68-034-20190722 and Paragraph 035 Reference ID: 68-035-20190722). The Housing Delivery Test applies adjustments using nationally set ratios to arrive at dwelling equivalents, resulting in ratios of 2.5 for students and 1.8 for other communal accommodation.

Table 1 Independent Dwelling Completions 2011 – 2024 (includes SDNP)

Year	Dwelling Completions (District Total)
2011 – 2012	317
2012 – 2013	204
2013 – 2014	470
2014 – 2015	262
2015 – 2016	421
2016 – 2017	555
2017 – 2018	547
2018 – 2019	810
2019 – 2020	636
2020 – 2021	804
2021 - 2022	1141
2022 - 2023	1044
2023-2024	984
TOTAL 2011 – 2024	8195

Communal completions since the start of the Local Plan period (District-wide including SDNP) produce the following (adjusted) completion rates (see AMR Appendix 3.5 for information).

Table 2 Communal Completions (Dwelling Equivalents) 2011 – 2024

Year	Communal Completions (student / care)
2011 – 2012	0
2012 – 2013	0
2013 – 2014	200
2014 – 2015	0
2015 – 2016	0
2016 – 2017	51
2017 – 2018	95
2018 – 2019	65
2019 – 2020	7
2020 – 2021	70
2021 – 2022	60
2022 – 2023	51
2023 – 2024	16
TOTAL 2011 – 2024	615

The total level of housing (independent and communal accommodation) completions can be updated as follows (Table 1 + Table 2 figures):

Table 3 TOTAL Housing Completions 2011 – 2024

Year	Total Housing Completions (dwellings + communal)
2011 – 2012	317
2012 – 2013	204
2013 – 2014	670
2014 – 2015	262
2015 – 2016	421
2016 – 2017	606
2017 – 2018	642
2018 – 2019	875
2019 – 2020	643
2020 – 2021	874
2021 - 2022	1201
2022 - 2023	1095
2023 - 2024	1000
TOTAL 2011 – 2024	8810

3.1.6 The Housing Requirement

The requirements and advice contained in the NPPF 2023 and current Planning Practice Guidance have been followed. Paragraph 76 of the 2023 NPPF requires authorities to *'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'*. Winchester's housing requirement was established in Local Plan Part 1, which was adopted over 5 years ago and was not formally reviewed in producing Local Plan Part 2. Therefore, the PPG advises that the future housing requirement should be based on the 'local housing need' derived using the standard method in national planning guidance: *'where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement.'* (PPG Paragraph 003 Reference ID: 68-003-20190722).

3.1.7 Currently the **standard method calculation results in a 'local housing need' of 676** dwellings per annum (last updated March 2024). In order to be included in the five year supply, sites must be 'deliverable' (*'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years'* – NPPF Annex 2).

3.1.8 Buffer

The NPPF includes the requirement for a 'buffer' (moved forward from later in the plan period) of 20% if there has been significant under delivery of housing over the previous 3 years (measured against the Housing Delivery Test). The annual 'local housing need' figure (derived using the standard method) is used as the Local Plan housing requirement is over 5 years old. On this basis, it is expected that the housing requirement which the Government will use to assess housing delivery in the 3 years to April 2024 will be 2,064 dwellings. This is made up using the local housing need requirements of 666 (2021-2022) + 707 (2022-2023) + 69176 (2023-2024) = 2,064 (derived from the latest Housing Delivery Test results and HDT Technical Note).

3.1.9

Table 3 above shows that total housing completions (dwellings and communal) for the 3 years 2021-2024 were 3,296 dwellings, which is **160% of the anticipated Housing Delivery Test requirement of 2,064 dwellings**. The NPPF requires that a 20% buffer is applied where there has been significant under delivery of housing, measured using

the Housing Delivery Test, and defined as below 85% of the housing requirement (NPPF paragraphs 77 and 79). Accordingly, with completions of 160% of the expected Housing Delivery Test requirement there has not been '*significant under delivery of housing over the previous 3 years*' (NPPF paragraph 77) and **no buffer should be applied** to the housing requirement.

3.1.10 Previous Over / Under Provision

In order to determine the 5-year requirement, account also needs to be taken of any over or under provision since the start of the Local Plan period. The Local Plan trajectory (Local Plan Part 2, Appendix F) can be used to determine the requirement up until April 2018, when the housing requirement reaches 5 years old and the 'local housing need' figure must be used to determine the annual requirement thereafter.

3.1.11 The Local Plan trajectory expects provision of 3,226 dwellings to April 2018 and the standard methodology would expect 659 dwellings in 2018-19, 666 dwellings in 2019-20, 685 in 2020-21, 666 dwellings in 2021-22, 707 dwellings in 2022-2023 and 691 in 2023-24 giving a **2011-2024 requirement of 7,300** (3,226 trajectory requirement 2011-2018 + 659 + 666 + 685 + 666 + 707 + 691 standard methodology requirements = 7,300). Total **completions (including independent and communal dwellings) since April 2011 are 8,810 dwellings** (Table 3 2011-2024) so **provision to 2024 has been 1,510 dwellings higher than the requirement**. This past level of over-provision reduces the remaining housing requirement and a relevant proportion should be deducted from the future 5-year requirement.

3.1.12 The over-provision equates to 216 dwellings for each year of the remaining plan period (1,510/ 7 years = 216). 5 years worth of this should be deducted from the 5-year housing requirement, equating to 1,080 dwellings (216 x 5 years = 1,080 (rounded). Accordingly, the housing requirement from 2024 – 2029 is based on the latest 'local housing need' figure of 676 dwellings per annum minus the over-provision of 1,080 dwellings (**3,380 – 1,080 = 2,300**).

3.1.13 To calculate the requirement for 2025 – 2030, the Local Plan trajectory expects provision of 3,226 dwellings to April 2018 and the standard methodology would expect 659 dwellings in 2018-19, 666 dwellings in 2019-20, 685 dwellings in 2020-21, 666 dwellings in 2021-22, 707 dwellings in 2022-23, 691 dwellings in 2023-24, and 676 dwellings in 2024-25, **giving a 2011-2025 requirement of 7,976** (3,226 trajectory requirement 2011-2018 + 659 + 666 + 685 + 666 + 707 + 691 + 676 standard

methodology requirements = 7,976). Projected completions (dwellings and communal) for 2024/25 are used, based on the expected development rates shown in the updated trajectory at Appendix 3.7 (727) and for communal dwellings at Appendix 3.5 (0) giving a total of 727 expected total completions in 2024/25. These are **added to completions for 2011-2024 (8,810 + 727 = 9,537) resulting in an estimated over-provision of 1,561.**

3.1.14 The over-provision at 2025 amounts to 1,561 dwellings (provision of 9,537 dwellings minus a requirement of 7,976 = 1,561) over the remaining 6 years of the Local Plan period. This equates to 260 dwellings per annum, or 1,300 dwellings (rounded) over the 5 year period 2025/30. Subtracting this over-provision from the 5-year Standard Method requirement of 3,380 leaves a 5-year requirement of 2,080 (**3,380 – 1,300 = 2,080**).

The total 5-year requirements are set out in Table 4 below.

Table 4 Housing Requirements

5 Year Period	5-Year Requirement (Local Housing Need Assessment) (676 x 5)	Minus Allowance for Previous Over- Provision	Buffer
2024 - 2029	3,380	2,300	0
2025 - 2030	3,380	2,080	0

3.1.15 Housing Supply

The supply of future housing comes from a variety of sources:

3.1.16 Commitments and Planning Permissions

These are sites which, at April 2024, have planning permission or are allocated in a statutory development plan. The 2023 NPPF (Annex 2) advises that *‘sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years’*. Sites with outline planning permission, permission in principle, allocated in the Development Plan or identified on a Brownfield Register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

3.1.17 The phasing of large sites (10 or more dwellings) is individually assessed by Hampshire County Council (HCC) on an annual basis. So as to reflect the NPPF definition of 'deliverable' and advice in the Planning Practice Guidance (PPG Paragraph 007 Reference ID: 68-007-20190722) the schedule of large sites (10 or more dwellings) at AMR Appendix 3.4 includes separate lists of sites with detailed planning consent, sites with outline permission or allocated in the Local Plan (there are no further sites with permission in principle or from the brownfield register) and strategic allocations. Each site has a brief commentary regarding its status, which is taken into account in estimating the timing of completions on the site, listing its planning status, progress towards detailed consent and expected delivery timescales. All Local Plan allocations were subject to a site selection process and viability assessment, tested through the examination process, with most now complete or having planning consent. There are detailed schedules of large and small site completions (AMR Appendix 3.2) and outstanding small site consents, including dwellings under construction (AMR Appendix 3.3).

3.1.18 The development profiles for each large site at AMR Appendix 3.4 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. While the housing trajectory (AMR Appendix 3.7) includes all the large sites listed at AMR Appendix 3.4, **only strategic sites and sites with detailed consent / reserved matters approval are treated as 'deliverable' for 5-year land supply purposes**, so as to reflect the NPPF definition of 'deliverable'.

3.1.19 Sites with outline consent or Local Plan allocations could only be treated as 'deliverable' in terms of 5-year land supply where there is clear evidence that they will be delivered within 5 years. In most cases, dwelling completions are not expected on these sites until the latter part of the 5 year period, or beyond. Additionally, there is currently an issue in relation to the impact of nutrients on the Solent European Sites protected as Special Protection Areas (SPA) and Special Areas of Conservation (SAC) under European law. Natural England advised in March 2022 that there is also an issue in terms of the effects of phosphates on the River Itchen SAC. These issues mean that new planning consents in the monitoring period were held back on sites that do not already have at least outline consent, potentially delaying the implementation of allocated sites that are not already permitted.

3.1.20 Accordingly, **none of the sites which have only Local Plan allocations or outline consent are treated as deliverable or included in the 5-year land supply calculation**, given the potential delays in these being brought forward (some are not projected to achieve significant completions within the 5-year period anyway). This is very much a ‘worst case’ approach but seeks to reflect Government advice and current issues in terms of the impact of nutrients.

3.1.21 The resulting deliverable supply within the relevant 5-year periods from sites which are committed/permitted is shown below in Table 5 (large sites) and Table 6 (small sites). The ‘Deliverable Dwellings’ figures for large sites (Table 5) include only sites which are deliverable in terms of 5-year land supply: those with full planning consent and the strategic allocations. The figures in the ‘Total Dwellings’ column show the total commitments on large sites, based on AMR Appendix 3.4, so also includes sites with outline consent or Local Plan allocations:

Table 5 Large Site Commitments (10 or more dwellings)

Monitoring Period	Total Dwellings (District Total)	‘Deliverable’ Dwellings (District Total)
2024 – 2029	3,404	3,302
2025 – 2030	3,425	3,210

3.1.22 For large sites, any delay in implementation is already taken into account in the profile for each site (AMR Appendix 3.4) and reflected in the ‘Deliverable Dwellings’ figures in Table 5 above, so there is no need for a non-implementation discount.

3.1.23 For small sites, the NPPF advises that *‘sites which do not involve major development and have planning permission... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years’* (NPPF Annex 2). In view of this advice, the small non-implementation rate that had previously been applied for small sites has been dropped and **all small sites with consent are treated as deliverable in terms of the 5-year land supply**.

3.1.24 The total number of independent dwellings outstanding on small sites at 1 April 2024 was 327 (including 22 in the South Downs National Park), excluding communal dwellings (see AMR Appendix 3.5). For the available supply in the period 2025 -2030, 4/5ths of this figure is used (262). Table 6 sets out the expected supply from small sites with planning permission during the two monitoring periods.

Table 6 Small Sites (less than 10 dwellings)

Monitoring Period	Expected Dwelling Completions (District Total)
2024 - 2029	327
2025 – 2030	262

3.1.25 Sites identified in the SHELAA

The Strategic Housing Land Availability Assessment (SHLAA) has been updated on a regular basis since it was first produced in 2009, with an updated Strategic Housing and Employment Land Availability Assessment (SHELAA) produced in 2023 following consultation on the Regulation 18 Local Plan. Therefore the estimate of sites expected to arise from the SHELAA has been updated and the sites included are listed in AMR Appendix 3.6. The SHELAA figures do not include any sites within the South Downs National Park, as the SDNP Authority now produces its own SHELAA to assess sites within its boundary, nor any communal accommodation. Therefore the figures in Table 7 below are likely to slightly under-estimate the contribution of all SHELAA sites at the District level.

3.1.26 As the Winchester City Council SHELAA identifies specific sites with development potential, it is possible to check that there is no double-counting with sites which already have planning permission (see ‘Commitments’ above), and these have been removed from the SHELAA figures. The SHELAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods.

3.1.27 As SHELAA sites do not have planning consent, the revised NPPF means that care is needed if these are to be treated as ‘deliverable’ in terms of 5-year land supply. . Normally the estimated phasing in the SHELAA would be relied upon but, in order to reflect the uncertainties, **it is assumed that SHELAA sites will only contribute completions in the last 2 years of the 5-year periods.**

3.1.28 Therefore, Table 7 below indicates the total number of dwellings that could potentially be delivered on SHELAA sites during the relevant 5-year periods, but also indicates the number which can currently be considered ‘deliverable’ in terms of 5-year land supply. Only SHELAA sites within the existing defined built-up areas of settlements are included, as any countryside sites would require a change of policy for them to be brought forward. These are not, therefore, currently ‘available’ (unless they already have permission or are allocated, in which case they are included as ‘commitments’ in Table 5 and Table 6).

Table 7 SHELAA Sites (5 or more dwellings)

Period	Total Potential Dwellings	'Deliverable' Dwellings
2024 – 2029	204	82
2025 – 2030	163	65

3.1.29 To calculate the potential SHELAA supply for each 5-year period, the following assumptions about completions have been made. For 2024 – 2029 all sites within the SHELAA period 2024 – 2029 are counted as potentially available (204 dwellings). For the 2025 – 2030 period, 4/5ths of sites within the SHELAA period 2024 – 2029 are counted (163 dwellings) along with 1 years' worth of the SHELAA period 2029 – 2030 dwellings (one fifth of 0 dwellings = 0). This results in totals of 204 dwellings in 2025-2029 and 163 dwellings in 2025-2030 (163 + 0 = 163). **The 'Deliverable Dwellings' are calculated as 2 years' worth (2/5ths) of these totals.**

3.1.30 Windfall allowance

Windfall sites have traditionally formed a significant and consistent component of land supply and are expected to continue to do so. The NPPF allows the local planning authority to make an allowance for windfall sites in the five year supply if there is *'compelling evidence that they will provide a reliable source of supply... having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'*.

3.1.31 Detailed work undertaken for the Local Plan Part 1 demonstrated the contribution that windfalls make to the land supply in the District. Even excluding gardens (as advised by the NPPF at the time) and communal accommodation, windfalls contributed an annual average of 171 completions for the 5-year period 2006-2011. Further analysis of windfall development was undertaken for Local Plan Part 2 and reports on windfall trends and potential were produced for Winchester and all the larger rural villages as part of the LPP2 evidence base. These demonstrated that a specific windfall allowance was justifiable during the Plan period for both Winchester Town and Kings Worthy, but that windfall was not expected to be a sufficiently reliable source of supply in other settlements.

3.1.32 A further 'Assessment of Windfall Trends and Potential' was published in February 2021 as part of the evidence base for the emerging Local Plan. This showed that the

estimates of windfall in the previous study of 70 dwellings per annum had been significantly exceeded, with an average of over 200 dwellings per annum from windfall sites in the period 2012 – 2019. Having analysed past windfall trends and likely future delivery, the 2021 Windfall Assessment concludes that a total windfall allowance for Winchester District (outside the South Downs National Park) of 115 dwellings per annum is justified and robust. This estimate had already been reduced to ensure there is no double counting of sites identified within the SHELAA.

