



# Winchester City Council

## **DRAFT** PORTFOLIO HOLDER DECISION NOTICE

### **PROPOSED** INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR **PLANNING AND ACCESS**

#### **TOPIC – Winchester Local Development Framework (LDF) Annual Monitoring Report 2009**

#### **PROCEDURAL INFORMATION**

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

In accordance with the Procedure Rules, the Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of the Principal Scrutiny Committee and all Members of the relevant Scrutiny Panel (individual Ward Members are consulted separately where appropriate). In addition, all Members are notified.

Five or more of these consulted Members can require that the matter be referred to Cabinet for determination.

**If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Committee Administrator by 5.00pm on 21 December 2009 at 5.00pm**

#### **Contact Officers:**

**Case Officer:** Elizabeth Dee. Planning Officer. Tel: 01962 848 561

**Committee Administrator:** Nancy Graham, Tel: 01962 848 235,  
[ngraham@winchester.gov.uk](mailto:ngraham@winchester.gov.uk)

#### **SUMMARY**

The 2009 Annual Monitoring Report (AMR) reports on the performance of adopted planning policies throughout the period 1 April 2008 – 31 March 2009. The report contains information on a number of national 'Core Indicators' which are specified by Government and on other 'Local Indicators' derived by the Council and directly relevant to the planning policies outlined in the Winchester District Local Plan Review. The topics covered by the Core Indicators are – Business, Housing and Environmental Quality (water issues, biodiversity and renewable energy). Monitoring is still developing in some of these areas and the report discusses these matters where they arise.

The Regulations also prescribe that the AMR considers the progress of the preparation of Development Plan Documents in the Local Development Framework, against the timetable shown in the Council's Local Development Scheme (LDS). The draft AMR reviews progress on various components of the LDF and notes that a revised Local Development Scheme (LDS) has been submitted for approval to the Government Office for the South East.

### **PROPOSED DECISION**

1. That the Portfolio Holder for Planning and Access authorises the publication of the 2009 AMR and its submission to the Government Office for the South East, in accordance with the relevant requirements of the Town & County Planning (Local Development) (England) Regulations 2004.
2. That authority be delegated to the Head of Strategic Planning to make any minor changes necessary to correct any typographical/factual errors prior to publication.

### **REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

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

The implication of this for Winchester this year is that an AMR needs to be prepared to cover the period 1 April 2008 – 31 March 2009 and formally submitted to the local government office (Government Office for the South East, or 'GOSE'), by 31 December 2009.

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

The section on housing in the AMR contains information on completions which illustrates how the Winchester District Local Plan Review is performing in relation to the South East Plan's housing targets. It also contains trajectories illustrating how the District's targets for the numbers of housing to be delivered can be achieved year-on-year, with new allocations through the LDF. Two trajectories are included, one showing the information in relation to the numbers proposed in the (Partnership for Urban South Hampshire (PUSH) area and another trajectory for the rest of the District outside of PUSH.

It should be noted that the methods of assessing the availability of housing land are based on Government advice and, on this basis, indicate an inadequate housing

land to maintain a 5-year land supply. However, the Leader of the Council has requested a meeting with the Housing Minister to discuss concerns about the way in which land availability assessments have to be undertaken. Issues relating to the release or otherwise of either Strategic or Local Reserve Sites have been subject to separate reports and are not matters for the AMR, nor do they form part of this Decision Notice.

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

n/a

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

n/a

**DISPENSATION GRANTED BY THE STANDARDS COMMITTEE**

n/a

**Approved by: (signature)**

**Date of Decision**

**Councillor Wood – Portfolio Holder for Planning and Access**

# Winchester District Development Framework

## **Annual Monitoring Report 2009** (1<sup>st</sup> April 2008 – 31<sup>st</sup> March 2009)

December 2009



**Winchester**  
City Council

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(To be added)

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# LIST OF INDICATORS

## Theme One: Health and Wellbeing

### Local Indicators

LOI.1	Open space provided in association with new developments 2008 – 09
LOI.2	Open Space Fund Receipts
LOI.3	Improvement in recreational provision

## Theme Two: Safe and Strong Communities

## Theme Three: Economic Prosperity

### Core Indicators

H1:	Plan period and housing targets
H2(a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings – for the reporting year
H2 (c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land
BD1	Amount of floorspace developed for employment by type
BD2	Total amount and percentage of employment floorspace, on previously developed land
BD3	Employment land available – by type
BD4	Total amount of floorspace for ‘town centre uses’ (i) the amount (gross and net) within town centre (ii) the local authority area

### Local Indicators

LOI.4	Progress of allocated sites at 31 <sup>st</sup> March 2009
LOI.5	Release of Local Reserve Sites
LOI.6	Development within policy boundaries
LOI.7	Number of permissions in H.4 settlements
LOI.8	Number of net completions in H.4 settlements
LOI.9	Residential development in the countryside
LOI.10	Density of new dwellings
LOI.11	Average density of new dwellings
LOI.12	Percentage of residential completions 1 or 2 bed
LOI.13	Completed employment floorspace of non-residential buildings in the countryside
LOI: 14	amount of retail floorspace available (not started)
LOI:15	Number visitor accommodation bedrooms completed

## **Theme Four: High Quality Environment**

### **Core Indicators**

E1	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
E2	Change in areas of biodiversity importance. To show losses or additions to biodiversity habitat
E3	Renewable energy generation (a) renewable energy developments/installations granted planning permission (b) completed renewable energy developments/installations

### **Local Indicators**

LOI 16	Number of dwellings permitted in the Strategic Gap
LOI 17	Percentage of Conservation Areas with a Conservation area Appraisal
LOI 18	Percentage of Conservation Areas with a published Management Assessment Plan
LOI 19	Number of Buildings at Risk in the District
LOI 20	Land safeguarded to enable road construction
LOI 21	Progress in meeting settlement proposals

## **Theme Five: Inclusive Society**

### **Core Indicators**

H4	Net additional pitches (gypsy and traveller)
H5	Gross affordable housing completions
H6	Housing Quality – Building for Life Assessments

### **Local Indicators**

LOI 22	Number of dwellings completed on exception sites 2008 - 09
LOI 23	Number of dwellings permitted on exception sites 2008 - 09



# 1 INTRODUCTION

1.1 This is the fifth Annual Monitoring Report (AMR) for the Winchester District and covers the period April 2008 to March 2009.

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

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

1.3 This AMR is broken down into the following sections:-

The background section explains the role and purpose of the AMR in more detail.

The Profile of the Winchester District gives an overview of both physical and social characteristics of the District.

Part one of this AMR provides further details of the current Local Development Scheme and records the progress of the following documents for this monitoring period:

- Core strategy
- Development Management and Allocations
- Supplementary Planning Documents

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

1.4 The development plan monitored is the Winchester District Local Plan Review (WDLPR). As the WDLPR is a transition from the old local plan system to the new Local Development Framework system and the policies in the Local Plan were not written with a view to detailed monitoring, this AMR only focuses on those policies which can be monitored effectively.

1.5 This year's Annual Monitoring Report includes a demonstration of the five year housing land supply. PPS3 'Housing' requires Local Planning Authorities to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing. For the purposes of this Annual Monitoring Report, the five years of supply runs from 1st April 2010 to 31st March 2015.

- 1.6 The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council in undertaking the monitoring of particular key indicators on behalf of the District. The Council also wishes to acknowledge the assistance of the Environment Agency and the Hampshire Biodiversity Information Centre in the production of this report.

## 2 **BACKGROUND**

### **Statutory background**

- 2.1 The AMR forms part of the Council's Local Development Framework. The requirements for what should be included in the AMR can be found in both legislation and government guidance, the details of which are set out below.

#### **Planning and Compulsory Purchase Act 2004**

- 2.2 Section 35 of the Planning and Compulsory Purchase Act 2004 requires planning authorities to report annually on the performance of their Local Development Frameworks (LDF). The Annual Monitoring Report (AMR) covers the period 1st April 2008 to 31st March 2009, and must be submitted to the Secretary of State, by the end of the December 2009. In Winchester's case the local office of the Secretary of State is the Government Office for the South East (GOSE).
- 2.3 The 2004 Act states that the AMR must report on two aspects of the LDF.
- The implementation of the Local Development Scheme (LDS), and
  - The extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.

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

- 2.4 These regulations prescribed certain requirements for the AMR. Regulation 48 sets out five key tasks that the AMR must address;
- Review actual progress against the LDS timetable (the policy process)
  - Assess the extent to which policies are being implemented (policy performance)
  - Where policies are not being implemented, explain why and set out the steps to rectify this or to amend or replace the policy
  - Identify significant effects of policies and whether they are as intended
  - Set out whether policies are to be amended or replaced.

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

#### **Planning Policy Statement 12: Local Spatial Planning**

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

and regional targets, and emphasises the inclusion of a housing trajectory demonstrating the planned delivery of housing provision over the plan period.

- 2.7 The revised PPS12 includes one new element for AMRs, which relates to infrastructure. AMRs should indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the Core Strategy. AMRs should be used to reprioritise assumptions regarding infrastructure delivery.

### **Planning Policy Statement 3: Housing**

- 2.8 Paragraph 54 of Planning Policy Statement 3 (PPS3) emphasises the need for Local Planning Authorities to identify sufficient specific deliverable sites to deliver housing in the next five years (the five year land supply). Further DCLG guidance in 2009 recommends that the five year land supply is included in the Annual Monitoring Report. Therefore, Winchester City Council's five year land supply position is set out in Part Two as part of the Economic Prosperity theme, as is the Council's housing trajectory for the period up until 2026.

### **Local Development Framework Monitoring: A Good Practice Guide (2005)**

- 2.9 This guidance issued by the Office of the Deputy Prime Minister remains the main guidance on preparing AMRs.

### **Core Indicators**

- 2.10 In order to monitor the Local Development Framework effectively across the country, central government has set 'core indicators' which must be included in the annual monitoring report<sup>1</sup>. These indicators are included in part two of this AMR, with a summary in Appendix 2

### **Role of Monitoring**

#### **Contribution to policy development**

- 2.11 The monitoring information contained within the AMR will feed into the development of future Local development Framework policies as part of the evidence base. The AMR should assist in the identification of gaps in policy.

#### **Links to other strategies**

- 2.12 The Local Development Framework is a key delivery mechanism for the Sustainable Community Strategy (SCS). The SCS sets out a long-term vision for the area to tackle local needs and has its own targets and indicators, as part of its role in developing a more sustainable community. These are currently reported separately. Once the Core Strategy, which is required to set out a monitoring framework for the policies included within it, is adopted, it is envisaged that the Annual Monitoring Report will incorporate the Sustainable Community Strategy targets and indicators.

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<sup>1</sup> Regional Spatial strategy and Local Development Framework Core Output Indicators-Update 2/2008

- 2.13 The South East Plan is also required to monitor the effectiveness of its policies. Information in this AMR will feed into the South East Plans own Annual Monitoring Report, which is due to be published February 2010.

## **Developing the Annual Monitoring Report**

### **The Annual monitoring Report 2009**

- 2.14 In addition to the Core Indicators set by central government, the 2009 AMR continues to monitor the Local Output Indicators (LOIs) included in previous AMRs, where the data is still collected (for more information on indicators see part two). However Contextual Indicators have been moved to the Profile of the District and this has resulted in renumbering of the LOIs. Where available, information is presented as a time series rather than as a one off piece of data.

### **Future Monitoring Reports**

- 2.15 The first Development Plan Document scheduled to be adopted is the Core Strategy in December 2011. Therefore the saved policies of the WDLPR will continue to be monitored in the next two annual monitoring reports.
- 2.16 The City Council's monitoring systems are continuing to be developed and this should increase the number of policies in the Local plan which be monitored in the 2010 AMR.
- 2.17 The infrastructure delivery plan associated with the LDF will require annual updating through the AMR and this will commence once the Core Strategy has been adopted, although it will be possible to include potential indicators from late 2010 when the Core Strategy has been submitted for examination.

## PROFILE OF THE WINCHESTER DISTRICT

### Key Characteristics

- The District covers an area of 250 square miles (66,107 hectares).
- It is amongst the twenty most affluent districts in the country.
- It is the least densely populated district in Hampshire, with over 50 rural settlements
- 40% of the District is within the new South Downs National Park
- The District has a well educated population with 30% being qualified to professional status compared to 20% nationally
- The South East Plan has designated part of the District as being within the 'Partnership for Urban South Hampshire'

### Population

<b>Total Population</b> (source 2008 ONS mid-year population estimates)			
	<b>Winchester</b>	<b>South East</b>	<b>Great Britain</b>
<b>All people</b>	112,700	8,380,100	59,608,200
<b>Males</b>	55,300	4,108,100	29,280,500
<b>Females</b>	57,400	4,272,000	30,327,700

<b>Age Structure</b> (source 2008 ONS mid-year population estimates)		
	<b>Winchester</b>	<b>%</b>
<b>All people</b>	112,700	100
<b>Over 80</b>	6,200	5.5%
<b>Over 65 (65 – 80 = 13,800: 12.2%)</b>	20,000	17.7%
<b>22- 64</b>	61,800	54.9%
<b>16-21</b>	9,600	8.5%
<b>Under 16</b>	21,300	18.9%

<b>Ethnicity</b> (source 2007 ONS mid-year population estimates)		
	<b>Winchester</b>	<b>%</b>
<b>White</b>	106,100	95.4%
<b>Other ethnic groups</b>	4,600	4.6%

### Households

<b>Household Composition</b> (Source ONS 2001)			
	<b>Winchester</b>	<b>South East</b>	<b>England &amp; Wales</b>
<b>Pensioner</b>	10.8%	9.7%	9.0%
<b>Married couple</b>	41.7%	38.9%	36.6%
<b>Co-habiting couples</b>	7.1%	8.0%	7.9%
<b>Lone – parent</b>	6.1%	7.9%	9.6%

<b>One person</b>	28.0%	28.5%	30%
<b>Other households</b>	4.8%	4.5%	4.4%

## Dwellings

<b>Total Number of Households</b>	In March 2009 there were known to be 47,993 dwellings in the Winchester District
<b>Average household size</b>	2.35