3.1.33 Although the 2021 Windfall Assessment is the most up to date, it has not been tested fully through the Local Plan consultation and examination processes. Therefore, **for the time being the older and lower windfall estimate of 70 dwellings per annum is retained.**

3.1.34 In order to avoid any double counting with sites already permitted, no allowance for windfall development is made for the first 2 years of the 5-year period. Therefore, an annual average of 70 dwellings per annum are allowed from 2026/27 (based on 65 per annum in Winchester and 5 per annum in Kings Worthy), giving a total of 210 dwellings in the 2024-29 5 year period and 280 in the 2025-30 period – see Table 8 below.

Table 8 Windfall Allowance

Period:	Windfall completions expected 2024-2029	Windfall completions expected 2025-2030
2024/25	0	0
2025/26	0	0
2026/27	70	70
2027/28	70	70
2028/29	70	70
2029/30	-	70
Total	210	280

3.1.36 Communal Accommodation

It is also now necessary to add expected completions in communal accommodation, adjusted by the relevant ratio, as advised in Planning Practice Guidance (PPG paragraph 034 Reference ID: 68-034-20190722 and paragraph 035 Reference ID: 68-035-20190722). **Details of schemes with outstanding planning consents are set out at AMR Appendix 3.5** along with a commentary on whether these are expected to be delivered within the 5-year period. The schemes which are certain enough to be included within the 2024-29 5-year land supply total are a loss of 29 student units in one scheme and a gain of 1 in another (net loss of 28 student units) and a gain of 147

beds in five care schemes. This equates to a loss of 11 dwelling equivalents from student accommodation and a gain of 82 dwelling equivalents from care schemes, when a ratio of 2.5 or 1.8 is applied as appropriate. The total of 71 net dwelling equivalents on communal sites are added into the expected housing supply, set out in Table 9 below for the 2024-29 period.

3.1.37 The same schemes are expected to contribute in the 2025-30 5 year period and result in 71 dwelling equivalents. These are added into the expected housing supply, set out in Table 9 below for the 2025-30 period.

Table 9 Communal Accommodation

Period	Total Potential Dwelling Equivalents
2024 – 2029	71
2025 – 2030	71

3.1.38 Conclusion - Total 5-Year Land Availability

Taking account of the various components of housing supply described above, Table 10 sets out the total ‘deliverable’ housing land supply for the 5-year periods from April 2024 and April 2025 respectively.

Table 10 Total 5 Year Land Supply (Deliverable dwellings)

Sources of supply	2024 – 2029 Monitoring period	2025 – 2030 Monitoring period
Commitments (large) – Table 5	3,302	3,210
Commitments (small) – Table 6	327	262
SHELAA Sites – Table 7	82	65
Windfall – Table 8	210	280
Communal accommodation – AMR Appendix 3.5	71	71
TOTAL	3,992	3,888

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

Table 11 5 Year Land Availability

	2024 – 2029 District Total	2025 - 2030 District Total
Requirement	2,300	2,080
Supply	3,992	3,888
Years supply	8.7 Years	9.3 Years

3.1.39 The table above shows that there is ample land availability, for both the 2024 – 29 and 2025 – 2030 monitoring periods. It will be noted from the housing trajectory (AMR Appendix 3.7) that as the major developments in the District continue to come on-stream, along with sites allocated in the Local Plan Part 2, land supply remains at a high level for the remainder of the Local Plan period.

3.1.40 Risk Assessment

The assessment of the housing requirement uses the Local Plan trajectory to determine the requirement over the period 2011-2018, which is 5 years from adoption of the Plan. From April 2018 onwards the 'local housing need' figure applicable for each year is used, derived using the standard method in national planning guidance, reflecting Planning Practice Guidance. Using the Local Plan housing trajectory to 2018 avoids the need to apply an annual average housing requirement, which has been rejected as a methodology in the LPP2 Inspector's Report and all relevant appeal decisions. The lower levels of provision planned in the early years of the Plan period are compensated by using the higher 'local housing need' figure for future provision.

3.1.41 It should be noted that there has been significant 'over-provision' of housing in the period 2011-2024, compared to the requirements of the Local Plan trajectory and 'local housing need' (standard method). This currently amounts to 1,510 dwellings above the requirements. In the past no allowance for this additional provision was made in calculating 5 year housing requirements, but the level of over-provision is now so significant that it should be taken into account in determining the remaining housing requirement. Therefore, this AMR makes allowance for previous over-provision in calculating the housing requirements for the relevant 5-year periods. Even if no allowance were made for past over-provision, the available housing supply would substantially exceed the 5-year requirements.

3.1.42 The information used to determine the housing supply reflects Government advice that only deliverable sites should be included, as defined in the NPPF (Annex 2). This includes all small (non-major) sites and all major sites (10 or more dwellings) with full consent, as well as the three strategic allocations where there is clear evidence of ongoing development. All other sites (with outline consent, Local Plan allocations, SHELAA sites and windfall sites) have been discounted, either in part or in total, to accord with Government advice and achieve a cautious estimate of their contribution.

3.1.43 While an assessment of housing supply over the coming 5-6 years cannot be a precise science, if anything it errs on the side of caution. For example, the sources of supply above do not include any allowance for allocations or windfall sites within the South Downs National Park area, even though the South Downs Local Plan makes some allocations in settlements within Winchester District, as well as allowing for windfall development. Similarly, the assessments of windfall potential (Table 8 above) use older (and lower) estimates of windfall completions that do not include any allowance for the development of residential gardens (to reflect NPPF advice at the time), but there are no policies that prevent these sites from coming forward and it is expected that they will continue to contribute to housing supply.

3.1.44 Figure 1 below illustrates that housing completions were at a relatively low level during the previous recession, consistent with Hampshire and national trends, but recovered to now substantially exceed pre-recession levels. The economic uncertainty associated with the pandemic has now largely settled, although the economic outlook remains weak, but the local housing market continues to be relatively buoyant with substantial house building continuing. The previous and current Governments have introduced various measures to promote housebuilding, acknowledging that this is a national issue. Therefore, previous relatively low levels of completions have not just affected Winchester and were not caused by a lack of available or suitable sites in the District. There are many and varied development opportunities in the District, controlled by a variety of housebuilders, ranging from the 3 strategic development sites (with planning consent for over 4,600 remaining dwellings), through 18 large sites (of 10 or more dwellings) with full planning consent (over 800 dwellings) and 10 with outline consent or allocated in the Local Plan (totaling almost 600 dwellings), and numerous small sites of less than 10 dwellings with permissions for over 300 dwellings.

3.1.45 As mentioned above another area of uncertainty in the previous AMR relates to nutrients and the recent requirements to avoid increasing the impacts of nitrates on The Solent, or phosphates on the River Itchen. After some initial disruption, there is now a much better understanding of the nitrates issues and a supply of 'credits' that developers can acquire if they are unable to offset the impacts on-site. The situation regarding phosphates has arisen more recently and has also improved with the delivery of a number of upgrades to a number of Waste Water Treatment Works that are in the ownership of WCC. The most up-to-date account of the availability of nutrient credits is included in the Nutrient Neutrality Topic Paper (November 2024) that is available on the Local Plan Examination website. However, the assessments of supply

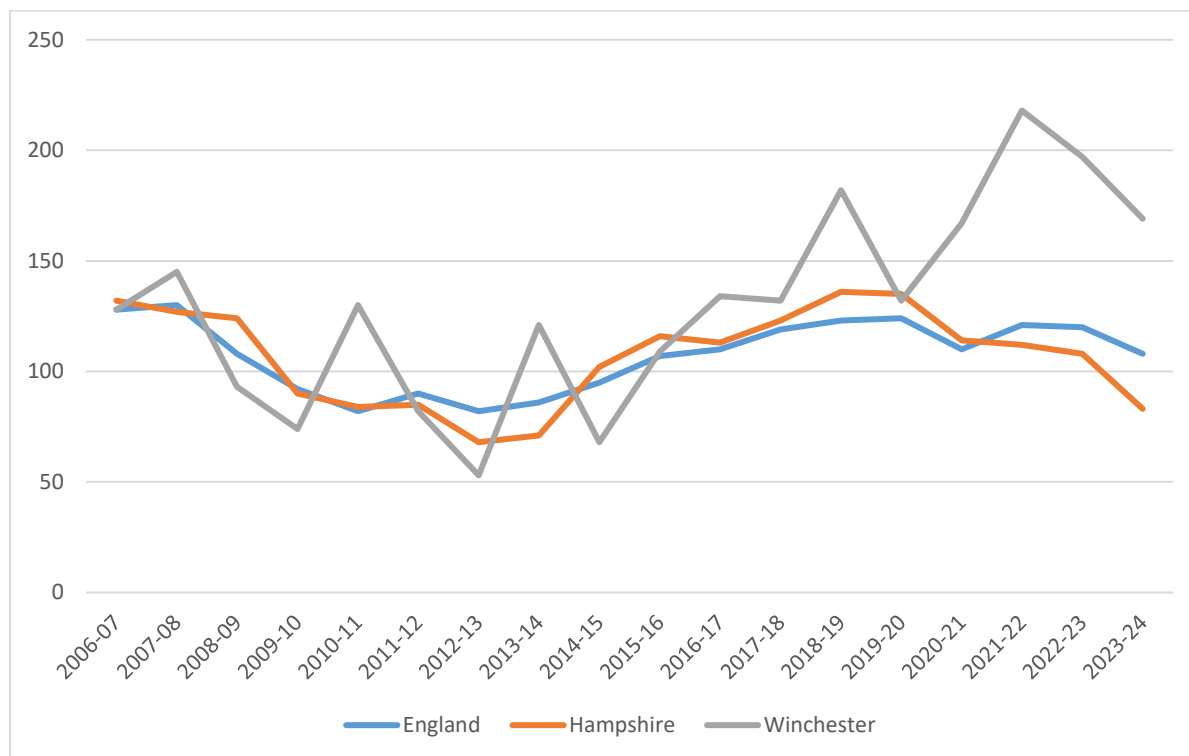
above already take a cautious approach to allow for development that does not yet have full planning consent. Even if a worst-case scenario were assumed (e.g. no additional planning consents being issued in the next 5 years), this would only affect the assumptions about windfall and SHELAA sites. As well as being very unlikely, this scenario would only reduce supply by 300-350 dwellings, still resulting in a housing land supply of well over 5 years.

3.1.46 The updated trajectory at AMR Appendix 3.7 shows how completions have now reached a peak as all three strategic sites are underway. Market conditions resulted in lower levels of provision in the first part of the Plan period than was anticipated, but the trajectory was updated in Local Plan Part 2 (as recommended by the Local Plan Inspector) to provide a more realistic basis for future monitoring. Nevertheless, the Local Plan's strategy is being delivered, including the strategic allocations, and the City Council and Government are taking measures to accelerate housing delivery.

3.1.47 Housing Provision in Winchester District

There have been significant fluctuations in housing provision over the last 18 years or so. The overall trend was of a decline in completions since 2006 followed by a rise from 2014 (see Figure 1 below). Housing completions in the last 5-6 years have reached a particular peak. Although Winchester District annual completion figures fluctuate, they typically exceed the national (England) and Hampshire trends, particularly in recent years.

Figure 1 Dwelling Completions Change 2006-2024: England, Hampshire and Winchester



100 = Average completions from 2006/07 – 2023/24

3.1.48 Figure 1 plots changes in the average number of dwelling completions over the period 2006-2024, which enables comparisons to be made between areas with very different scales of development. The level of 100 in the left-hand axis of Figure 1 represents the average number of homes completed over the 2006-2024 period, with the table illustrating the variations in each year and the overall linear trends. These show that the pattern for Winchester is generally similar overall to Hampshire and England, in that completions were above the average (100) prior to the recession but dropped significantly during the recession, in Winchester, Hampshire and England.

3.1.49 Completions are now exceeding the 18 year average on a consistent basis, with particular peaks in the last few years and the proportion of completions in Winchester substantially higher than in Hampshire or England. The peaks and troughs in numbers are more pronounced given the smaller the numbers involved, making the Winchester data appear more ‘spikey’, but the linear line shows the overall trend. Whilst there have been some low levels of annual completions for Winchester, the

table shows that completions are now substantially exceeding pre-recession levels and meeting planned targets.

Appendix 3.2 Net Completions 2023-24 by Parish

Application Number	Address	Net gain
BIGHTON		
20/02399/FUL	GAYWOOD BIGHTON LANE	1
BISHOPS WALTHAM		
21/01217/FUL	REPLAN OF PLOTS TO PROVIDE 5 UNITS, AN ADDITIONAL 2 PLOTS	5
16/01322/FUL	PHASE 1 - ERECTION OF 66NO. DWELLINGS WITH ACCESS VIA ALBANY ROAD	37
17/02075/FUL	CONVERSION OF THE MILL BUILDING & CONSTRUCTION OF A 66-BED CARE HOME, 39 ASSISTED LIVING, 19 PRIVATE & 12 AFFORDABLE HOMES	0
23/00459/FUL	CHANGE OF USE OF THE FIRST FLOOR OFFICE SPACE (CLASS E) TO RESIDENTIAL (CLASS C3)	1
BOARHUNT		
23/01992/REM	GREY HOUSE SOUTHWICK ROAD	0
23/01992/REM	GREY HOUSE SOUTHWICK ROAD	0
COLDEN COMMON		
23/00185/PNC OU	THE FLAT 26 MAIN ROAD	-1
COMPTON AND SHAWFORD		
22/01688/PNA COU	THE MALMS FARM SHAWFORD ROAD	0
20/00217/FUL	MAWDLAM LODGE SOUTHDOWN ROAD	0
20/02862/FUL	TY GWYN SHEPHERDS LANE	1
20/02862/FUL	TY GWYN SHEPHERDS LANE	-1
20/01589/FUL	THE GARDEN HOUSE SOUTHDOWN ROAD	1
21/02656/FUL	PLOVER HILL FIELD WAY	1
22/01432/FUL	AURLAND FIELD WAY	-1
22/02733/FUL	HIGHDOWN COTTAGE CLIFF WAY	-1
CRAWLEY		
20/00699/FUL	THE DUTCH BARN STOCKBRIDGE ROAD	1
CURDRIDGE		
20/00494/FUL	SHERECROFT FARM LAND AT BOTLEY HILL	0
20/01158/FUL	HOMELANDS CHAPEL LANE	1
21/00429/PNA COU	HILL FARM NETHERHILL LANE	0
DENMEAD		
20/00971/FUL	SHEKO HAMBLEDON ROAD	2
18/00164/FUL	DENMEAD CARAVAN PARK DANDO ROAD	1
21/00163/FUL	21 ASHLING PARK ROAD	1
23/01121/FUL	ST MICHAELS HAMBLEDON ROAD	-1
23/01121/FUL	ST MICHAELS HAMBLEDON ROAD	0
DURLEY		
20/01106/FUL	FINDENS FARM BARN KYTES LANE	1
20/00832/FUL	SUNBANK DURLEY BROOK ROAD	1
21/00194/FUL	LARKFIELD KYTES LANE	-1
21/00194/FUL	LARKFIELD KYTES LANE	1
21/02915/PNA COU	MANOR FRUIT FARM KYTES LANE	2