<b>Tenure (Source ONS 2001)</b>			
	<b>Winchester</b>	<b>South East</b>	<b>England &amp; Wales</b>
Owner Occupied	32.4%	31.3%	29.5%
Owner Occupied: with mortgage	37.8%	41.9%	38.8%
Owner Occupied: shared ownership	0.3%	0.8%	0.6%
Private Rented	8.6%	8.8%	8.7%
Public Rented: Local Authority	11.7%	7.4%	13.4%
Public Rented: Housing Association/ Registered Social landlord	4.3%	6.6%	6.0%
Other	5%	3.2%	3.3%

## Economy

<b>Indices of Multiple Deprivation</b>	<b>Source: 2007 Index of Multiple Deprivation</b>
<p>Indices of deprivation are an important tool for identifying the most disadvantaged areas in England and pockets of relative deprivation within individual local authority areas.</p> <p>It gives a measure of health and disability deprivation, education skills and training deprivation, barriers to housing and services, living environment deprivation, employment deprivation and crime deprivation. The data is based on Super Output Areas (SOAs). There are 32,482 SOAs nationally, of which 69 are within the Winchester District.</p> <p>Overall, Winchester has an average ranking of 340 out of 354 local authorities.</p>	

While this indicates that the District is relatively well-off, this figure does hide pockets of deprivation within the District.

The three most 'overall' deprived SOAs in Winchester are:

Overall	WCC Rank 2007	Nat.percentile
St Luke (Stanmore North)	1	38.47%
St John (Winnall West)	2	39.49%
S Barnabas (Weeke West)	3	48.55%

The three most education and skills deprived SOAs in Winchester are:

Education & Skills	WCC Rank 2007	Nat.percentile
St Luke (Stanmore North)	1	11.93%
St John (Winnall West)	2	19.05%
St Luke (Stanmore West)	3	21.34%

#### Average House Price – Winchester District

2008 - 2009 £343,124.

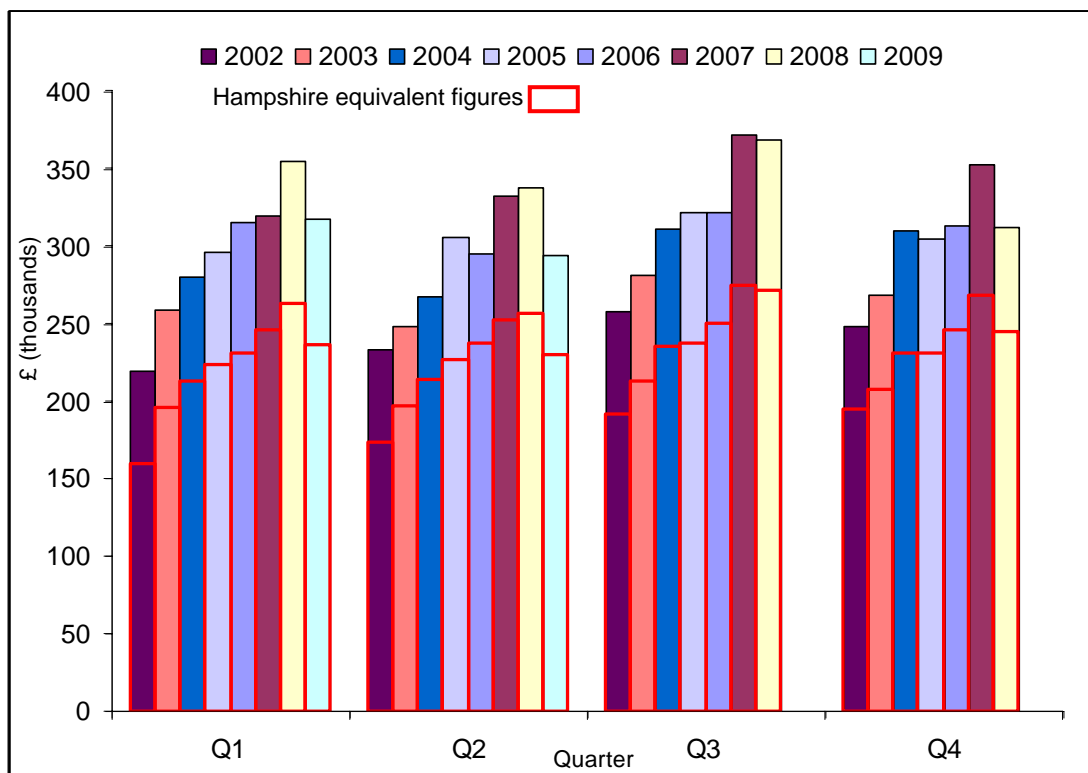


Figure 1: Mean house prices in Winchester District by quarter since 2002; equivalent Hampshire figures are shown in front



Information from the Department of Communities and Local Government, originally based on Land Registry data, by district, from 1996 (quarterly)<sup>1-3</sup>

1. Excluded from the above figures are sales at less than market price (e.g. Right to Buy), sales below £1,000 and sales above £20m.
2. The districts, unitary authorities and counties listed above are based on 1 April 2009 boundaries. Some earlier figures for newly formed local authorities are missing and will be added at a later stage.
3. The figures for Q2 2009 are provisional and figures for Q1 2009 have been revised.

<b>Unemployment – JSA Claimants as % of working population</b> (Source: Hampshire County Council Monthly Labour Market Bulletin)			
	<b>Total</b>	<b>South East</b>	<b>Great Britain</b>
<b>October 2009</b>	1,250 (1.9%)	161, 00 (3.1%)	1,585,800 (4.3%)

<b>Earnings by residence (2008)*</b> (Source ONS annual survey of hours and earnings –residential analysis)			
	Winchester (£)	South East (£)	England & Wales (£)
Gross Weekly Pay	594.9	523.2	479.3
Male Full-time workers	656.7	584.4	525.0
Female Full-time workers	457.8	437.4	412.7
Hourly pay	14.92	13.26	12.01
Male Full-time workers	17.76	14.37	12.72
Female Full-time workers	12.48	11.61	10.96
<b>Earnings by workplace (2008)**</b> (Source ONS annual survey of hours and earnings –residential analysis)			
Gross Weekly Pay	521.8	499.8	479.1
Male Full-time workers	602.5	555.8	523.5
Female Full-time workers	421.6	421.6	412.4
Hourly pay	13.17	12.64	12.00
Male Full-time workers	15.27	13.58	12.69
Female Full-time workers	11.34	11.23	10.95

Note: \*median earnings in pounds for employees living in the area

\*\* median earnings in pounds for employees working in the area

## Health

<b>The extent to which older people receive the support they need to live independently at home</b> (National Indicator 139)	
2008/09	27.6%

<b>Cancer Mortality Rates from all cancers under the age of 75<sup>2</sup></b>				
	Male		Female	
	Rates per 100,000 population	Rank in the country	Rates per 100,000 population	Rank in the country
2006	105.7	155	87.8	169
2005	120.5	155	102.4	169
<b>Mortality Rates from all circulatory diseases under the age of 75<sup>3</sup></b>				
	Male		Female	
	Rates per 100,000 population	Rank in the country	Rates per 100,000 population	Rank in the country
2006	80.0	54	36.3	103
2005	97.3	106	38.1	5

<b>The extent to which older people receive the support they need to live independently at home (National Indicator 139)</b>
2008/09

<b>Adult participation in sport and active recreation (national indicator 8)</b>	
2008 – 09	25.4%
2007 – 08	25.4%

## Crime

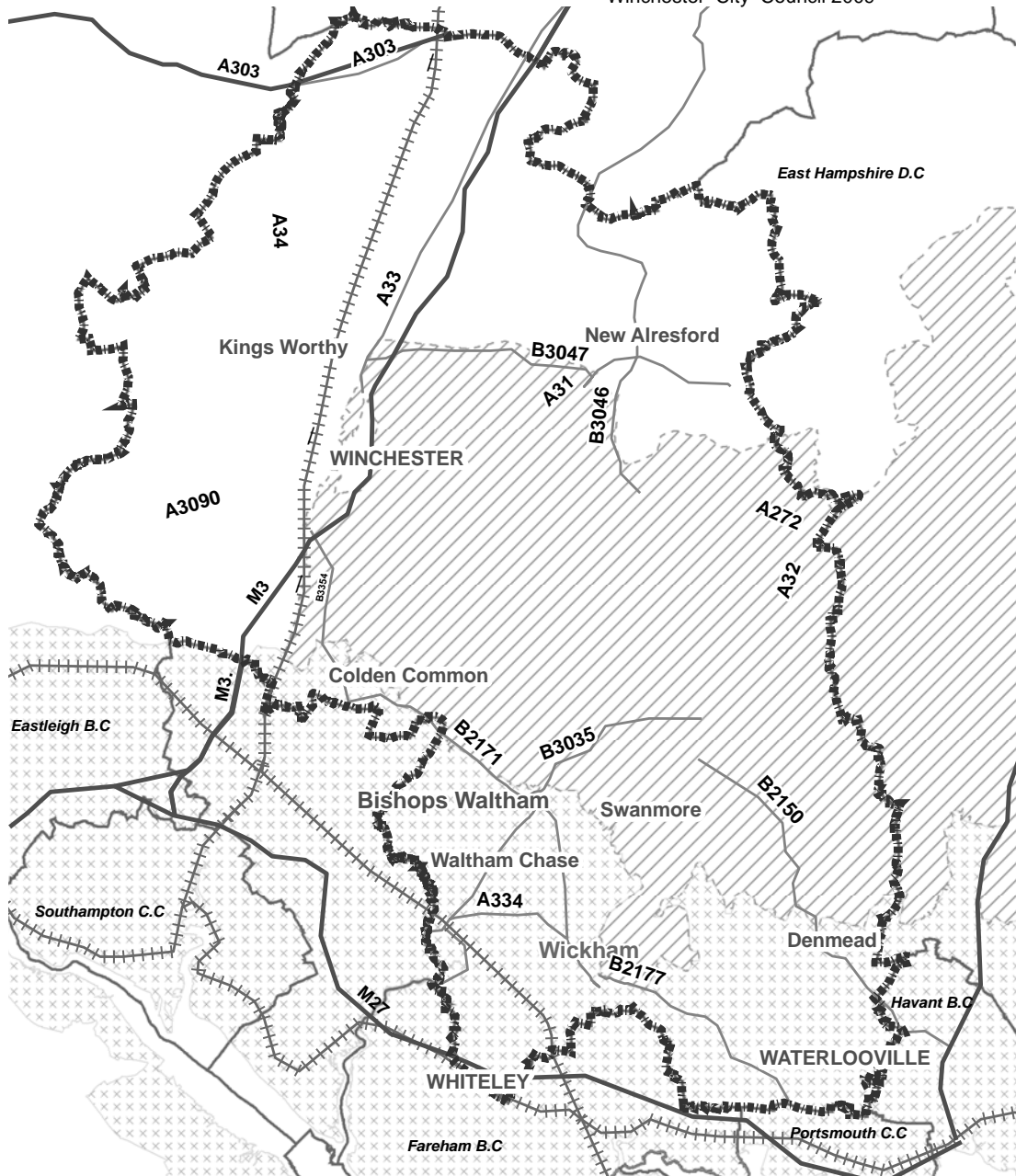
<b>Perceptions of anti-social behaviour (National Indicator 17)</b>	
2008/09	9.9%
2007/08	9.3%
2006/08	19.0%

<sup>2</sup>HCC: 'Quality of Life' report 2008. Raw data source: Health and Social Care Information Centre. Compendium of Clinical and Health Indicators / Clinical and Health Outcomes Knowledge Base. (ONS)

<sup>3</sup>HCC: 'Quality of Life' report 2008. Raw data source: Health and Social Care Information Centre. Compendium of Clinical and Health Indicators / Clinical and Health Outcomes Knowledge Base. (ONS)

# Map of the District

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 Winchester City Council 2009



- Key:**
- / Railway Station
  - Winchester District Boundary
  - Motorway
  - Main roads
  - +++ Railway
  - □ □ □ PUSH Area
  - /// South Downs National Park

## 4 PART ONE - MONITORING POLICY PROGRESS

- 4.1 The purpose of this part of the AMR is to assess the progress of the production of documents identified within the Council's Local Development Scheme (LDS).
- 4.2 At April 2009, the current LDS was the version approved in August 2007 covering the three year period 2007 – 2010. The 2008 AMR identified a need to revise the 2007 LDS on the basis of experience of preparing the Core Strategy - the lead LDF document for the Winchester District and the revisions to PPS12 approved in June 2008, which set out revised policy guidance to LDF preparation and production. This was subsequently, followed by revisions in 2008 and 2009 to the Town and Country Planning (Local Development) (England) Regulations.
- 4.3 The 2007 LDS identified production of two Development Plan Documents (DPDs) – the Core Strategy and the Development Provision and Allocations DPD. In addition a number of Supplementary Planning Documents (SPD) were also identified. These continue to be produced primarily by community led groups and a number of 'design statements' were adopted during the 2008/09 period (see below for details). Changes to the Development Plan Regulations in 2008/2009 no longer require SPD to be specified within the LDS.
- 4.4 The 2007 timetable for Core Strategy production included the following key milestones:-
- Issues and options publication and consultation December 2007
  - Preferred option publication and consultation August 2008
  - Submission September 2008
  - Adoption December 2009
- 4.5 The Development Provision and Allocations DPD timetable (2007) was aimed to coincide with the later part of Core Strategy production, its key milestones were expressed as :-
- Issues and options preparation and consultation October 2008 – May 2009
  - Preferred option preparation and consultation June 2009 – June 2010
  - Submission July 2010
  - Adoption September 2011
- 4.6 The 2008 AMR proposed that a revised LDS should be produced, given the slippage that had occurred post Core Strategy Issues and Options consultation. The Core Strategy Issues and Options consultation had concluded in early 2008, therefore during 2008/2009 time was primarily spent assessing and responding to the high level of responses received, whilst continuing with

progress on the evidence base. In addition there was also a need to address the revised planning guidance and regulations with greater emphasis being placed on allocating strategic sites in Core Strategies. The 2007 LDS identified that the Core Strategy would undergo its Preferred Option consultation during August 2008. This was delayed for the above reason.

4.7 With regard to preparation of the Development Management and Allocations DPD (formerly Development Provisions and Allocations), during 2008/2009, preparation concentrated on undertaking a Strategic Housing Land Availability Assessment, to establish potential sources of land suitable for housing purposes across the District. This was subject to consultation during early 2009. The results of this will inform the Development Management and Allocations DPD, together with the sites that have been submitted to the Council for consideration.