Appendix to Authorities Monitoring Report 2023 – 2024

HAMBLEDON		
20/02662/FUL	HOE MANOR FARM HOE STREET	1
HEADBOURNE WORTHY		
20/01860/FUL	ORCHARD LODGE PUDDING LANE	-1
20/01860/FUL	ORCHARD LODGE PUDDING LANE	1
HURSLEY		
22/02907/PNA COU	BARNES TO THE NORTH MERDON CASTLE LANE	0
23/02350/LDC	DOWN FARM HOUSE PORT LANE	1
KINGS WORTHY		
18/00916/FUL	25 SPRINGVALE ROAD	1
20/02831/FUL	NORTH WINCHESTER POULTRY FARM STOKE CHARITY ROAD	3
21/00614/FUL	5 BOYNE RISE	4
20/02497/FUL	ROSECROFT 136 SPRINGVALE ROAD	2
21/00398/FUL	MULBERRY HOUSE MORTIMER CLOSE	1
MICHELDEVER		
19/00995/FUL	HIGHWAYS BUNGALOW LONDON ROAD	-1
NEW ALRESFORD		
18/02805/FUL	36 ASHBURTON ROAD	1
21/01018/FUL	10 LINDLEY GARDENS	1
NEULANDS		
17/02957/REM	BEREWOOD PHASE 9B WEST OF MARRELSMOOR AVENUE	1
22/01031/REM	BEREWOOD PHASE 1 HAMBLEDON ROAD	50
21/02892/REM	BEREWOOD PHASE 1 PHASE 3B HAMBLEDON ROAD	26
NORTHINGTON		
20/01182/FUL	MERRIVALE BASINGSTOKE ROAD	-1
20/01182/FUL	MERRIVALE BASINGSTOKE ROAD	1
19/02620/FUL	SWARRATON FARM	-1
OLIVERS BATTERY		
19/00519/FUL	THE OLD KENNELS OLD KENNELS LANE	1
OTTERBOURNE		
17/00163/FUL	MELROSE PARK LANE	1
SHEDFIELD		
17/02521/FUL	SANDY HILLS FARM WINCHESTER ROAD	1
21/00803/PNA COU	TWO WAYS BIDDENFIELD LANE	1
23/00328/LDC	FIVE OAKS FARM WINCHESTER ROAD	1
23/00902/LDC	DAGWELLS FARM LAND TO REAR OF BOTLEY ROAD	1
23/01084/FUL	THE WHITE HOUSE COTTAGE BOTLEY ROAD	1
21/00792/FUL	NEW HAVEN HOSPITAL ROAD	0
23/00751/LDC	SUNNYBANK GRAVEL HILL	1
SOBERTON		
20/00600/FUL	INGOLDFIELD FARM FLINTWALL COTTAGE INGOLDFIELD LANE	-1
21/02374/PNA COU	WESTWOOD MARKET GARDENS SOUTHWICK ROAD	0
23/01586/FUL	TEASEL COTTAGE 13 HUNDRED ACRES	-1
23/01586/FUL	TEASEL COTTAGE 13 HUNDRED ACRES	-1
23/00021/LDC	DRADFIELD COTTAGE DRADFIELD LANE	1
SPARSHOLT		
20/01274/FUL	CHURCH FARM WOODMAN LANE	0

Appendix to Authorities Monitoring Report 2023 – 2024

20/01274/FUL	CHURCH FARM WOODMAN LANE	0
20/00010/FUL	2 WINSLEY COTTAGE NORTHWOOD PARK	0
SWANMORE		
19/02421/FUL	LAND OFF NEW LANE NEW ROAD	0
14/00649/FUL	WOODSIDE MANOR THE LAKES	1
21/03050/FUL	FLOWER COTTAGE SPRING LANE	1
23/00541/LDC	LAND OS 8960 MISLINGFORD ROAD	1
UPHAM		
21/00106/PNA COU	OAKTREE FARM SCIVIERS LANE	0
WALTHAM CHASE		
20/00269/FUL	BLACK HORSE FARM SOLOMONS LANE	-1
22/01824/PNA COU	LANE END CLEWERS HILL	1
22/00524/FUL	BONICHASE STABLES CLEWERS HILL	1
21/00696/FUL	THE OLD BARN JHANSI FARM CLEWERS LANE	4
WHITELEY		
18/02170/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	1
19/02539/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	12
20/00572/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	119
20/02328/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	38
20/00108/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	63
21/01388/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	16
19/01142/REM	LAND AT WOODLANDS CHASE WHITELEY WAY BOTLEY ROAD	24
21/01825/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	1
20/00754/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	129
18/02606/REM	NORTH WHITELEY URBAN EXTENSION PHASE 1 B1 LAND TO THE NORTH OF BRIDGE FARM BOTLEY ROAD	2
21/02590/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	13
21/02021/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	31
22/01634/REM	NORTH WHITELEY URBAN EXTENSION PARCEL 9 BOTLEY ROAD	0
18/02835/FUL	THE SPINNEY LADY BETTYS DRIVE	4
WICKHAM AND KNOWLE		
18/01282/REM	1 TO 34 LAND TO THE REAR OF SCHOOL ROAD	1
17/02615/FUL	LAND TO THE EAST OF WINCHESTER ROAD	67
19/00457/FUL	MOORS HILL FARM FONTLEY ROAD	1
20/00598/FUL	AL MAHDI FONTLEY ROAD	1
20/00598/FUL	AL MAHDI FONTLEY ROAD	-1
22/00700/FUL	SILVER SPRINGS FONTLEY ROAD	-1
21/02536/LDC	LAVENDER HOUSE STABLES FONTEY ROAD	1
WINCHESTER		
17/03139/FUL	HAMPSHIRE CONSTABULARY HEADQUARTERS ROMSEY ROAD	47
19/01616/REM	BARTON FARM MAJOR DEVELOPMENT ANDOVER ROAD	133
17/03099/FUL	108 COLEBROOK STREET	15
20/01554/FUL	1-4 WOODPECKERS DRIVE	10
20/02729/FUL	WINNALL FLATS WINNALL MANOR ROAD	76
20/02818/FUL	GOODWORTH HOUSE 53 ST CROSS ROAD	7
21/02889/FUL	TREE HOUSE 4 LARG DRIVE	-1
19/02005/FUL	LITTLE SNAKEMOOR SLEEPERS HILL	-1

Appendix to Authorities Monitoring Report 2023 – 2024

19/00318/FUL	LITTLE SPARK SPARKFORD ROAD	1
18/01538/FUL	33 BEGGARS LANE	1
20/00312/FUL	MINSTRELS UPLAND ROAD	1
19/02677/FUL	6 WOODPECKERS DRIVE	4
20/01450/FUL	BLUE BELL COTTAGE 1 CHESTER ROAD	1
20/01694/FUL	TEG DOWN FARM SARUM ROAD	-1
20/01156/FUL	3 EASTGATE STREET	-1
20/02484/FUL	53 ROMSEY ROAD	1
20/02543/FUL	RUTLAND HOUSE 11 PARK ROAD	3
21/02016/FUL	CULDUTHEL HOUSE LINKS ROAD	1
21/02063/FUL	HOMEWELL 7 BEREWEEKE ROAD	0
21/01990/FUL	BERWICK COTTAGE 10 HALLS FARM CLOSE	0
21/02582/FUL	24 DOWNSIDE ROAD	1
22/00834/FUL	HAVERBRACK AIRLIE LANE	-1
22/01439/FUL	11 STOCKBRIDGE ROAD	-1
22/02811/FUL	BEECHWOOD WORTHY ROAD	0
23/00288/FUL	116 OLIVERS BATTERY ROAD SOUTH	-1
23/00288/FUL	116 OLIVERS BATTERY ROAD SOUTH	1
24/00342/LDC	101 THE VALLEY	1
24/00342/LDC	101 THE VALLEY	-1
24/00347/LDC	2 WYKEHAM PLACE	1
24/00347/LDC	2 WYKEHAM PLACE	-1
WONSTON		
21/02098/FUL	PENRHYN 129 DOWNS ROAD	2

Appendix 3.3 Small Site Planning Permissions and Commencements 2023-2024

Application ref	Address	Net outstanding	Commenced
ALRESFORD			
20/00353/FUL	FORMER NEW FARM ENGINEERING SITE AND THE GABLE HOUSE NEW FARM ROAD	1	0
20/02588/FUL	NETHERBOURNE LAND ADJACENT NEW FARM ROAD	1	0
23/02290/PNACOU	ARLE BARNES ARLEBURY PARK BARNES	1	0
18/02805/FUL	36 ASHBURTON ROAD	2	2
23/02411/FUL	CLEMETIS COTTAGE 54 GRANGE ROAD	1	0
23/02411/FUL	CLEMETIS COTTAGE 54 GRANGE ROAD	-1	0
21/01634/FUL	49 BROAD STREET	1	0
23/00518/PNDMCD	FORGE WORKS THE DEAN	8	0
BIGHTON			
22/01333/FUL	CARTREF SUTTON WOOD LANE	-1	0
22/01333/FUL	CARTREF SUTTON WOOD LANE	1	0
04/02711/FUL	CEDAR BUNGALOW MALTHOUSE LANE	-1	0
15/00689/FUL	THE CADCAM CENTRE	1	1
21/01099/FUL	BIGHTON BOTTOM FARM BIGHTON LANE	-1	0
21/01099/FUL	BIGHTON BOTTOM FARM BIGHTON LANE	1	0
22/01310/FUL	HYDAWAY BIGHTON LANE	-1	0
22/01310/FUL	HYDAWAY BIGHTON LANE	1	0
22/00999/FUL	RURAL HILL BIGHTON LANE	2	0
22/00999/FUL	RURAL HILL BIGHTON LANE	-1	0
15/02219/REM	GOSCOMBE FARM GOSCOMBE LANE	1	1
BISHOPS SUTTON			
21/02558/FUL	PILGRIMS SCHOOL LANE	1	0
BISHOPS WALTHAM			
23/01679/FUL	NEWTON FARM HOUSE TANGIER LANE	2	0
05/00998/FUL	SUNNYSIDE LAND ADJACENT TO THE AVENUE	1	0
20/00644/FUL	THE OLD GRANARY BANKS BAR AND BISTRO BANK STREET	4	4
22/01301/PNCOU	1 HOUCHIN STREET	1	0
22/00370/FUL	LAUREL FARM	0	1
22/02423/PNACOU	THE OLD FISHING ROOM WINTERSHILL FARM	1	0
23/00181/FUL	NEWTOWN FARM HOUSE TANGIER LANE	1	0
COLDEN COMMON			
19/02720/FUL	GUBBLECOTES BOYES LANE	1	0
23/00185/PNCOU	THE FLAT 26 MAIN ROAD	1	1
23/02770/FUL	BLACK HORSE INN 47 MAIN ROAD	3	0
COMPTON AND SHAWFORD			
21/03209/FUL	THE ZEN HOUSE WINDRUSH SHEPHERDS LANE	1	1
20/00351/PNACOU	WINDRUSH COTTAGE LAND ADJACENT SHEPHERDS LANE	1	1

Appendix to Authorities Monitoring Report 2023 – 2024

Application ref	Address	Net outstanding	Commenced
22/01996/FUL	SHAWFORD SPRINGS CARE HOME OTTERBOURNE ROAD	2	0
22/01432/FUL	AURLAND FIELD WAY	1	1
23/01181/FUL	TORF HOUSE SHEPHERDS LANE	2	0
22/02733/FUL	HIGHDOWN COTTAGE CLIFF WAY	1	1
23/01710/FUL	RED ROOFS FAIRFIELD ROAD	-1	0
23/01710/FUL	RED ROOFS FAIRFIELD ROAD	1	0
23/01806/FUL	WILDWOOD FAIRFIELD ROAD	2	0
22/01731/PNACOU	THE MALMS FARM SHAWFORD ROAD	5	5
23/01118/FUL	27 GROVE ROAD	-1	0
23/01118/FUL	27 GROVE ROAD	1	0
21/02899/FUL	SMOKE ACRE CROSS WAY	1	0
20/00217/FUL	MAWDLAM LODGE SOUTHDOWN ROAD	2	1
CURDRIDGE			
21/01787/FUL	LAND TO THE SOUTH BOTLEY ROAD	9	0
23/00768/FUL	BRACKENFIELD WANGFIELD LANE	2	0
21/02938/FUL	HOME FARM READING ROOM LANE	1	0
23/01822/FUL	UPLANDS COTTAGE LAND TO REAR OF BOTLEY ROAD	1	0
23/01281/FUL	POPLARS FARM BARN AT CURDRIDGE LANE	1	0
21/02290/PNACOU	LAND OFF CURDRIDGE LANE	1	1
21/03276/PNACOU	OAKWOOD CURDRIDGE LANE	1	0
DENMEAD			
23/01854/FUL	LINDEN LEA UPLANDS ROAD	1	0
22/01085/FUL	PIPERS ASH 2 INHAMS LANE	1	0
22/01085/FUL	PIPERS ASH 2 INHAMS LANE	-1	0
19/00105/FUL	ASHTREE BUNKERS HILL	1	1
18/00164/FUL	DENMEAD CARAVAN PARK DANDO ROAD	1	1
23/01121/FUL	ST MICHAELS HAMBLEDON ROAD	1	1
21/01067/PNACOU	THE HAY BARN SOAKE ROAD	1	0
21/03237/FUL	MIDHURST LANDS FARM BUNNS LANE	1	0
DURLEY			
10/01679/FUL	COPPER BEECH FARM GREENWOOD LANE	1	1
21/01736/FUL	GREENWOOD FARM GREENWOOD LANE	1	0
23/01858/OUT	DURLEY BROOK COTTAGE DURLEY BROOK ROAD	1	0
20/00832/FUL	SUNBANK DURLEY BROOK ROAD	-1	0
19/02388/FUL	WOODLANDS GREENWOOD LANE	1	0
23/01676/FUL	LITTLE OAKDALE DURLEY HALL LANE	1	0
21/02379/FUL	WINTERSHILL COTTAGE MANOR ROAD	1	0
21/02468/OUT	GRAYSWAY DURLEY BROOK ROAD	1	0
22/00206/FUL	WALNUT TREE BARN MANOR ROAD	1	1
21/00429/PNACOU	HILL FARM NETHERHILL LANE	1	1
HEADBOURNE WORTHY			
22/00091/PNACOU	MEYRICK ESTATE DOWN FARM DOWN FARM LANE	1	0
22/01587/FUL	THE HAVEN SCHOOL LANE	-1	0
22/01587/FUL	THE HAVEN SCHOOL LANE	1	0