4.8 In addition, during 2008/2009 it was necessary for the Council to identify which policies it wished to 'save' from the adopted local plan, as the three year post local plan adoption period would expire mid 2009. During January 2009 the Council submitted a list of policies to be saved to the Secretary of State for consideration and received approval on 18<sup>th</sup> June 2009.

Summary of Key achievements for Winchester's LDF during 2008/2009:-

Date	Task and status
April 2008	<ul style="list-style-type: none"> <li>○ New Alresford Town Design Statement adopted as SPD (2 April 2008)</li> <li>○ West Fulfood and Oram's Arbour Neighbourhood Design Statement adopted as SPD (2 April 2008)</li> <li>○ Evidence relating to open space, sport and recreation - noted</li> </ul>
July 2008	<ul style="list-style-type: none"> <li>○ Report to Cabinet (LDF) committee – feedback on Core Strategy Issues and Options consultation (15 July 2008)</li> <li>○ Olivers Battery Village Design Statement adopted as SPD (15 July 2008)</li> <li>○ Otterbourne Village Design Statement adopted as SPD (15 July 2008)</li> <li>○ Evidence relating to gypsy and traveller accommodation needs – noted</li> <li>○ SHLAA progress and methodology - noted</li> </ul>
October 2008	<ul style="list-style-type: none"> <li>○ Report to Cabinet (LDF) committee – feedback on Core Strategy Issues and Options consultation</li> </ul>
November 2008	<ul style="list-style-type: none"> <li>○ Report to Cabinet (LDF) committee – feedback on Core Strategy Issues and Options consultation</li> </ul>
December 2008	<ul style="list-style-type: none"> <li>○ Report to Cabinet (LDF) committee – feedback on Core Strategy Issues and Options consultation</li> </ul>

	<ul style="list-style-type: none"> <li>○ Draft SHLAA results – noted and agreed for consultation during 2009</li> <li>○ Local plan policies to be saved agreed and forward to Council for formal approval and submission to SoS</li> </ul>
January 2009	<ul style="list-style-type: none"> <li>○ Report to Cabinet (LDF) committee – feedback on Core Strategy Issues and Options consultation</li> </ul>
March 2009	<ul style="list-style-type: none"> <li>○ Report to Cabinet (LDF) committee – feedback on Core Strategy Issues and Options consultation</li> <li>○ Recommend to Cabinet (6<sup>th</sup> April 2009) to approve Core Strategy Preferred Option for consultation under revised Regulation 25</li> </ul>
April 2009	<ul style="list-style-type: none"> <li>○ Council (22 April 2009) approved Core Strategy Preferred Option for consultation under revised Regulation 25</li> </ul>

4.9 The LDS was therefore, subsequently revised in early 2009 and following approval by the Council on 6<sup>th</sup> March was formally submitted to GOSE on 19<sup>th</sup> March 2009. GOSE subsequently issued a holding direction on 14<sup>th</sup> April 2009, covering the following matters:-

- the possibility of producing the Publication version of the Core Strategy under Regulation 27 earlier than proposed;
- Reduction of the time between Pre-submission and Submission stages of the Core Strategy, to a period of 2-3 months rather than 6 months as indicated in the draft LDS;
- Concern that there will be an allocations ‘void’ until the Core Strategy and Allocations DPD are adopted considering that the adopted Local Plan only covers the period to 2011;
- How the Hedge End SDA is dealt with in the Core Strategy and subsequent DPDs, and consistency with Eastleigh Borough Council’s LDS.

4.10 During summer 2009 the Authority received advice from PINS under its LDF Support Programme, in addition to advice received from PAS (Planning Advisory Service) under its Spatial Planning Peer Information Sharing Initiative. The outcome of these discussions has led the Council to reconsider the timetable for all its identified DPDs. A further revised LDS was submitted for approval 13 November 2009. This includes the following :-

- Details of Core Strategy preparation and production through to adoption

- Details of Development Management and Allocations DPD (formally Development Provisions and Allocations) preparation and production through to adoption
- Saved local plan policies (together with an indication of which DPD they will be replaced within)
- references to
  - North of Fareham Strategic Development Area AAP,
  - South Downs National Park,
  - Statement of Community Involvement and
  - Supplementary planning documents
- Risk assessment and management including resources

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

- 5.1 The structure of this section of the AMR is centred on indicators relating to the five themes set out in the Sustainable Community Strategy. The Local Development Framework has strong links with the Sustainable Community Strategy (SCS), with the LDF putting into action the land use aspects of the strategy. Part Two of the AMR is structured around the five themes of the refreshed Sustainable Community Strategy 2008:-
- Health and Wellbeing;
  - Safe and Strong Communities
  - Economic Prosperity
  - High Quality Environment; and
  - Inclusive Society
- 5.2 For ease of reference, Appendix 3 sets out the WDLPR policies assigned to each of the Sustainable Community Strategy themes.
- 5.3 There are two main types of indicators: Core Output Indicators and Local Output Indicators. Core Output Indicators are set by national government with the main purpose of measuring quantifiable physical activities that are directly related to, and a consequence of, the implementation of planning policies. The first set of Core Output Indicators was published in 2005 and was revised in 2008.
- 5.4 Local Output Indicators address the outputs of planning policies not covered by the Core Output Indicators and are chosen by the local planning authority.
- 5.5 Both sets of indicators are intended to measure the effect of policies contained within Development Plan Documents. The first DPD which will be adopted by Winchester City Council is the Core Strategy and this is anticipated to take place in December 2011. Until the adoption of the Core Strategy, the WDLPR remains the development plan for the District, and it is these policies which are monitored.
- 5.6 A further set of indicators Significant Effects Indicators are designed to assess the sustainability assessment objectives and targets, enabling a comparison to be made between the predicted effects and actual effects measured during the implementation of the policies. However, as no documents requiring a Sustainability Appraisal have yet been adopted, they will not be used in this monitoring period.
- 5.7 Due to the nature of the policies in the Winchester District Local Plan Review, monitoring of relevant outputs is not always possible as they are not



quantifiable in terms of meeting aims and targets. Because of this, the AMR 2009 concentrates on policies which can be monitored and are relevant to the progress of the LDF.

## 6 **THEME ONE: HEALTH AND WELLBEING**

- 6.1 The Health and Wellbeing theme of the Strategic Community Strategy is aimed at making healthy lifestyles the norm for all residents. This objective will be encouraged by the availability of facilities for sports and other physical activities, with residents not prejudiced by unavailability of care services or poor accommodation.

WDLPR policies in the Health and Wellbeing Theme (only those identified in **bold text** are monitored in this section).