Appendix to Authorities Monitoring Report 2023 – 2024

Application ref	Address	Net outstanding	Commenced
HURSLEY			
22/02907/PNACOU	BARNS TO THE NORTH MERDON CASTLE LANE	5	5
23/02524/HOU	CROMWELL HOUSE MAIN ROAD	-3	0
23/02524/HOU	CROMWELL HOUSE MAIN ROAD	1	0
22/02849/FUL	FAIRY LODGE ENMILL LANE	1	0
22/00318/FUL	UPPER SLACKSTEAD FARM OLD POULTRY SHED FARLEY LANE	1	0
20/02419/FUL	THE GRANARY BARN FARLEY LANE	1	1
KINGS WORTHY			
22/00819/FUL	LAND TO THE EAST OF BURNET LANE	9	0
20/02225/FUL	22 SPRINGVALE ROAD	3	0
23/00191/FUL	THE BRIARS 3 ELIZABETH CLOSE	1	0
22/02746/FUL	RO-MAR-ED MORTIMER CLOSE	1	0
22/02053/FUL	9 BOYNE RISE	-1	0
22/02053/FUL	9 BOYNE RISE	1	0
23/02230/PNRCOU	THE LITTLE KITCHEN COMPANY LONDON ROAD	2	0
LITTLETON AND HARESTOCK			
21/02742/FUL	ALDERLEY DEANE DOWN DROVE	-1	0
21/02742/FUL	ALDERLEY DEANE DOWN DROVE	1	0
22/00573/FUL	SUNBEAMS SOUTH DRIVE	-1	0
22/00573/FUL	SUNBEAMS SOUTH DRIVE	1	0
21/01308/FUL	BROAD VIEW DEANE DOWN DROVE	1	0
21/02889/FUL	TREE HOUSE 4 LARG DRIVE	6	6
MICHELDEVER			
23/02838/FUL	DEMOLITION OF EXISTING LINK BETWEEN THE MAIN BUNGALOW & ANNEXE TO CREATE 2 SEPERATE RESIDENTIAL PLANNING UNITS.	1	0
21/01279/FUL	GARAGE BLOCK 1 TO 6 SOUTHBROOK COTTAGES	6	6
21/00297/FUL	COXFORD FARM	1	1
21/02751/HOU	JORDANS LONDON ROAD	-1	0
21/02751/HOU	JORDANS LONDON ROAD	1	0
19/00995/FUL	HIGHWAYS BUNGALOW LONDON ROAD	1	1
22/00442/PNACOU	CONVERSION OF EXISTING AGRICULTURAL BUILDING INTO ONE HABITABLE DWELLING - 1 X 2 BED	1	0
23/02270/PNACOU	NEW FARM CHURCH BANK ROAD	2	0
NORTH BOARHUNT			
21/02374/PNACOU	WESTWOOD MARKET GARDENS SOUTHWICK ROAD	1	1
20/01510/FUL	6A THE OLD PIGGERY FIRGROVE LANE	1	1
23/02086/FUL	SILVERHALL SOUTHWICK ROAD	-1	0
23/02086/FUL	SILVERHALL SOUTHWICK ROAD	1	0
23/01992/REM	GREY HOUSE SOUTHWICK ROAD	2	2
21/00362/FUL	SPRINGFIELD LAND ADJACENT TRAMPERS LANE	3	0
21/00727/FUL	RONS PLACE TRAMPERS LANE	1	0
20/01590/OUT	1 GLEBE VILLAS TRAMPERS LANE	1	0

Appendix to Authorities Monitoring Report 2023 – 2024

Application ref	Address	Net outstanding	Commenced
23/01909/FUL	LAND AT THE YARD TRAMPERS LANE	2	0
23/02104/FUL	BIRCH LODGE TRAMPERS LANE	1	0
23/02104/FUL	BIRCH LODGE TRAMPERS LANE	-1	0
23/00400/PNC10	THE SHAMBLES SOUTHWICK ROAD	1	0
NORTHINGTON			
23/01596/FUL	THE SPINNEY NORTHINGTON HILL	-1	0
23/01596/FUL	THE SPINNEY NORTHINGTON HILL	1	0
22/00704/FUL	TOTFORD SAW MILL TOTFORD LANE	1	0
19/02620/FUL	SWARRATON FARM	1	1
OLD ALRESFORD			
21/02462/FUL	THE LODGE DROVE LANE	1	0
21/02462/FUL	THE LODGE DROVE LANE	-1	0
23/01816/FUL	THE BUNGALOW UPPER LANHAM FARM	1	0
23/01816/FUL	THE BUNGALOW UPPER LANHAM FARM	-1	0
21/01334/FUL	LAND OFF ABBOTSTONE ROAD	1	0
OLIVERS BATTERY			
12/02092/FUL	3 LAND ADJACENT TO LAKE DRIVE	1	1
OWSLESBURY			
21/02625/PNACOU	HANGAR NURSERIES THOMPSONS LANE	1	0
SHEDFIELD			
10/02966/FUL	MANSFIELD BARN BIDDENFIELD LANE	1	1
22/01640/FUL	LAND ADJACENT TO 8 SLOANE PARK	2	0
21/01512/FUL	THE YARD BLACK HORSE LANE	1	0
20/00595/FUL	EARLSFIELD HIGH STREET	1	0
21/00792/FUL	NEW HAVEN HOSPITAL ROAD	-1	0
21/00792/FUL	NEW HAVEN HOSPITAL ROAD	1	1
21/02033/PNACOU	EARLSFIELD HIGH STREET	1	0
23/02323/REM	YEW TREES HARMSWORTH FARM LAND WEST OF BOTLEY ROAD	1	0
23/01068/FUL	YEW TREES HARMSWORTH FARM BOTLEY ROAD	2	0
23/00286/OUT	LORENTZ BOTLEY ROAD	1	0
SOBERTON			
23/02283/REM	BERITON HEATH ROAD	2	0
21/01243/PNACTS	UNIT 1 SELHURST POULTRY FARM HEATH ROAD	1	0
23/01903/PNDMCD	SELHURST POULTRY FARM HEATH ROAD	1	0
22/00092/PNCOU	THE BARN INGOLDFIELD LANE	1	1
22/01621/PNDMCD	BRICK AND TIMBER CLAD DWELLING	-1	0
22/01621/PNDMCD	BRICK AND TIMBER CLAD DWELLING	1	0
20/02197/OUT	LAND ADJ MANDALAY FORESTER ROAD	2	0
SPARSHOLT			
21/02640/FUL	13 AND 14 WOODMAN CLOSE	5	0
20/01274/FUL	CHURCH FARM WOODMAN LANE	7	7
20/01275/FUL	LAND AT JUNCTION OF WOODMANS LANE AND CHURCH FARM LANE	1	0
21/03003/PNACOU	CHURCH FARM WOODMAN LANE	3	0

Appendix to Authorities Monitoring Report 2023 – 2024

Application ref	Address	Net outstanding	Commenced
14/01925/FUL	NORTHWOOD FARM NORTHWOOD PARK	1	0
14/01925/FUL	NORTHWOOD FARM NORTHWOOD PARK	-1	0
SWANMORE			
23/00252/FUL	LAND OFF CORONATION ROAD	1	0
14/00649/FUL	WOODSIDE MANOR THE LAKES	-1	0
18/02917/FUL	STANMORE PRIMARY SCHOOL LAND ADJ TO STANMORE LANE	8	8
22/01556/FUL	LAND ADJACENT TO WASSALLS HALL BISHOPS WOOD ROAD	3	0
UPHAM			
21/00106/PNACOU	OAKTREE FARM SCIVIERS LANE	1	1
23/02284/FUL	GREEN PASTURES SCIVIERS LANE	1	0
WALTHAM CHASE			
21/00696/FUL	THE OLD BARN JHANSI FARM CLEWERS LANE	3	3
20/02668/FUL	LAND ADJACENT TO WOODLANDS CLEWERS HILL	1	0
21/02829/FUL	NESTLEDOWN CURDRIDGE LANE	1	0
19/02151/FUL	9 AND 10 LAND TO THE REAR OF CLUBHOUSE LANE	1	1
21/00065/FUL	EDENBRIDGE WINCHESTER ROAD	1	1
20/00269/FUL	BLACK HORSE FARM SOLOMONS LANE	1	0
22/02404/FUL	FERNHURST LOWER CHASE ROAD	0	0
22/02743/PNACOU	OAKLANDS FARM LOWER CHASE ROAD	5	0
13/01856/FUL	NORTHCROFT FARM SANDY LANE	1	0
22/02401/PNACOU	THE HOLDING LITTLE BULL LANE	1	1
17/01766/PNACOU	GAMBLINS FARM SOLOMONS LANE	1	1
WHITELEY			
15/00553/FUL	OAKMERE LADY BETTYS DRIVE	1	1
WICKHAM AND KNOWLE			
23/01638/REM	LAND BETWEEN GAME LODGE AND FOREST VIEW FOREST LANE	1	0
20/02879/FUL	FIRGROVE LAND ADJACENT TO SOUTHWICK ROAD	1	1
23/01586/FUL	TEASEL COTTAGE 13 HUNDRED ACRES	1	1
22/02212/PNACOU	LAND LYING TO THE EAST SIDE OF HUNDRED ACRES ROAD	1	0
23/01472/FUL	BOYCES COTTAGE THE SQUARE	2	0
23/00600/FUL	3 LOWER HOUSE COTTAGES WINCHESTER ROAD	2	0
22/02884/FUL	DELL COTTAGE MAYLES LANE	1	0
22/00825/FUL	IVY HOUSE MAYLES LANE	1	0
23/01185/PNRCOU	NORTH PARK BUSINESS CENTRE MAYLES LANE	4	0
19/00457/FUL	MOORS HILL FARM FONTLEY ROAD	1	1
WINCHESTER			
23/00239/FUL	BRAE HOUSE 31 CHILBOLTON AVENUE	9	0
23/00239/FUL	BRAE HOUSE 31 CHILBOLTON AVENUE	-1	0
22/02812/FUL	KINGSGATE PARK KINGSGATE ROAD	9	0
20/02598/FUL	CRABWOOD VALE FARM SARUM ROAD	-1	0

Appendix to Authorities Monitoring Report 2023 – 2024

Application ref	Address	Net outstanding	Commenced
20/02598/FUL	CRABWOOD VALE FARM SARUM ROAD	1	0
21/02801/FUL	CLARENDON LODGE CLARENDON WAY	1	0
20/01694/FUL	TEG DOWN FARM SARUM ROAD	1	1
21/02199/FUL	112 TEG DOWN MEADS	1	0
21/02632/FUL	175 ROMSEY ROAD	-1	0
21/02632/FUL	175 ROMSEY ROAD	1	0
21/02053/FUL	34 HAMPTON LANE	-1	0
21/02053/FUL	34 HAMPTON LANE	1	0
23/01527/FUL	1 FOX LANE	2	0
21/01911/FUL	30 CHILBOLTON AVENUE	3	0
22/00133/FUL	6 CHILBOLTON AVENUE	3	0
19/02005/FUL	LITTLE SNAKEMOOR SLEEPERS HILL	4	4
21/00296/FUL	MAGNA GEORGE EYSTON DRIVE	1	0
20/01959/FUL	18 TAPLINGS ROAD	2	0
21/03141/FUL	25 ST MATTHEWS ROAD	1	0
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	3	0
22/02363/FUL	12 KYNEGILS ROAD	1	0
21/01990/FUL	BERWICK COTTAGE 10 HALLS FARM CLOSE	1	1
22/01157/FUL	60 BEREWEEKE AVENUE	-1	0
22/01157/FUL	60 BEREWEEKE AVENUE	1	0
22/00834/FUL	HAVERBRACK AIRLIE LANE	1	1
19/01595/FUL	85 CROMWELL ROAD	1	1
22/02453/FUL	PENTARGON LAND ADJACENT TO SPARKFORD ROAD	1	0
21/02063/FUL	HOMEWELL 7 BEREWEEKE ROAD	1	1
22/02357/FUL	18 BEREWEEKE ROAD	-1	0
22/02357/FUL	18 BEREWEEKE ROAD	1	0
22/01439/FUL	11 STOCKBRIDGE ROAD	1	1
22/00953/FUL	FOUR CHIMNEYS WINTON CLOSE	4	0
22/00427/FUL	2 NORTH HILL CLOSE	1	0
21/02065/FUL	10 ST CROSS ROAD	1	0
06/02810/FUL	GEORGE S HALL LTD 7 ST CROSS ROAD	2	2
20/01357/FUL	16 TOWER STREET	2	0
20/01894/FUL	6 SOUTHGATE STREET	3	0
03/00609/FUL	MADOC HOUSE, 27C SOUTHGATE STREET	1	1
21/00133/FUL	23 LITTLE MINSTER STREET	1	0
13/00610/FUL	47 HIGH STREET	1	1
19/01563/FUL	42-48 TROWBRIDGE COURT ST GEORGES STREET	4	0
23/02627/FUL	THE GABLES EDINGTON ROAD	1	0
23/02627/FUL	THE GABLES EDINGTON ROAD	-1	0
22/02811/FUL	BEECHWOOD WORTHY ROAD	2	2
21/02779/FUL	BARTON EDGE WORTHY ROAD	1	0
23/02895/FUL	59 COLEBROOK STREET	1	0
23/02895/FUL	59 COLEBROOK STREET	-1	0

Appendix to Authorities Monitoring Report 2023 – 2024

Application ref	Address	Net outstanding	Commenced
20/01156/FUL	3 EASTGATE STREET	2	2
23/00386/FUL	MARLBOROUGH HOUSE 2 CHESIL STREET	1	0
16/03482/FUL	EAST WINCHESTER SOCIAL CLUB 50 CHESIL STREET	1	0
21/03273/FUL	ELBURY DELL ROAD	3	0
22/00936/FUL	LITTLE GREEN DELL ROAD	2	0
15/01414/FUL	22 QUARRY ROAD	4	0
22/02257/FUL	24 LAND TO THE REAR OF QUARRY ROAD	1	0
20/02172/FUL	43 SHEPHERDS ROAD	2	2
23/02123/FUL	STATION COTTAGE ANDOVER ROAD	1	0
22/00860/FUL	CORNER HOUSE 71 NORTH WALLS	6	0
22/02760/PNCOU	18 STAPLE GARDENS	1	0
23/02314/PNRCOU	3A GREAT MINSTER STREET	1	0
WONSTON			
09/00745/FUL	WALLERS ASH FARM ALRESFORD DROVE	1	1
22/01453/FUL	THATCHED COTTAGES STOCKBRIDGE ROAD	-4	0
22/01453/FUL	THATCHED COTTAGES STOCKBRIDGE ROAD	4	0
SDNP			
23/02636/FUL	CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL WITH MINOR ASSOCIATED INTERNAL ALTERATIONS	1	0
19/01576/FUL SDNP	ERECTION OF ESSENTIAL RURAL WORKER'S DWELLING IN SUPPORT OF THE RURAL ENTERPRISE	1	1
22/05537/FUL SDNP	DEMOLITION OF EXISTING DWELLING, CREATION OF REPLACEMENT DWELLING	1	0
22/05537/FUL SDNP	DEMOLITION OF EXISTING DWELLING, CREATION OF REPLACEMENT DWELLING	-1	0
15/05626/FUL SDNP	CONVERSION OF REDUNDANT RESERVOIR VOID TO DWELLING.	1	1
23/01181/FUL SDNP	DEMOLITION OF THE EXISTING DWELLING AND THE ERECTION OF A DETACHED, 2 STOREY, 3-BEDROOM REPLACEMENT DWELLING	1	0
23/01181/FUL SDNP	DEMOLITION OF THE EXISTING DWELLING AND THE ERECTION OF A DETACHED, 2 STOREY, 3-BEDROOM REPLACEMENT DWELLING	-1	0
22/03814/FUL SDNP	DEMOLITION OF AN INCONGRUOUS 20TH CENTURY BUNGALOW & REPLACEMENT DWELLING	1	0
22/03814/FUL SDNP	DEMOLITION OF AN INCONGRUOUS 20TH CENTURY BUNGALOW & REPLACEMENT DWELLING	-1	0
21/03050/FUL SDNP	ERECTION OF A REPLACEMENT DWELLING FOLLOWING DEMOLITION OF THE EXISTING DWELLING;	-1	0
21/03050/FUL SDNP	ERECTION OF A REPLACEMENT DWELLING FOLLOWING DEMOLITION OF THE EXISTING DWELLING;	1	0

Appendix to Authorities Monitoring Report 2023 – 2024

Application ref	Address	Net outstanding	Commenced
21/06063/FUL SDNP	DEMOLITION OF EXISTING SEMI-DETACHED HOUSE AND REPLACEMENT WITH NEW DETACHED DWELLING	1	0
21/06063/FUL SDNP	DEMOLITION OF EXISTING SEMI-DETACHED HOUSE AND REPLACEMENT WITH NEW DETACHED DWELLING	-1	0
22/02786/CND SDNP	VARIATION OF CONDITIONS 2, 4, 5, 7, 8 OF PERMISSION SDNP/20/04399/FUL-REPLACEMENT DWELLING FOLLOWING DEMOLITION	-1	0
22/02786/CND SDNP	VARIATION OF CONDITIONS 2, 4, 5, 7, 8 OF PERMISSION SDNP/20/04399/FUL-REPLACEMENT DWELLING FOLLOWING DEMOLITION	1	0
21/01492/FUL SDNP	CHANGE OF USE AND EXTENSION OF AN EXISTING FORGE TO CREATE A DOMESTIC DWELLING	1	1
23/00295/FUL SDNP	DEMOLITION OF THE OLD MILKING PARLOUR AND RE-CONSTRUCTION TO PROVIDE A RESIDENTIAL DWELLING	1	1
21/01790/FUL SDNP	CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS INTO ONE DWELLING, AN ANNEX, HOME OFFICE AND STABLES	1	0
19/03659/FUL SDNP	DEMOLITION OF AN EXISTING BUNGALOW AND CONSTRUCTION OF A NEW 4 BEDROOM CHALET STYLE BUNGALOW.	1	1
19/05711/FUL SDNP	REMOVAL OF EXISTING DWELLING AND EXTENSIONS AND REPLACEMENT TWO STOREY RESIDENTIAL DWELLING	1	1
19/05711/FUL SDNP	REMOVAL OF EXISTING DWELLING AND EXTENSIONS AND REPLACEMENT TWO STOREY RESIDENTIAL DWELLING	-1	0
20/00788/FUL SDNP	ERECTION OF AN AGRICULTURAL WORKERS DWELLING, INCLUDING GARDEN, LANDSCAPING AND PARKING.	1	1
22/00335/FUL SDNP	DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF A DETACHED HOUSE IN REPLACEMENT	1	0
22/00335/FUL SDNP	DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION OF A DETACHED HOUSE IN REPLACEMENT	-1	0
23/02130/FUL SDNP	RURAL ENTERPRISE DWELLING (LOG CABIN)	1	0
04/00016/FUL SDNP	CONVERSION OF BUILDING TO FORM A FOUR-BED DWELLING AND REMOVAL OF OCCUPANCY CONDITION	1	1
18/06578/FUL SDNP	REPLACEMENT DWELLING.	1	0
18/00639/FUL SDNP	CONVERSION, ALTERATIONS AND EXTENSIONS OF COACH HOUSE, STABLES, SQUASH COURT AND WATER TOWER TO RESIDENTIAL	4	0

Appendix to Authorities Monitoring Report 2023 – 2024

Application ref	Address	Net outstanding	Commenced
21/03376/PA3M SDNP	CHANGE OF USE OF OFFICE BUILDING TO DWELLINGHOUSE	1	0
23/01084/FUL SDNP	ERECTION OF REPLACEMENT DWELLING AND ASSOCIATED WORKS.	1	0
23/01084/FUL SDNP	ERECTION OF REPLACEMENT DWELLING AND ASSOCIATED WORKS.	-1	0
21/05391/FUL SDNP	ERECTION OF DETACHED TWO STOREY DWELLING FOLLOWING DEMOLITION OF EXISTING DETACHED DWELLING AND OUTBUILDINGS	-1	0
21/05391/FUL SDNP	ERECTION OF DETACHED TWO STOREY DWELLING FOLLOWING DEMOLITION OF EXISTING DETACHED DWELLING AND OUTBUILDINGS	1	0
20/03665/FUL SDNP	NEW SINGLE STOREY DWELLING	1	0
19/05173/FUL SDNP	ERECTION OF SINGLE DETACHED DWELLING	1	0
19/06058/FUL SDNP	DEMOLITION AND ERECTION OF TWO REPLACEMENT DWELLINGS	2	2
22/00894/FUL SDNP	EXTENSION OF EXISTING OUTBUILDINGS TO FORM NEW ONE BEDROOM HOUSE KEEPERS COTTAGE	1	0
21/06389/FUL SDNP	DEMOLITION OF EXISTING DWELLING AND OUTBUILDING AND REPLACEMENT WITH NEW DWELLING	1	0
21/06389/FUL SDNP	DEMOLITION OF EXISTING DWELLING AND OUTBUILDING AND REPLACEMENT WITH NEW DWELLING	-1	0
22/02858/FUL SDNP	DEMOLITION OF THE EXISTING DWELLING AND ASSOCIATED OUTBUILDINGS AND ERECTION OF A REPLACEMENT DWELLING	1	1

Appendix 3.4 Large Sites Phasing

Address	Status / Commentary	Net Available	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Unlikely by 2031	Total Supply
Sites With Detailed Planning Consent											
Abbey Mill Station Road Bishops Waltham	Full consent for 69 residential and assisted living units (and 66 bed care home, see Appendix 3.5). Under construction.	69	20	30	19	0	0	0	0	0	69
Police Headquarters, Romsey Road, Winchester	Under construction, completion expected 2024.	3	3	0	0	0	0	0	0	0	3
Worthy Down Camp, Worthy Down, Winchester	Under construction, phasing estimated accordingly.	30	0	0	0	0	0	30	0	0	30
Fire Station, North Walls, Winchester	Largely completed.	1	1	0	0	0	0	0	0	0	1
Knowle Village Business Park, Mayles Lane, Knowle	Largely completed.	1	1	0	0	0	0	0	0	0	1

Appendix to Authorities Monitoring Report 2023 – 2024

Address	Status / Commentary	Net Available	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Unlikely by 2031	Total Supply
Land at Hillpound, The Lakes, Swanmore	LPP2 allocation for 140 dwellings. 91 units completed. Detailed consents for for 64 units and 19 units. Phasing estimated accordingly. 17 estimated on the rest of the area (see Local Plan allocations below).	83	30	30	4	0	0	19	0	0	83
Land at The Dean, Alresford	LPP2 allocation for 75 dwellings. Detailed consents for a total of 126 units, mostly complete with 20 remaining. 14 estimated on the rest of the area (see Local Plan allocations below).	20	0	20	0	0	0	0	0	0	20
Land east of Sun Lane, Alresford	LPP2 allocation for 325 dwellings. Reserved matters consent for 302 units. Under construction, phasing estimated accordingly.	302	0	20	40	50	50	50	50	42	302

Appendix to Authorities Monitoring Report 2023 – 2024

Address	Status / Commentary	Net Available	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Unlikely by 2031	Total Supply
Morgan's Yard, Winchester Road, Waltham Chase	LPP2 allocation for 100 dwellings. Full consent for 80 units, phasing estimated accordingly.	80	0	0	0	20	50	10	0	0	80
Land east of Winchester Road, Wickham	LPP2 allocation for 125 dwellings. Full consent for 120 units. Under construction.	17	17	0	0	0	0	0	0	0	17
14 Chesil Street, Winchester	Full consent for 16 units (12 net), under construction.	13	0	5	8	0	0	0	0	0	13
1-4 Woodpeckers Drive, Winchester	Full consent erection of 19 units (15 net), under construction.	9	9	0	0	0	0	0	0	0	9
Brymor House, Ocean House, Parklands Business Park, Denmead	Prior Notification approval for 26 residential units, not started, phasing estimated accordingly.	26	0	26	0	0	0	0	0	0	26
Land at Sherecroft Farm, Botley Hill, Botley	Full consent for 115 units, under construction.	115	20	50	45	0	0	0	0	0	115
The Old Gaol House, 11/11A Jewry Street, Winchester	Full consent for 15 units, under construction.	15	15	0	0	0	0	0	0	0	15

Appendix to Authorities Monitoring Report 2023 – 2024

Address	Status / Commentary	Net Available	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Unlikely by 2031	Total Supply
Moorside, Durngate, Winchester	Full consent for 18 units, phasing estimated accordingly.	18	0	18	0	0	0	0	0	0	18
Land at Malt Lane, Bishops Waltham	Full consent for 24 units, under construction.	24	0	6	18	0	0	0	0	0	24
18 St George's House, St George's Street, Winchester	Full consent for 12 units, phasing estimated accordingly.	12	0	12	0	0	0	0	0	0	12
Sites with detailed consents TOTAL		838	116	217	134	70	100	109	50	42	838
Sites With Outline Planning Consent / Existing Local Plan Allocation											
Central Winchester Regeneration Area (between Friarsgate, Silver Hill, Broadway)	Local Plan allocation for mixed use development. Previous consent unlikely to be implemented, SPD adopted, capacity and phasing estimated accordingly.	300	0	0	0	0	0	50	80	170	300

Appendix to Authorities Monitoring Report 2023 – 2024

Address	Status / Commentary	Net Available	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Unlikely by 2031	Total Supply
Land at Hillpound, The Lakes, Swanmore	LPP2 allocation for 140 dwellings. 91 units completed. Detailed consents for 83 further units (see detailed consents above). 17 estimated on the remaining Local Plan allocation.	17	0	0	0	0	0	0	17	0	17
Land off Tanners Lane, Denmead	Denmead Neighbourhood Plan allocation for 20 dwellings (18 net) post 2019. No consent, phasing estimated accordingly.	18	0	0	0	-2	10	10	0	0	18
Land off Anmore Road, Denmead	Denmead Neighbourhood Plan allocation for 10 dwellings post 2020. No consent, phasing estimated accordingly.	10	0	0	0	10	0	0	0	0	10
Tollgate Sawmill, Winchester Road, Bishops Waltham	LPP2 allocation for up to 10 dwellings. No consent, phasing estimated accordingly.	10	0	0	0	0	0	10	0	0	10

Appendix to Authorities Monitoring Report 2023 – 2024

Address	Status / Commentary	Net Available	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Unlikely by 2031	Total Supply
Clayfield Park, Main Road, Colden Common	LPP2 allocation for 53 dwellings. No consent, phasing plan (48 units) provided. Capacity and phasing estimated accordingly.	48	0	0	0	20	20	8	0	0	48
Land at The Dean, Alresford	LPP2 allocation for 75 dwellings. Detailed consents for a total of 126 units, mostly complete (see sites with detailed consent above). 14 estimated on the rest of the area (consented in Sept 2024).	14	0	0	14	0	0	0	0	0	14
Carfax, Sussex Street, Winchester	LPP2 mixed-use allocation. Part of wider Station Approach area, with concept masterplan under development (50 dwellings estimated).	50	0	0	0	0	0	35	0	15	50
Cattlemarket site, Andover Road, Winchester	LPP2 mixed-use allocation. Part of wider Station Approach area, with concept masterplan under development	100	0	0	0	0	0	0	0	100	100

Appendix to Authorities Monitoring Report 2023 – 2024

Address	Status / Commentary	Net Available	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Unlikely by 2031	Total Supply
	(100 dwellings estimated).										
Whiteley Green. (former Lady Bettys Drive)	LPP2 allocation for 75 dwellings. Permission lapsed, new allocation in LP for 30. Phasing estimated accordingly.	30	0	0	0	20	10	0	0	0	30
Sites with outline consent / Local Plan allocations TOTAL		597	0	0	14	48	40	113	97	285	597
Strategic Allocations											
Grainger Site, West of Waterlooville	Part of LPP1 policy SH2 allocation. 4 phases currently under construction and 3-6 phases expected to be under construction in each of the next 5 years. Phasing estimated accordingly.	1129	100	120	120	120	120	120	120	309	1129

Appendix to Authorities Monitoring Report 2023 – 2024

Address	Status / Commentary	Net Available	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Unlikely by 2031	Total Supply
North Whiteley	LPP1 policy SH3 allocation. Outline consent granted July 2018 with almost half of phases now complete and most others under construction or with reserved matters approved. Phasing estimated accordingly.	2076	350	350	300	300	250	225	175	126	2076
Barton Farm, Andover Road, Winchester	LPP1 policy WT1 allocation. Phases 2a and 3a under construction. Reserved matters approved for Phase 2b and applications for Phases 3b-4 under consideration. Phasing estimated accordingly.	1408	95	95	115	115	115	115	115	643	1408
Strategic allocations TOTAL		4613	545	565	535	535	485	460	410	1078	4613
OVERALL TOTAL		6048	661	782	683	653	625	682	557	1405	6048

Appendix 3.5 Communal Accommodation Completions and Consents

Communal Accommodation - Completions 2023 - 2024					
Completed Sites	Student bedrooms	Apply Ratio (2.5*)	Care bedrooms	Apply Ratio (1.8**)	Total Dwelling Equivalents
Abbeygate, 42 Quarry Road, Winchester (18/02385/FUL). Erection of 60 bed dementia and care home following demolition of existing.			60	33	33
Moorside, Durngate, Winchester (22/01425/FUL) Change of use of nursing care home to 18 almshouses for independent living.			-31	-17	-17
TOTAL			29	16	16

* Local student accommodation ratio applied in accordance with advice in Planning Practice Guidance (paragraph 034 Reference ID: 68-034-20190722) (the same as national ratio).

** Local older people's accommodation ratio applied in accordance with advice in Planning Practice Guidance (paragraph 035 Reference ID: 68-035-20190722) (the same as national ratio).