Chapter	Issue	Winchester District Local Plan Review Policies
3. Design and Development Principles	Aerodrome Safety	DP7
9. Recreation and Tourism	Recreation	RT1, RT2, RT3, <b>RT4</b> , <b>RT 5</b> RT6,RT7*, RT8*, RT9, RT10*, RT11 – RT14
11. Winchester	Bushfield Camp	<b>W3</b>
13. Settlements	Site Proposals	<b>S4, S9</b>

\*policy not saved post July 2009

### **Recreation**

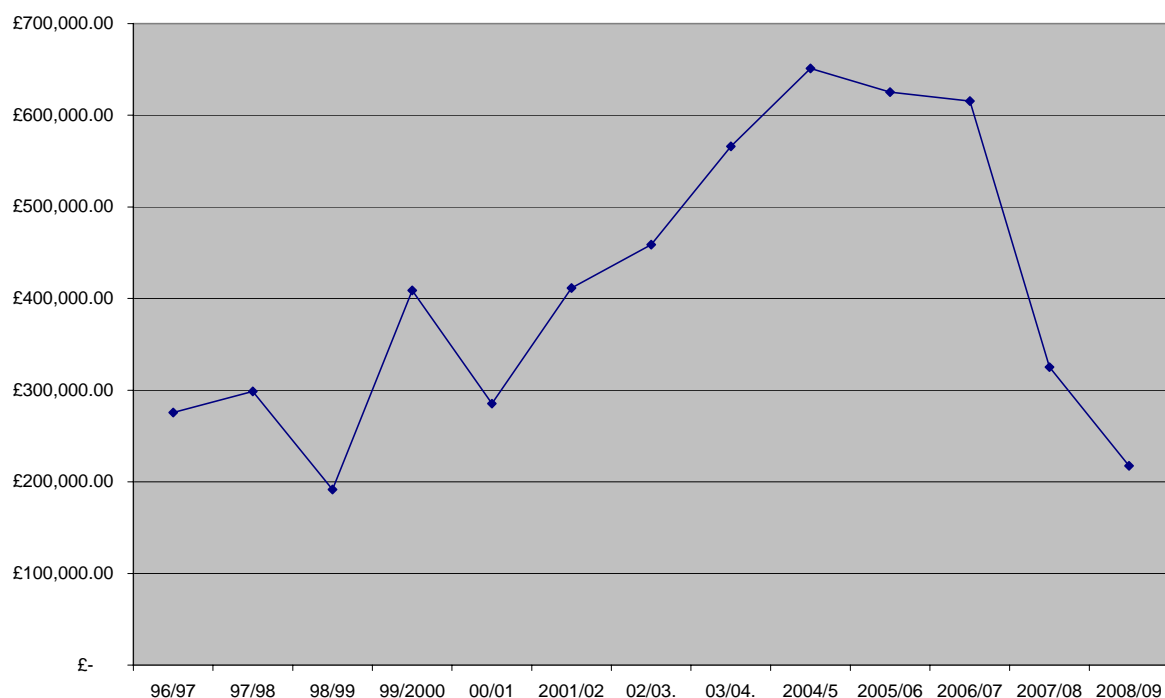
#### **Local Indicators**

#### **LOI.1 Open Space provided in association with new developments 2008 – 2009**

Site	Area Provided 2008 - 2009
Court Road, Kings Worthy	386 m <sup>2</sup>
Overton Road, Micheldever Station	652 m <sup>2</sup>
ROC Worthy lane, Winchester	340 m <sup>2</sup>
Winton House, Winchester	1500 m <sup>2</sup>
Greenacres, Winchester	802 m <sup>2</sup>
Elim Lodge, Bishops Waltham	864 m <sup>2</sup>
1-7 Chilbolton Avenue, Winchester	1290 m <sup>2</sup>

#### **LOI.2 Open Space Fund Receipts**

**2008 – 2009:**           £217,399.12



**Figure 2: Open Space Fund Receipts 1996-2009**

**Table 1: Amounts released from the Open Space Fund 1 March 2008 and 28 February 2009**

Parish	Scheme Details	Date	Amount Released (£)
Bishops Waltham	additional landscaping for skatepark	21.07.08	5,000.00
	fencing and railings at Hermitage Heights	17.03.08	3,789.00
Bramdean	new swings	12.06.08	800.00
Cheriton	play area fencing	05.12.08	2,392.00
	swing frame and surfacing	08.08.08	4,700.00
Colden Common	bowling green shelter	29.05.08	15,000.00
	cricket nets surfacing	07.04.08	800.00
Crawley	new play area fencing	25.11.08	1,522.00
Curdrige	urgent tree work to recreation ground	15.08.08	1,400.00
	drainage to recreation ground	29.05.08	9,400.00
	drainage to recreation ground	29.05.08	8,000.00
	fencing to Glebe Field	04.02.09	700.00
Denmead	new playground	29.12.08	20,000.00
Hambleton	grant to Cricket Club for pavilion repairs	02.04.08	2,000.00
Itchen valley	more play equipment	20.10.08	1,500.00
	play equipment	24.07.08	2,967.00

Kingsworthy	play equipment at Eversley Park	29.05.08	8,040.00
	tree work Church Green Rec	29.05.08	640.00
	planting to Firs Crescent	10.07.08	8,922.00
	tree removal Church Green Rec	05.08.08	3,450.00
	football pitch improvements	29.08.08	5,428.00
	consultant design fees	22.09.08	850.00
	dog bins at Eversley Park	06.11.08	220.00
	land purchase legal costs	25.11.08	1,076.00
	car park improvements Eversley Park	16.12.08	1,864.00
	Church Green improvements	15.12.08	27,552.00
Littleton & Harestock	play equipment at Bradley Road	29.05.08	14,020.00
Micheldever	play equipment Duke Street play area	12.03.08	13,282.00
	fencing to play area	22.09.08	1,960.00
	playground thermoplastic marking	06.11.08	850.00
New Alresford	replacement safety surfacing Sun Hill	07.04.08	1,650.00
	petanque court	04.09.08	3,850.00
Otterbourne	new playground	08.01.08	28,600.00
Shedfield	petanque court edging	29.05.08	965.00
Soberton	toddlers play area	07.11.08	12,444.00
	sports pavilion	07.11.08	12,241.00
South Wonston	skatepark 2nd instalment	10.07.08	8,250.00
	kids 'assault' wall	19.01.09	2,431.00
Sparsholt	play equipment	03.04.08	2,000.00
Swanmore	netting Broad Lane Rec	15.10.08	1,144.00
	new swings	02.04.08	10,836.00
Twyford	play equipment	29.05.08	13,000.00
Wonston	land purchase contribution	03.04.08	1,000.00
Winchester wards	lighting improvements Abbey Gardens	09.02.09	10,677.59

#### Commentary

- 6.2 Policy RT.4 requires new residential developments to provide appropriate amounts of space and facilities provision for children's play sports grounds and general use, where a deficit exists. The above local indicators give details of the income and the amount released from the fund during the monitoring period. Figure 1 above illustrates that there is another significant drop in income compared to the previous three years and reflects the slowdown in housing starts/completions.