Communal Accommodation - Consents Outstanding at April 2024										
Outstanding Sites	Scheme Status / Commentary	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	Total 2024- 2029	Total 2025- 2030	
Student										
Beech Glade, Sparkford Road, Winchester (22/02886/FUL)	Repurposing of student bedrooms into office space (c/u C2 to E(G)i offices)				-29			-29	-29	

Appendix to Authorities Monitoring Report 2023 – 2024

Walter House, Winnall Close, Winchester (22/02740/FUL)	Conversion of part of ground floor to create student accommodation unit.			1				1	1
Student Total		-	-	1	-29	-	-	-28	-28
Apply ratio (2.5:1)		-	-	0	-12	-	-	-11	-11
Care									
Foxhill Farm, Fontley Road, Titchfield (19/02457/FUL)	Extension to existing care home to provide 6 additional bedrooms approved Sept 2021. Not started, phasing estimated accordingly.			6				6	6
Station Road, Bishops Waltham (17/02075/FUL)	Conversion of the mill building and construction of a 66 bed care home. Not started, phasing estimated accordingly.		20	30	16			66	66
Former Queen's Head, Portsmouth Road, Fishers Pond (20/02269/FUL)	Demolition of pub, erection of 60 rooms C2 care home.			30	30			60	60
Tegfield House, 24 Chilbolton Avenue, Winchester (22/02301/FUL)	2 storey extension to existing care home to provide 15 bedrooms.				15			15	15
Care Total		-	20	66	61	-	-	147	147
Apply ratio (1.8:1)		-	11	37	34	-	-	82	82
Total Communal									
Total Dwelling Equivalents		-	11	37	22	-	-	71	71

Appendix 3.6 SHELAA Sites included in Land Supply

Parish	Site Address	Site Ref	Total Estimate Housing	2024-2029	2029-2034	2034-2039
Denmead	61 Anmore Road	DE26	7	7	0	0
Denmead	Rear of 65 Anmore Road	DE35	0*	0	0	0
Denmead	Denmead Health Centre, Hambledon Road	DE36	9	0	0	9
Kings Worthy	Kings Worthy House / Court, Court Road	KW04	31	31	0	0
New Alresford	Land on the east side of Bridge Road	NA08	8	8	0	0
Winchester	Land south of 91-95 St Cross Road	WIN10	11	11	0	0
Winchester	The Masters Lodge, St Cross Road	WIN11	15	15	0	0
Winchester	Milnthorpe Lane, Winchester	WIN16	45**	45	0	0
Winchester	Land adj. to Melbury Lodge, Winchester	WIN19	71	71	0	0
Winchester	Jewry Street / St Georges Street	WIN20	4	4	0	0
Winchester	Citygate House, City Road	WIN21	6	6	0	0
Winchester	7/8 High Street, Winchester	WIN29	6	6	0	0
Total			213	204	0	9

* Part of land allocated by Denmead Neighbourhood Plan (policy 2iv), 10 units included in 'commitments'

** Excludes 3 dwellings already permitted under ref: 17/02944/FUL

Table 3.7 Housing Trajectory 2011 – 2030/31 (excluding ‘communal’ units)

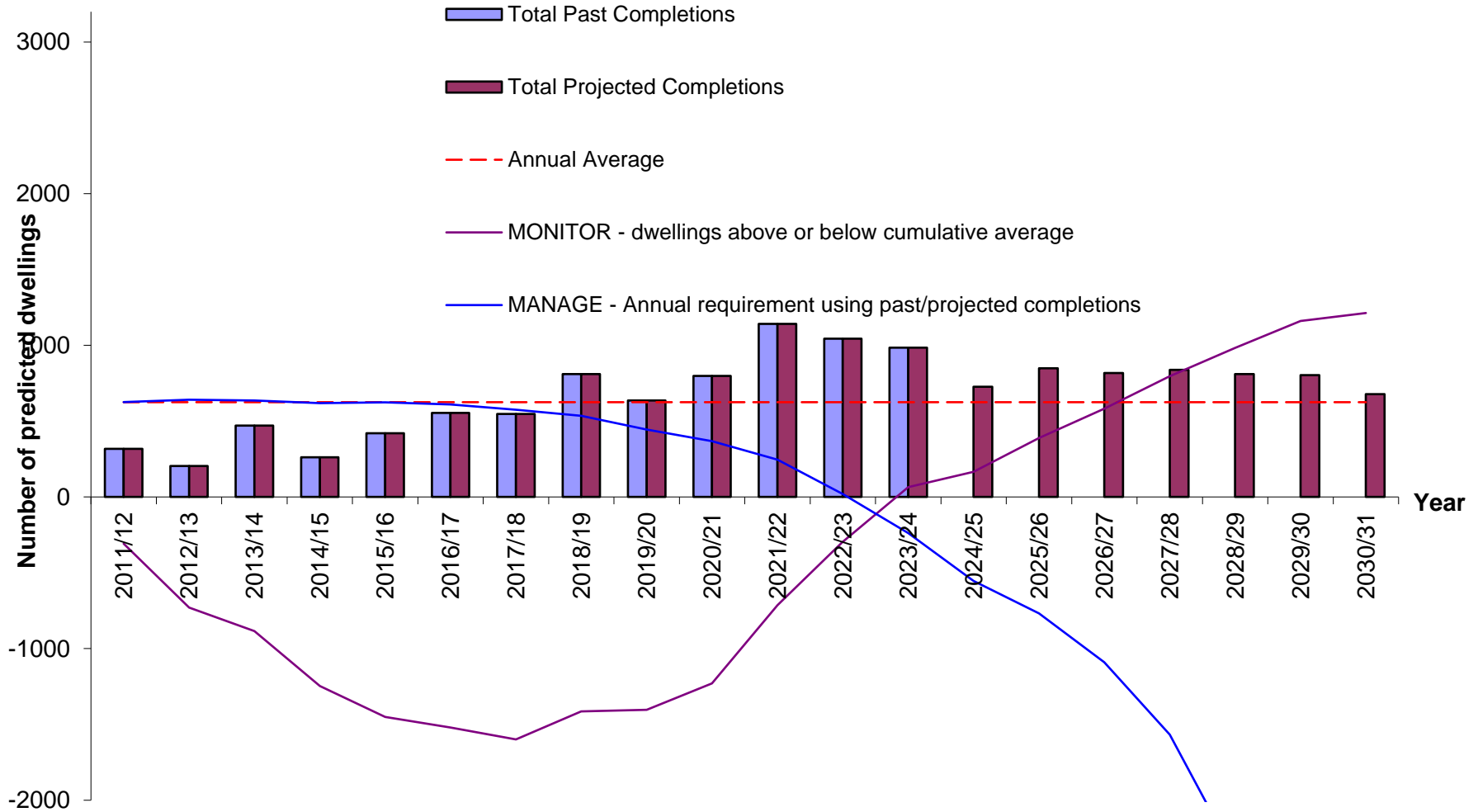
Local Plan Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL	
Commitments (Large)														116	217	148	118	140	222	147	1108	
Small sites														66	66	65	65	65	0	0	327	
SHELLA														0	0	0	51	51	51	51	204	
Strategic Allocs														545	565	535	535	485	460	410	3535	
Windfall														0	0	70	70	70	70	70	350	
Total Projected Completions														727	848	818	839	811	803	678	5524	
Total Past Completions	317	204	470	262	421	555	547	810	636	798	1141	1044	984								8189	
Cumulative Completions	317	521	991	1253	1674	2229	2776	3586	4222	5020	6161	7205	8189	8916	9764	10582	11421	12232	13035	13713	13713	
Annual Average	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative average	-308	-729	-884	-1247	-1451	-1521	-1599	-1414	-1403	-1230	-714	-295	64	166	389	582	796	982	1160	1213	1213	

Appendix to Authorities Monitoring Report 2023 – 2024

MANAGE - Annual requirement using past/projected completions	625	641	637	619	625	610	574	534	444	369	246	20	-239	-554	-768	-1091	-1568	-2370	-3961	-8724	
---	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	----	------	------	------	-------	-------	-------	-------	-------	--

Graph 3.8 Winchester Housing Trajectory 2011 – 2031

Winchester District Housing Trajectory AMR



Appendix 4 – Local Plan Part 1

Figure 4.1 Net Completions on Previously Developed Land and Greenfield Land (2011/12 – 2023/24)

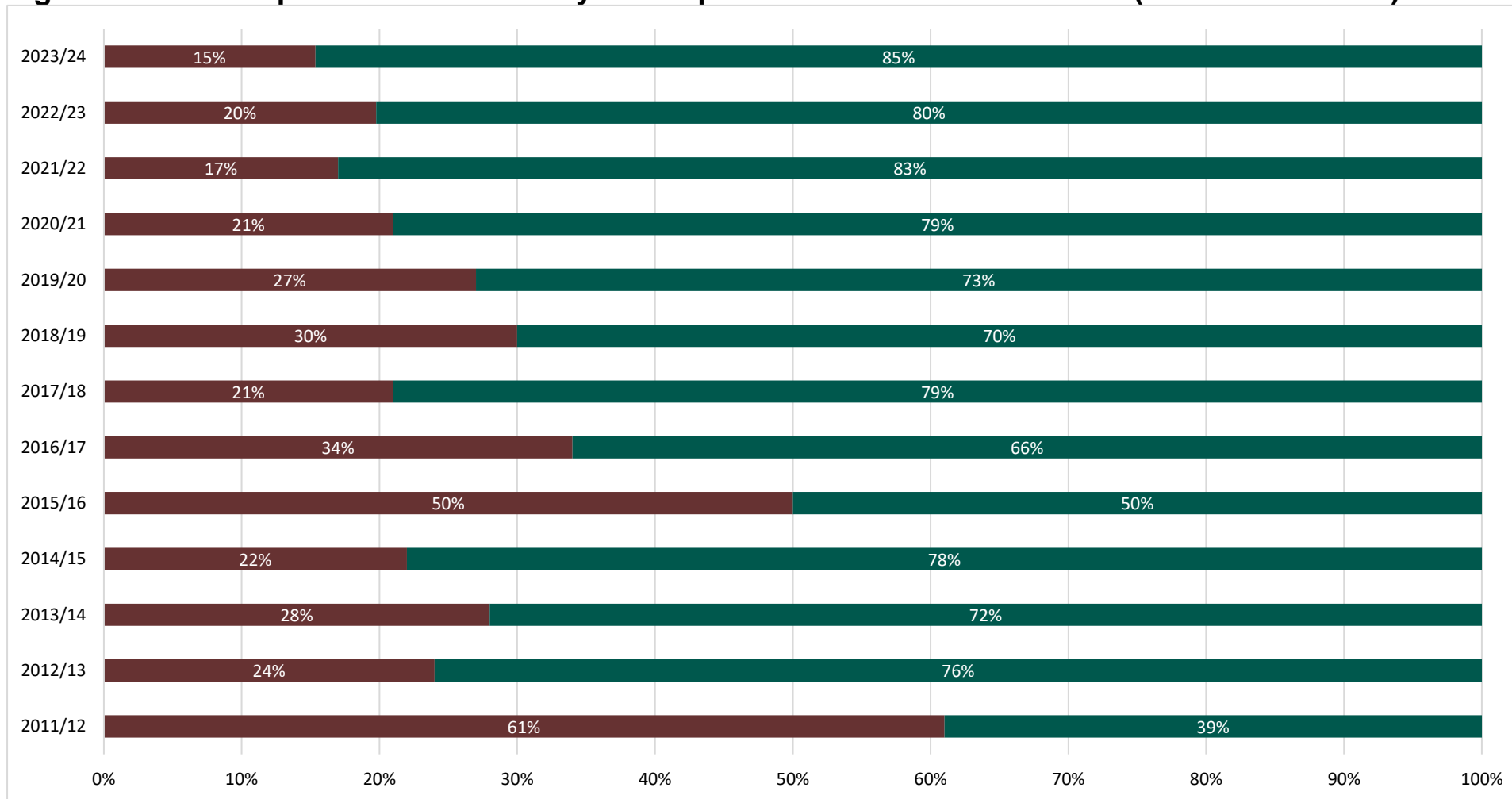


Table 4.2 Housing Completions by plan area 2011 – 2024

Plan Area											
AMR Year	Market Towns and Rural Areas				South Hampshire Urban Areas			Winchester Town		South Downs National Park	Total
	MTRA2	MTRA3a	MTRA3b	MTRA4	SH1	SH2	SH3	WT1	WT2	SDNP	
2011/12	70	12	6	27	49	28	0	77	0	45	314
2012/13	71	26	8	3	5	14	0	28	0	49	204
2013/14	85	29	11	54	0	107	0	184	0	17	487
2014/15	56	42	2	9	0	93	0	60	0	17	279
2015/16	139	10	8	5	0	76	0	183	0	9	430
2016/17	356	3	17	27	0	131	0	0	21	23	578
2017/18	123	16	34	79	0	121	0	94	80	13	560
2018/19	181	32	26	86	0	178	0	184	93	39	819
2019/20	242	23	9	31	0	180	4	62	65	11	627
2020/21	288	6	28	13	-1	91	211	95	67	6	798
2021/22	281	12	3	42	0	109	324	286	76	8	1141
2022/23	258	11	7	9	4	93	435	131	79	17	1044
2023/24	130	3	4	13	4	77	449	164	133	7	984
Total	2280	225	163	398	61	1298	1423	1548	614	261	

Table 4.3 Net Dwelling completions by number of bedrooms (2011/12 – 2023/24)

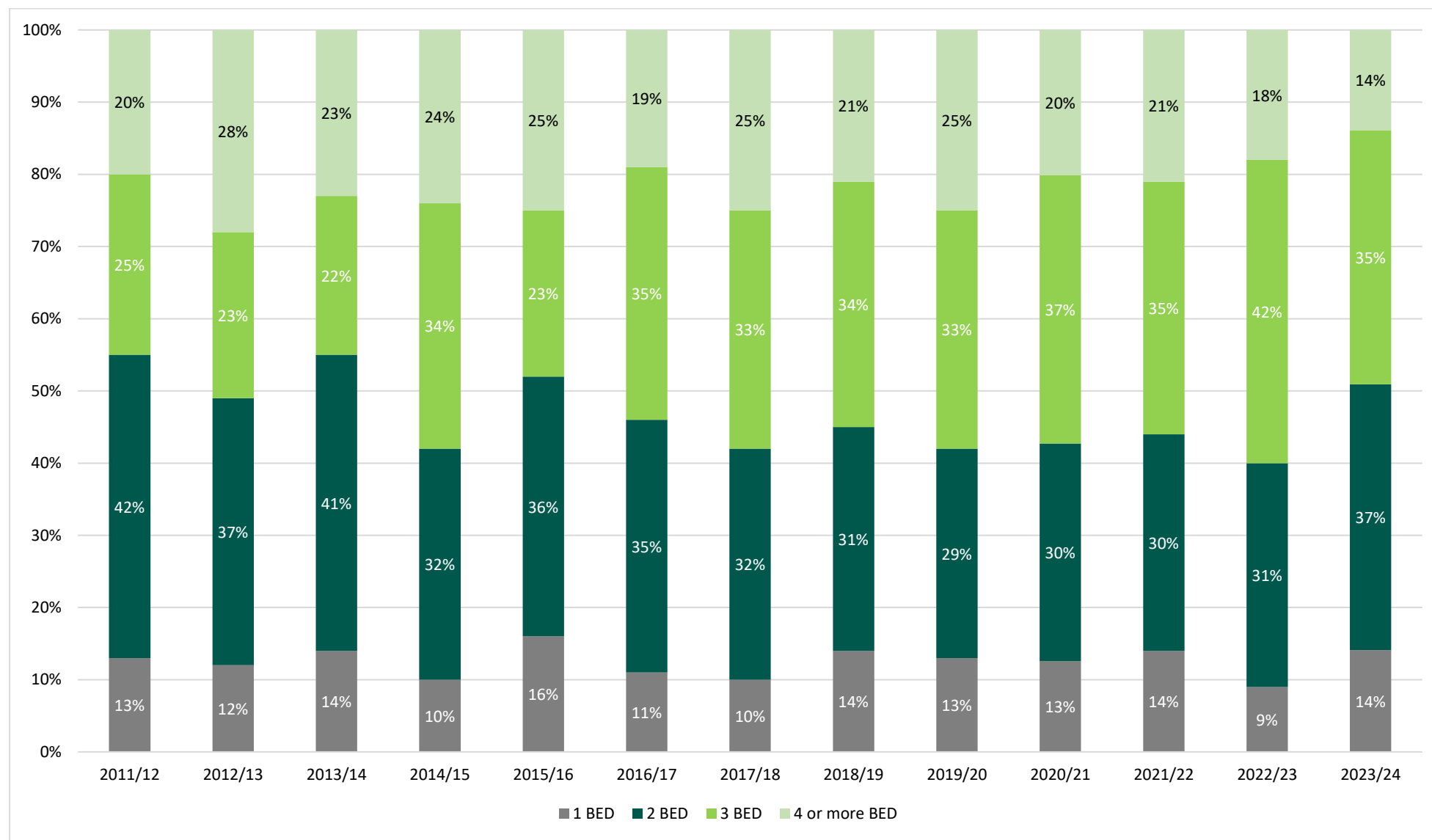


Table 4.4. Average density of new dwellings per hectare (2011/12 – 2023/24)