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

### **LOI.3 Improvement in recreational provision**

Allocation	Current status
Bushfield Camp (W.3)	No progress
North of Stockbridge Road/west of Littleton road, Winchester (RT.5)	No progress – unlikely to be implemented.
East of Mill Lane, Wickham (RT.5)	No progress
Area between Abbey Mill and Palace House (S.4)	No progress
Public footpaths proposed in Kings Worthy (S.9)	Completed

#### Commentary

- 6.4 In addition to promoting improvements in recreational provision in all settlements in the District, RT.5 also allocates land adjacent to the larger settlements with the most serious shortfalls, identified through the annual assessment of play areas and sports grounds, set out in the Open Space Strategy.
- 6.5 Bushfield Camp in Winchester is subject to policy W.3 which allows for open sports, informal recreation and small-scale tourism related uses on the site. It has not been possible to progress this proposal, however the emerging Core Strategy makes a strategic allocation for this site which would bring forward a large part as informal recreation.
- 6.6 Policy S.4 states that “the area between Abbey Mill and Palace House in Bishops Waltham is suitable for development as informal public open space and for the provision of a carefully designed and landscaped car park.” Planning permission has been granted a mixed use scheme which would implement the requirements of this policy, but it is understood that the land has since been sold and is likely to be subject to a new application.
- 6.7 Policy S.9 provides the opportunity for public footpaths along disused railway lines in Kings Worthy. Public footpaths/bridleways have now been provided. This policy no longer needs to be monitored.

## 7 **THEME TWO: SAFE AND STRONG COMMUNITIES**

- 7.1 The WDSP outlines three key outcomes for the Safe and Strong Communities theme:
- There are low levels of anti-social behaviour throughout the District
  - There are low levels of violent crime
  - Roads are safe in the District
- 7.2 This is an important theme of the Strategic Community Strategy as repeated surveys have indicated that fears relating to crime and personal safety are very important to the local population.
- 7.3 Spatial planning has a crucial role to play in terms of promoting safe and secure environments. The layout of developments and the location of uses play an important part. The provision of street furniture, landscaping, lighting and footpath access are all vital components of quality environments.
- 7.4 Design is a key principle of Planning Policy Statement 1 which states that design “should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact”
- 7.5 A key objective of the WDLPR is “to ensure that new development helps to conserve and enhance the character and attractiveness of the District by promoting a design-led approach to achieve appropriate development. Therefore this is a cross-cutting theme in the WDLPR and the requirement for good design can be found throughout the policies in the Local Plan.
- 7.6 DP.3 sets out the general design criteria for new developments. This includes natural surveillance of routes and spaces and links to the principles of ‘Secured by Design’. One of the aims of the policy is to reduce the opportunity for, and fear of, crime and antisocial behaviour. Safe and secure environment also has links to other policies relating to design, landscaping and housing.
- 7.7 No indicator has been developed to monitor DP3. The wide-ranging nature of this policy does not lend itself to numerical evaluation. However, the contextual indicators on people’s perception of crime are set out in the Profile of the District.

## THEME THREE: ECONOMIC PROSPERITY

- 7.8 Working towards economic prosperity is a key outcome which the Winchester District Strategic Partnership wishes to achieve. The following are the priorities for action agreed by the Winchester District Strategic Partnership:
- Winchester District exploits its reputation as a cultural stronghold, using this as a means to stimulate a modern and creative approach to business
  - The promise of London 2012 is channelled into local opportunities to enhance the skills and ambitions of those who live in the district
  - Businesses are good neighbours.
- 7.9 The Preferred Option for the Core Strategy reflected these priorities, with the emerging spatial planning vision including “The varied economy will expand and change to reflect its skills and technologies from traditional rural enterprises to knowledge and creative industries”
- 7.10 The Economic Prosperity theme covers a wide range of topics in the WDLPR. A key part element is the delivery of housing and this section sets out Winchester City Council’s five year land supply position at December 2009. In addition housing trajectories are included for both the PUSH and non-PUSH areas of the district (see Appendix 6).
- 7.11 Economic prosperity is also covered in policies throughout the WDLPR, including employment, town centres and the rural economy.

WDLPR policies in the Economic Theme (only those identified in **bold text** are monitored in this section).

Chapter	Issue	Policies
4. Countryside and Natural Environment	Rural Economy	CE12*, CE.13 – <b>CE.17, CE.18, CE.19, CE.20</b> - CE.22, CE24, CE26
6. Housing	Supply and Strategy	<b>H1 – H3</b>
7. Employment		E1, E2, E4
8. Town Centres, shopping & Facilities	Town Centres and Retail	SF1 – SF3, SF4*, SF5
9. Recreation and Tourism	Tourism	RT15 – RT17
10. Transport		T9, T11, T12
11. Winchester	Town Centres and Retail	<b>W2</b>
12. Major Development Areas	Site Proposals	<b>MDA1 – 2</b>
13. Settlements	Site Proposals	S2, <b>S3, S6, S7, S10, S11, S12, S13*, S14, S15</b>

\* Policy not saved post July 2009

## Other Policies also reported in this section under the Economic Prosperity Theme

- 7.12 For ease of reference, housing policies which are categorised under other SCS themes are also included in this section. Affordable housing information and gypsy and traveller indicators can be found in the Inclusive society section (theme five). The table below shows which policies this affects.

Local Indicator	Chapter	Policy	Issue	Main Sustainable Community Strategy theme
LOI.7 & LOI.8	Housing	H.4	Housing infill development	High Quality Environment
LOI.10	Housing	H.7	Housing mix and density	Inclusive Society

## Housing Supply and Strategy

### Five-year Land Supply Assessment.

- 7.13 This five year land supply assessment sets out the housing supply for the District for the period 2009 – 2014 and also looks ahead to the period 2010 – 2015. It is based on requirements and advice which are set out in current Government policy. While the Council has agreed the figures and evidence below, it has requested a meeting with the Housing Minister to discuss its concerns about the way in which land availability assessments have to be undertaken.

### Policy Requirements for Housing Provision

- 7.14 The South East Plan has replaced the Structure Plan (as of May 2009) and includes higher housing requirements for Winchester District than those in the Structure Plan. It also specifies separate requirements for the part of the District in the 'PUSH' (Partnership for Urban South Hampshire) area and the non-PUSH part of the District. The South East Plan's housing requirements apply from 2006-2026.
- 7.15 There have been significant fluctuations in housing provision over the Structure Plan period (1996 – 2006), as illustrated by the trajectory in the AMR 2008. Housing completions declined rapidly from a peak of 850 in 1997/98 to a low of 241 in 2000/01. They have recovered every year until 2004/05, when they peaked at 694, and then dropped back to about 500 a year from 2005 to 2008. However, with the economic recession taking hold in late 2008, completions in 2008/09 dropped to 359 dwellings.
- 7.16 Prospects for the housing market appear to be improving after a period of house prices falling nationally. The current shortage of mortgage availability



is stifling the housing market, despite a continuing need for housing. However, the local housing market is traditionally stronger and the Central Hampshire and New Forest Housing Market Monitoring Report 2008 (DTZ, December 2008) shows that in almost all parts of Winchester District house prices continued to rise in the period August 2007-August 2008. Nevertheless, the volume of housing transactions has fallen by half in Central Hampshire as a whole (about a third in Winchester District). DTZ considers that the national economy will show negative growth during 2009, with perhaps marginal positive growth in 2010.