Monitoring Year	Average Density Density of new dwellings (dph)
2011/12	32
2012/23	23
2013/14	32
2014/15	31
2015/16	49
2016/17	41
2017/18	31
2018/19	31
2019/20	38
2020/21	43
2021/22	28
2022/23	33
2023/24	31

Table 4.5 Affordable net dwelling completions (2023 – 2024)

Address	Completions (net)
HAMPSHIRE CONSTABULARY HEADQUARTERS ROMSEY ROAD	2
BEREWOOD PHASE 1 HAMBLEDON ROAD	15
BEREWOOD PHASE 1 PHASE 3B HAMBLEDON ROAD	13
BARTON FARM MAJOR DEVELOPMENT ANDOVER ROAD	53
LAND WEST OF TANGIER LANE TANGIER LANE	20
NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	104
NORTH WHITELEY URBAN EXTENSION PHASE 1 B1 LAND TO THE NORTH OF BRIDGE FARM BOTLEY ROAD	2
108 COLEBROOK STREET	15
LAND TO THE EAST OF WINCHESTER ROAD	31
WINNALL FLATS WINNALL MANOR ROAD	76
LAND OFF NEW LANE NEW ROAD	0
Total	331

Figure 4.6 Net dwelling completions split by affordable housing and market (2011/12 – 2022/23)

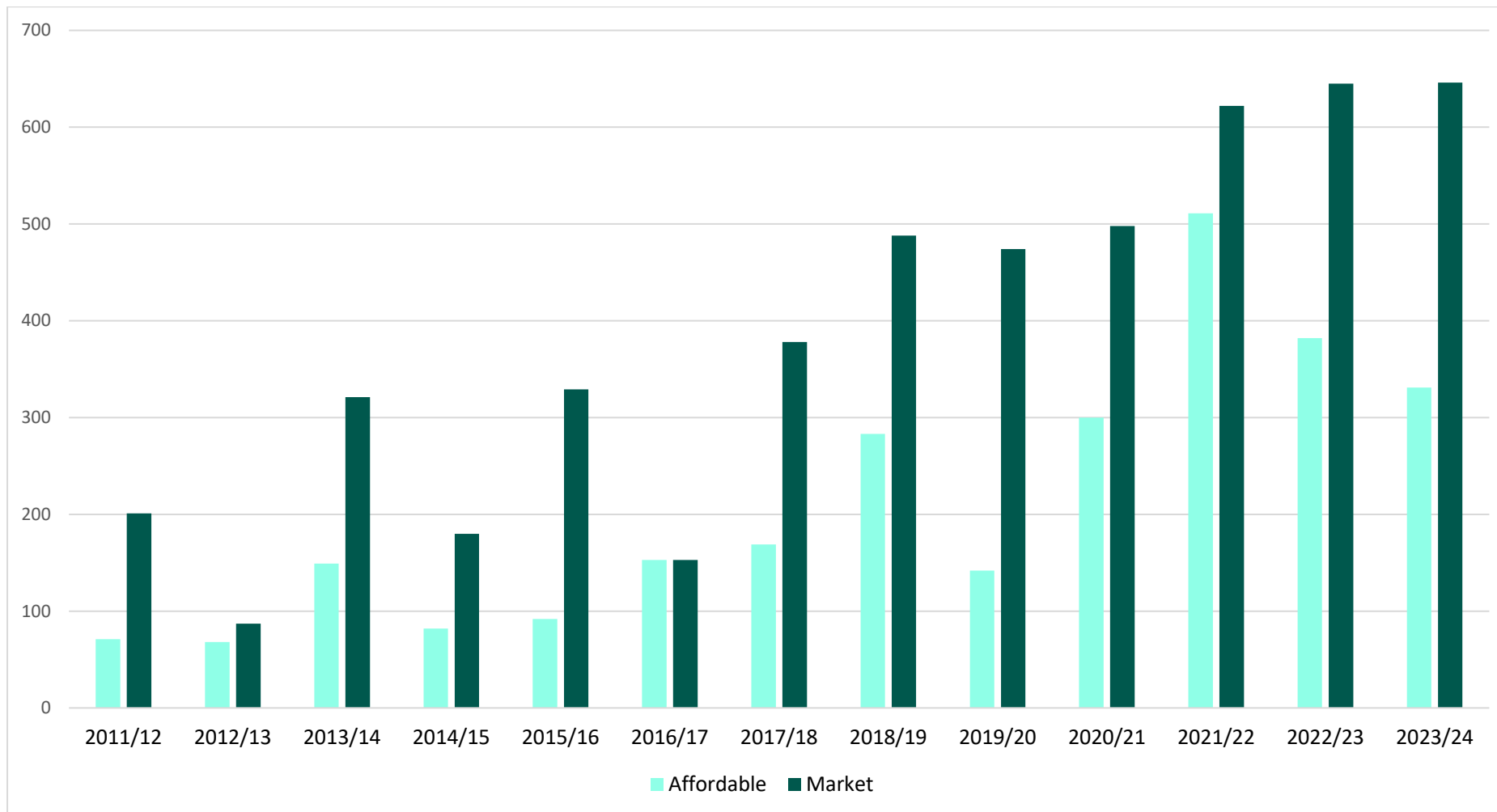


Table 4.7 Open Space Fund Receipts (2011/12 – 2023/24)

Monitoring Year	Open Space Fund Receipts
2011 – 2012	£332,337
2012 – 2013	£378,409
Monitoring Year	Open Space Fund Receipts
2013 – 2014	£231,987
2014 – 2015	£99,114
2015 - 2016	£108,635
2016 - 2017	£153,022
2017 - 2018	£91,899
2018 - 2019	£266.63
2019 -2020	£56,032.20
2020-2021	£0
2021-2022	£0
2022-2023	£0
2023- 2024	£0

Table 4.8 Employment gains and losses by type (2011 – 2024)

Monitoring Year	Employment Use								Net Total m ²
	B1		B2		B8		Total		
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	
2011/12	1,387	1,122	0	1,050	277	0	1,664	2,172	-508
2012/13	2,676	1,788	0	0	0	297	2,676	2,085	+591
2013/14	2,059	634	332	1,564	227	0	2,618	2,198	+420
2014/15	510	6,227	2,095	786	0	376	2,605	7,389	-4784
2015/16	719	1,909	600	0	618	1,408	1,937	3,317	-1380
2016/17	275	11,319	481	0	2,000	0	2,756	11,319	-8563
2017/18	0	3,505	4,562	2,935	0	0	4,562	6,440	-1878
2018/19	0	414	0	760	0	1,194	0	2,368	-2368
2019/20	2,423	2,168	543	0	1,212	0	15,874	2,168	+13,706
2020/21	17,333	2,283	5,737	690	0	2,966	23,070	5,939	+17,131
2021/22	3,145	1,886	362	0	0	0	3,507	1,886	+1621
2022/23	1,343	0	2,291	300	476	0	4,110	300	+3810
2023/24*	1,749	188	1,749	188	1,749	189	6,137	565	+5572

*The following completed floorspace gains and losses have been equally divided by each class use (B1, B2 and B8)

Completed gains

- BEREWOOD EMPLOYMENT SITE: 4,170m2
- UNIT 18 SWANMORE BUSINESS PARK: 546m2
- BLOCK A, GENTIAN HOUSE, WINCHESTER: 531m2

Completed losses

- BLOCK A, GENTIAN HOUSE, WINCHESTER: 565m2

Table 4.9 Amount of employment floor space gains completed by type (20223-2024)

Reference	Type	Address	Description	Size (m ²)
173	B1-8	BEREWOOD EMPLOYMENT SITE, HOUGHTON AVENUE, WATERLOOVILLE, PO7 3AS	EMPLOYMENT USES INCLUDING B1C/B2/B8,	4710
327	B1-8	UNIT 18 SWANMORE BUSINESS PARK, LOWER CHASE ROAD, SWANMORE, SO32 2PB	ERECTION OF 7 INDUSTRIAL UNITS	531
332	B1-8	BLOCK A, GENTIAN HOUSE, MOORSIDE ROAD, WINCHESTER, SO23 7RX	REDEVELOPMENT OF B1A OFFICES FOR B1C/B2/B8 UNIT	546
120	EB	TESCO STORES LTD, EASTON LANE, WINCHESTER, SO23 7RS	FREESTANDING RESTAURANT WITH DRIVE-THRU FACILITY	350
Total			6137m²	

Table 4.10 Amount of employment floor space loss by type (2023 – 2024)

Reference	Type	Address	Description	Loss
332	B1-8	BLOCK A, GENTIAN HOUSE, MOORSIDE ROAD, WINCHESTER, SO23 7RX	REDEVELOPMENT OF B1A OFFICES FOR B1C/B2/B8 UNIT	565
Total			565m²	

HBIC data

4.11 Extent of Priority habitats (as at 31st March 2024)

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2022/23 WCC area (ha)	Change in area (ha)
Grasslands							
Lowland Calcareous Grassland	Comprehensive.	2,235	0.58	374	0.57	349	25
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath.	3,511	0.9	9	0.01	9	0
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	1,432	0.37	295	0.45	297	-2
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1,648	0.42	80	0.12	91	-11
Heathlands							
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	12,638	3.25	2	0	2	0
Woodland, wood-pasture and parkland							
Lowland Beech and Yew Woodland	Not complete. Ongoing work to distinguish from Lowland Mixed Deciduous Woodland.	574	0.15	57.5	0.09	35	22
Lowland Mixed Deciduous Woodland	Ongoing work as all ancient/non ancient woodland has been included yet not all has been surveyed for qualifying NVC types. Also ongoing to remove small clumps.	35,669	9.18	5,962	9.02	5,945	17
Wet Woodland	Fairly complete. Areas will exist in LMDW that have not yet been surveyed for qualifying types.	2,250	0.58	267	0.4	242	25
Wood-Pasture and Parkland	Will be completed as part of Ancient Woodland Review 2022-24.	5,613	1.44	113	0.17	116	-3

Appendix to Authorities Monitoring Report 2023 – 2024

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2022/23 WCC area (ha)	Change in area (ha)
Arable, orchards and hedgerows							
Arable Field Margins	Incomplete. Figures only show SINC's on arable land designated for rare arable plant assemblages.	[94]	[0.02]	[2.2]	[0.00]	[2]	[0]
Open Mosaic Habitats on Previously Developed Land	No comprehensive evaluation yet carried out. Two sites with HBIC field surveys.	32	0.01				
Hedgerows	No comprehensive information for Priority hedgerows. All hedgerows mapped as linear features (km).	[16,448]	n/a	[3,036]	n/a	[3,036]	[0]
Traditional Orchards	Work still to be undertaken to review areas previously identified by PTES under contract to NE.	0	0				
Rivers and Ponds							
Ponds	No comprehensive data yet available.	100	0.03				
Rivers	Incomplete data. Figures for Chalk Rivers now digitised from latest OSMM polygons.	585	0.15	119	0.18	121	-2
Wetlands							
Coastal and Floodplain Grazing Marsh	Work ongoing to verify all qualifying grazing marsh. Some overlap with Lowland Meadows and with Purple Moor Grass and Rush Pastures.	7,784	2	904	1.37	914	-10
Lowland Fens	Comprehensive.	1,911	0.49	10	0.02	2	8
Reedbeds	Comprehensive.	246	0.06	19.9	0.03	20	0
Coastal							
Coastal saltmarsh	Comprehensive.	879	0.23	2	0	2	0
Coastal Sand Dunes	Comprehensive	46	0.01				
Coastal Vegetated Shingle	Comprehensive.	201	0.05				
Intertidal mudflats	Comprehensive.	4,062	1.05	6	0.01	6	0
Maritime Cliff and Slopes	Comprehensive.	45	0.01				
Saline lagoons	Comprehensive.	67	0.02				
Marine							
Seagrass beds	Comprehensive.	348	0.09				
Total		81,876	21.08	8,220	12.43	8,152	69

Summary:

There were gains in the cover of Lowland Calcareous Grassland because of survey updates in 'Worthy Camp Grassland', 'Worthy Down Railway Track', 'Stephens Castle Down', 'Bushfield Camp', 'Compton Down', 'Old Winchester Hill SSSI', 'Beacon Hill SSSI, Warnford', 'Cheesefoot Head SSSI'), because of updates from NE's Priority Habitat layer ('Chilcomb Down') and other minor changes.

There were minor losses in the cover of Lowland Calcareous Grassland because of survey updates.

There were losses in the cover of Lowland Meadows because of updates from surveys at 'Bushfield Camp', 'Cheriton Fen Meadow', 'Dog Kennel Meadows, Meon Valley', 'Highbridge Meadows (West section) SSSI', 'Winnall Moors', 'Brambridge Meadow- SSSI', 'Soake Meadows' and 'Mitchelland & Lovelocks'. and others.

There were losses in the cover of Purple Moor Grass and Rush Pastures because of updates from surveys at 'Tapnag Wood', 'Meadow East of Woodside', 'Hazel Copse Meadow' and others.

There were gains in the cover of Lowland Beech and Yew Woodland at 'Galley Down Wood' and 'Old Winchester Hill' because of updates from SSSI Condition Assessments.

There were gains in the cover of Lowland Mixed Deciduous Woodland at 'Botley Wood and Everett's and Mushes Copses' because of updates from SSSI Condition Assessments and because of updates from surveys at 'Shroner Wood', 'Fulley Wood', 'Dark Copse and Appledown Lane', 'Mill Plain', 'Tapnag Wood' and others.

However, there were losses in the cover of Lowland Mixed Deciduous Woodland at 'Old Winchester Hill' because of updates from SSSI Condition Assessments and at 'The Moors', 'Brockwood Copse' and others because of updates from surveys.

There were gains in the cover of Wet Woodland because of updates from surveys at 'The Moors' and because of updates from SSSI Condition Assessments at 'River Itchen' and Botley Wood and Everett's and Mushes Copses (SSSI).

There were minor losses in the cover of Wood-Pasture and Parkland because of corrections.

There were losses in the cover of Rivers because of corrections along the Itchen.

There were gains in the cover of Coastal and Floodplain Grazing Marsh because of corrections.

There were gains in the cover of Lowland Fens because of updates from SSSI Condition Assessments along the 'River Itchen'.

Notes:

1. The Hampshire and district totals of Priority habitat are the sum of the individual Priority habitat types (excluding Arable Field Margins). This is not the total area of land covered by Priority habitat within Hampshire and each district because some Priority habitat types overlap and hence are double counted (e.g. Coastal and Floodplain Grazing Marsh may overlap Lowland Meadows or Purple Moor Grass and Rush Pastures).
2. Because the total area of Priority habitat may include areas when habitats overlap the % of the district area covered by Priority habitat may be slightly over-exaggerated.
3. Minor changes in area might not always reflect real change but are results of a rounding of figures

4.12 Extent of Nature Conservation Designations (as at 31st March 2024)

Designation	Combined Hants sites (no)	Combined Hants area (ha)	Combined Hants area (%)	WCC sites (no)	WCC area (ha)	WCC area (%)	2022/23 WCC area (ha)	2022/23 WCC (no)	Change (ha)
LNR	72	2,462	1	9	103	0.16	103	9	0
NNR	10	2,116	1	2	103	0.16	103	2	0
RAMSAR	6	36,993	10	1	23	0.03	23	1	0
SAC	13	37,091	10	2	182	0.28	182	2	0
SPA	11	44,093	11	1	23	0.03	23	1	0
SSSI	131	50,559	13	18	1,313	1.99	1,313	18	0
Stat Sites Combined	243	53,478	14	33	1,365	2.06	1,365	33	0
SINC	4,146	35,736	9	692	6,424	9.72	6,423	692	1

Summary:

1. There were no changes to statutory sites during 2023/24.
2. For details of any new, amended and deleted SINCS see tables 22G, H & I.

Notes:

1. The areas total for 'Statutory sites combined' may not equal the total for each of the individual statutory site designations because there is often an overlap between statutory designations.

4.13 Statutory Designated Sites (as at 31st March 2024)

Designation	Site Name	Area (ha) within district
LNR	Berry Coppice	2.99
LNR	Bishops Waltham Branch Line	1.62
LNR	Claylands	5.78
LNR	Crab Wood	37.75
LNR	Dundridge Meadows	7.48
LNR	Gull Coppice	7.12
LNR	Round Coppice	6.35
LNR	Shawford Down	19.65
LNR	The Moors, Bishops Waltham	14.47
NNR	Beacon Hill	40.06
NNR	Old Winchester Hill	62.82
Ramsar	Solent & Southampton Water	22.92
SAC	River Itchen	158.14
SAC	Solent Maritime	24.00
SPA	Solent & Southampton Water	22.92
SSSI	Alresford Pond	30.17
SSSI	Beacon Hill, Warnford	46.45
SSSI	Botley Wood and Everett's and Mushes Copses	352.69
SSSI	Cheesefoot Head	13.41
SSSI	Crab Wood	73.00
SSSI	Galley Down Wood	16.65
SSSI	Hook Heath Meadows	5.86
SSSI	Lye Heath Marsh	4.37
SSSI	Micheldever Spoil Heaps	5.37
SSSI	Old Winchester Hill	66.17
SSSI	Peake Wood	17.75
SSSI	Ratlake Meadows	0.00
SSSI	River Itchen	575.57
SSSI	River Test	4.26
SSSI	St. Catherine's Hill	43.03
SSSI	The Moors, Bishop's Waltham	27.99
SSSI	Upper Hamble Estuary and Woods	24.00
SSSI	Waltham Chase Meadows	6.36

4.14 Extent of Priority habitats within Designated Sites (as at 31st March 2024)

Designated Sites	Combined Hants area (ha)	Combined Hants area (%)	WCC (ha)	WCC area (%)	2022/23 WCC area (ha)	Change area (ha)
Statutory sites combined	39,682	48.5	1,102	13.6	1,009	93
SINC	22,222	27.1	3,912	48.4	3,853	59
Total combined	61,078	74.6	4,973	61.5	4,822	151

Summary:

1. Approx. 62% of Priority habitat in Winchester lies within designated sites.

Notes:

1. Total Priority habitat in Winchester as at 31st March 2024 = 8,090ha.

2. In previous AMRs, in line with data reported in Table 1, priority habitat extent has been calculated based on the sum of all habitats, meaning overlapping habitats have been double-counted. As this inflates the amount of priority habitat within designated sites, the figures for Total combined this year, and going forward, will only count the total cover of priority habitat within designated sites, regardless of overlapping priority habitats (total combined is therefore not the sum of Statutory sites combined and SINCs). The figures for last year have been recalculated to allow comparison.

4.15 Conditions of Sites of Special Scientific Interest (SSSIs) (as at 31st March 2024)

Condition	Combined Hants area (ha)	Combined Hants area (%)	WCC area (ha)	WCC area (%)	2022/23 WCC area (ha)	Change in area (ha)
Favourable	24,212.93	47.9	419.10	31.9	419.10	0.00
Unfavourable Recovering	21,040.53	41.6	612.09	46.6	613.07	-0.98
Unfavourable no Change	3,333.19	6.6	182.90	13.9	181.92	0.98
Unfavourable Declining	1,949.54	3.9	91.29	7.0	91.29	0.00
Part Destroyed	7.27	0.0	0.00	0.0	0.00	0.00
Destroyed	16.51	0.0	7.80	0.6	7.80	0.00
Grand Total	50,559.97	100.0	1,313.17	100.0	1,313.17	0.00

Notes:

1. Although data has been provided by Natural England the total amount of SSSI may differ from NE figures because NE do not always assign a portion of an SSSI to the correct District where the majority of that SSSI occurs within another District, whereas HBIC are able to clip the SSSI management units directly to the district boundaries.
2. Any change in area is due to NE re-digitising boundaries. The number of SSSIs remains the same.

4.16 extent of changes to SINCs observed and recorded between 1st April 2023 and 31st March 2024

SINCs	Hants sites (no)	Hants sites (area)	WCC sites (no)	WCC sites (area)
Total sites (2022/23)	4,132	35,699.22	692	6,423.38
New Sites	17	47.90		
Amended Sites	21	-7.93		0.97
Deleted sites	3	-2.89		
Total sites (2023/24)	4,146	35,736.30	692	6,424.35
Net change	14	37.08		0.97
% change in area		3.98		0.02

Notes:

1. Data extracted from HBIC SINC layer and database between 1st April 2023 and 31st March 2024.
2. The Hants Sites totals for 2022/2023 do not match those in last year's AMR as there was a late objection to a boundary amendment in EHDC, resulting in the amendment being made a candidate amendment after figures were produced. This amendment is still to be resolved.

4.17 New SINC approved between 1st April 2023 and 31st March 2024

No new SINC in Winchester City Council were approved during 2023-2024.

4.18 Deleted SINC approved between 1st April 2023 and 31st March 2024

No SINC in Winchester City Council were deleted during 2023-2024.

4.19 Major amendments to SINC between 1st April 2022 and 31st March 2023

No major amendments were made to SINC in Winchester City Council during 2023-2024.

Appendix 5 – LPP1 & LPP2 Policies used in refusals during the monitoring period 2023-2024

Spatial Strategy – Market Towns and Rural Area	
MTRA1	0%
MTRA2 Market Towns and Larger Villages	0%
MTRA3 Other Settlements in the Market Towns and Rural Area	14%
MTRA4 Countryside	38%
Active Communities	
DM1 Location of New Development	84%
DM2 Dwelling Sizes	52%
DM3 Small Dwellings in the Countryside	4%
DM4 Gypsies, Travellers and Travelling Showpersons	0%
DM5 Protecting Open Areas	1%
DM6 Open Space Provision for New Developments	0%
Economic Prosperity	
DM7 Town, District and Local Centres	1%
DM8 Primary Shopping Frontage	0%
DM9 Secondary Shopping Frontage	0%
DM10 Essential Facilities and Services in the countryside	3%
DM12 Equestrian Development	5%
DM13 Leisure and recreation in the countryside	0%
High Quality Environment	
DM14 Masterplans	0%
DM15 Local Distinctiveness	52%
DM16 Site Design Criteria	54%
DM17 Site Development Principles	32%
DM18 Access and Parking	14%
DM19 Development and Pollution	1%
DM20 Development and Noise	8%
DM21 Contaminated Land	0%
DM22 Telecommunications, Services and Utilities	0%
DM23 Rural Character	32%
DM24 Special Trees, Important Hedgerows and Ancient Woodlands	18%
DM25 Historic Parks and Gardens	1%
DM26 Archaeology	1%
DM27 Development in Conservation Areas	5%
DM28 Demolition in Conservation Areas	0%
DM29 Heritage Assets	3%
DM30 Changes of Use of Listed Buildings	0%
DM31 Locally Listed Heritage Assets	1%
DM32 Undesignated Rural and Industrial Heritage Assets	0%
DM33 Shopfronts	0%
DM34 Signage	0%

Development Strategy	
DS1 Development Strategy and Principles	14%
Active Communities	
CP1 Housing Priorities and Housing Mix	71%
CP2 Affordable Housing Provision	23%
CP3 Affordable Housing Provision on Market Led Housing Sites	3%
CP4 Affordable Housing on Exception Sites to Meet Local Needs	1%
CP5 Sites for Gypsies, Travellers and Travelling Showpeople	0%
CP6 Local Services and Facilities	0%
CP7 Open Space, Sport and Recreation	1%
Prosperous Economy	
CP8 Economic Growth and Diversification	1%
CP9 Retention of Employment Land and Premises Transport	1%
CP10 Transport	5%
High Quality Environment	
CP11 Sustainable Low and Zero Carbon Built Development	0%
CP12 Renewable and Decentralised Energy Securing High Standards of Design	0%
CP13 High Quality Design	35%
CP14	0%
CP15 Green Infrastructure	28%
CP16 Biodiversity	54%
CP17 Flooding	1%
CP18 Settlement Gaps	6%
CP19 South Downs National Park Heritage and Landscape Character	0%
CP20 Heritage and Landscape Character	22%
TR6 Planning Applications	1%
TR7 Design guidance and Site Layout	0%
Village Design Statement, Neighbourhood Design Plan, Neighbourhood Design	8%
SPD	22%

Appendix 6 Traveller Pitch/Plot Availability**Table 6.1 Gypsy and Traveller Consents (Permanent) Since 2016 GTAA**

Year	Site	Details	Pitches
Sept 2016 – Aug 2017			
	Riverside, Highbridge Road , Highbridge	Consent granted 17 Nov 2016 (16/01993/FUL)	1
	Woodley Farm, Alma Lane, Lower Upham	Appeal allowed 05 Dec 2016 (APP/L1765/W/15/3131614)	1
	Barn Farm, The Lakes, Swanmore	Appeal allowed 10 Mar 2017 (APP/L1765/W15/3141334)	5
	Stablewood Farm, The Lakes, Swanmore	Consent granted 17 Jul 2017 (17/00764/FUL)	1
	Joymont Farm, Curdridge Lane	Consent granted 16 Aug 2017 (17/00789/FUL)	1
2016-17 TOTAL			9
Sept 2017 – Aug 2018			
	Bowen Farm, Wangfield Lane, Curdridge	Consent granted 02 Feb 2018 (17/02504/FUL)	1
	Ourlands, Land East of Mayles Lane, Knowle	Consent granted 19 Apr 2018 (17/02212/FUL)	3
	Adjacent Berkeley Farm, Durley Street, Durley	Appeal allowed 16 Jul 2018 (APP/L1765/W/17/3184059)	4
2017-18 TOTAL			8
Sept 2018 – Aug 2019			
	Old Piggery, Firgrove Lane, North Boarhunt	Consent granted 01 Nov 2018 (18/01691/FUL)	4
	Riverside, Highbridge Road, Highbridge	Consent granted 24 May 2019 (19/00516/FUL)	1
	Gold Oaks Farm, Alma Lane, Upham	Consent granted 04 Jun 2019 (19/00493/FUL)	1
	Fir Tree Farm, Shirrell Heath	Consent granted 24 Jun 2019 (17/02213/FUL)	3
	Straightpath Paddock, Shedfield	Consent granted 28 Jun 2019 (18/01264/FUL)	2
	Willow Park, The Lakes, Swanmore	Appeal allowed 10 Jul 2019 (APP/L1765/C/17/3190135)	2
2018-19 TOTAL			13
Sept 2019 – Aug 2020			
2019-20 TOTAL			0
Sept 2020 – Aug 2021			
	Southwick Ranch, North Boarhunt	Appeal allowed 08 Dec 2020 (APP/L1765/C/19/3230601)	1
	Straightpath Paddock, Shedfield	Consent granted 26 May 2021 (20/02243/FUL)	3
2020-21 TOTAL			4
Sept 2021- Aug 22			1

Appendix to Authorities Monitoring Report 2023 – 2024

	Little Ranch, Fishers Pond	Consent granted 26.1.2022 (19/01007/FUL)	1
2021-22 TOTAL			1
Sept 2022 – Aug 2023			
	Ourlands, Mayles Lane, Knowle	Appeal allowed 14.12.2022 (APP/L1765/W/21/3271015)	1
2022-23 Total			6
Sept 2023 – Aug 2024			
	The Paddock, Durley Street	Consent granted 7.2.2024 (23/01326/FUL)	4
	Carousel Park, Micheldever	Appeal allowed 8.4.2024 (APP/L1765/C/22/3296767, etc)	24
2023-24 Total			28
2016-2024 TOTAL			69

6.2 Travelling Showpersons' Consents (Permanent) Since 2016 GTAA

Year	Site	Details	Pitches
Sept 2016 – Aug 2017			
	Plot 1, The Nurseries, Shedfield	Consent granted 19 Sep 2016 (16/00752/FUL)	2
	Plot 2, The Nurseries, Shedfield	Consent granted 21 Dec 2016 (16/00952/FUL)	1
	Plot 5, The Nurseries, Shedfield	Consent granted 21 Dec 2016 (16/00956/FUL)	1
2016-17 TOTAL			4
Sept 2017 – Aug 2018			
2017-18 TOTAL			0
Sept 2018 – Aug 2019			
2018-19 TOTAL			0
Sept 2019 – Aug 2020			
2019-20 TOTAL			0
Sept 2020 – Aug 2021			
2020-21 TOTAL			0
Sept 2021- Aug 2022			
2021-22 TOTAL			0
Sept 2022 – Aug 2023			
2022-23 TOTAL			0
Sept 2023 – Aug 2024			
	The Bungalow, Southwick Road, North Boarhunt	Consent granted 14.9.2023 (23/01251/FUL)	4

2023-24			4
2016-2024			8
TOTAL			

Table 6.3 Gypsy and Traveller 5-Year Pitch Supply at Sept 2024

Site Type	Source	Pitches
Windfall / capacity on existing sites / current applications	Traveller Topic Paper, Traveller DPD policies TR5 & TR6	38
TOTAL SUPPLY		38

Table 6.4 Travelling Showpersons' 5-Year Plot Supply at Sept 2024

Site Type	Source	Plots
Allocated sites	Traveller DPD policy TR4	4*
Windfall / capacity on existing sites	Traveller DPD policies TR5 & TR6	11
TOTAL SUPPLY		15

* 7 plots at The Nurseries in total (3 already have consent for showpersons' use)

Appendix 7 - Community Infrastructure Levy (CIL)

Table 7.1 Amount of CIL collected, passed on and retained during the monitoring period and compared with the previous seven years.

Year	Total collected (£)	Admin (up to 5% of collected) (£)	Paid to Parish Councils and WTA (£)	Paid to Hampshire County Council (£)	Retained by WCC (£)
2015/16	674,000	33,700	101,100	134,800	404,400
2016/17	2,119,973	105,998	319,042	401,260	1,293,673
2017/18	2,883,033	141,651	430,136	565,311	1,745,935
2018/19	3,187,405	159,370	480,267	439,451	2,108,317
2019/20	4,314,673	435,594	431,686	0	3,447,393
2020/21	3,716,100	185,805	558,438	0	2,971,857
2021/22	2,783,304	139,165	472,970	0	2,222,324
2022/23	1,734,443	86,772	259,965	0	1,387,706
2023/24	1,620,962	81,048	249,739	0	1290,175
Total	23,033,893	1,309,103	3,303,343	1,540,822	16,871,780

Table 7.2 Amount of CIL funding spent on Infrastructure Projects in the monitoring year (2023/24)

Project	Amount Spent
Wickham Recreation Ground Outdoor Gym	£20,000
Colden Common Cycle Pump Track	£65,000
Bishops Waltham Skate Park	£45,000
Bishops Waltham St John Ambulance Hall Purchase (community asset)	£40,000
Shedfield Reading Rooms New Insulated Roof	£15,000
Wickham Primary School Pre-School Outdoor Activity Area	£21,000
Bishops Waltham Southern Cycle and Pedestrian Route	£50,000
Theatre Royal Public Realm Works	£59,500
Wickham Community Centre Refurbishment Project	£27,508
King George V Pavilion Project	£690,000
Winchester Flood Prevention Works	£2,236
Total Spent	£1,040,244