- 7.17 Several economic forecasters are expecting the recession to be less deep and prolonged than originally feared, with economic growth returning to positive figures during 2010. House prices are also expected to start to rise in late 2010/early 2011, although there are signs that this may already be happening in some areas.
- 7.18 It is clear that house building rates have dropped locally in 2008/09 and these are expected to stay at a similar level in 2009/10. However, major development at West of Waterlooville is now underway, with the developer reporting strong buyer interest. Whilst there is uncertainty about future prospects, what is certain is that the Government has recently approved the housing requirements contained in the South East Plan, so land availability must be judged against the approved targets. The predicted 'bounce-back' of the housing market, especially in the South East, would be within the 5-year periods under consideration so it remains important to maintain an adequate land supply.
- 7.19 Government advice in 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008' was that assessment of housing land availability should be forward looking, not just be based at a previous base date. Therefore the situation at a base date of April 2010 is considered, as well as at a base date of April 2009. With the approval of the South East Plan it is necessary to establish the housing requirement and supply for each sub-area of the District (PUSH and non-PUSH), as the requirements for different parts of the District are not interchangeable. The South East Plan's total requirement for the District is 12,240 over the 20-year plan period, equating to 6,740 for the PUSH part of the District and 5,500 for the non-PUSH area.
- 7.20 Although the South East Plan's requirement equates to 612 dwellings per annum (337 for the PUSH area, 275 for non-PUSH), account needs to be taken of any under- or over-provision since the Plan's start date of April 2006. Completions since April 2006 are as follows:

**Table 2: Housing completions since 2006**

<b>Sub-Area/Year</b>	<b>2006/07</b>	<b>2007/08</b>	<b>2008/09</b>	<b>Cumulative</b>
PUSH	142	222	108	472
Non-PUSH	354	340	251	945
District	496	562	359	1417

7.21 In order to calculate the housing requirement from April 2010 it is necessary to estimate completions in 2009/10. The following estimates are based on the expected development rates of identified large sites (see Appendix 4) and one-fifth of the estimated 5-year completions on small site commitments and SHLAA sites (Tables 3 and 4 below). In the PUSH area completions in 2009/10 are estimated to total 118 dwellings and in the non-PUSH area 246 dwellings.

7.22 The level of provision so far in the PUSH part of the District (472 dwellings 2006-2009 with an estimated 118 in 2009/10) has been well below the annualised requirement for 3 years (1,011 dwellings), whereas in the non-PUSH part of the District it is somewhat higher (945 dwellings 2006-2009 with an estimate of 246 in 2009/10) than the annualised requirement for 3 years (825 dwellings). This has a knock-on effect for the remaining housing requirement, which will be higher than the South East Plan's annualised requirement in the PUSH area and lower in the non-PUSH area:

- **PUSH residual requirement at April 2009:**-  $6,740 - 472 = 6,268$  (369 dwellings per annum over remaining 17 years of SE Plan). 5-year requirement =  $369 \times 5 = 1845$
- **Non PUSH residual requirement at April 2009:**-  $5,500 - 945 = 4,555$  (268 dwellings per annum over remaining 17 years of SE Plan). 5-year requirement =  $268 \times 5 = 1340$
- **PUSH residual requirement at April 2010:**-  $6,740 - 590 = 6,150$  (384 dwellings per annum over remaining 16 years of SE Plan). 5-year requirement =  $384 \times 5 = 1920$
- **Non PUSH residual requirement at April 2010:**-  $5,500 - 1191 = 4,309$  (269 dwellings per annum over remaining 16 years of SE Plan). 5-year requirement =  $263 \times 5 = 1345$

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

## **Housing Supply**

### **Commitments and Planning Permissions**

7.24 These are sites which, at April 2009, have planning permission or are allocated in a statutory development plan. They have, therefore, been through the planning process and have a strong certainty of being developed. Large sites (10 or more dwellings) are individually assessed by Hampshire County Council on an annual basis (see Appendix 4).

7.25 In addition, the Council had contacted the owners/developers of every undeveloped site with planning permission in late 2007, to double check that there remained development interest and to clarify expected implementation dates. The exercise was repeated for all the large sites during summer 2009. The responses ensure that the development profiles for each site are as accurate as possible and take account of known progress, constraints, developers' plans and discussions with the local planning authority. The estimated supply from sites which are committed/permitted is as follows:

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

Period:	PUSH	Non-PUSH	District
2009-2014	940	522	1462
2010-2015	1119	490	1609

**Table 4: Small Sites (less than 10 dwellings)**

Period:	PUSH	Non-PUSH	District
2009-2014	112	294	406
2010-2015	78	226	304

7.26 The information from the survey of small sites applicants in 2007, along with work on the take-up of small site permissions undertaken for the Local Plan Review, lead to a non-implementation discount of 3% being applied to the updated small sites commitment figures in Table 4 above. For large sites, any delay in implementation is already taken into account in the profile for each site so there is no need for a non-implementation discount.

#### **Sites Identified in the SHLAA**

7.27 The Strategic Housing Land Availability Assessment (SHLAA) was published for consultation in March 2009. As the SHLAA identifies specific sites with development potential the Council can be certain that there is no double-counting with sites which already have planning permission (dealt with above).

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

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

Period:	PUSH	Non-PUSH	District
2009-2014	148	283	431
2010-2015	175	280	455

#### **Small Sites Allowance**

7.29 As the SHLAA only considers sites capable of accommodating 5 or more dwellings, it was thought appropriate for the draft Assessment to allow for the contribution of smaller sites. These have traditionally formed a significant and

consistent component of land supply and were expected to continue to do so. However, this was an area of substantial criticism during consultation on the draft SHLAA, given Government advice that 'windfall' sites should not be taken into account in the first 10 year period (PPS3, paragraph 59). It has become clear from Planning Inspectorate advice that no small site allowance should be included and this is reflected in Table 6 below.

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

Period:	PUSH	Non-PUSH	District
2009-2014	0	0	0
2010-2015	0	0	0

7.30 In order to meet the housing requirements of the South East Plan it will be necessary to make substantial new greenfield housing releases. The West of Waterlooville Major Development Area is already planned and part of the 'baseline' contribution of 2,000 dwellings is included within the large site commitments (Table 3 above). The Local Development Framework (LDF) Core Strategy will establish the development strategy for the District and proposes a number of 'strategic allocations' for housing in accordance with this strategy: at Winchester, Whiteley and West of Waterlooville. Along with the 'baseline' provision at West of Waterlooville these amount to about 8000 dwellings (about 7500 in the Winchester District).

7.31 Development at West of Waterlooville is now underway and it is anticipated that the other strategic allocations may start to deliver housing from 2013/14 onwards. Although this is within the 5-year periods being examined, no allowance is made for these other strategic sites as the Core Strategy has not progressed sufficiently for them to be considered 'deliverable' within the terms of Government guidance. In particular, further work is required on the detail of the strategic allocations, including viability and deliverability, and they have yet to be independently examined and then adopted.

**Table 7: Total 5-Year Land Supply**

Period:	PUSH	Non-PUSH	District
<u>2009-2014</u>			
Commitments (large)	940	522	1462
Commitments (small)	112	294	406
SHLAA Sites	148	283	431
Small Sites Allowance	-	-	-
Strategic Sites	-	-	-
<b>TOTAL</b>	<b>1200</b>	<b>1099</b>	<b>2299</b>
<u>2010-2015</u>			
Commitments (large)	1119	490	1609
Commitments (small)	78	226	304
SHLAA Sites	175	280	455
Small Sites Allowance	-	-	-
Strategic Sites	-	-	-
<b>TOTAL</b>	<b>1372</b>	<b>996</b>	<b>2368</b>

## Risk Assessment

- 7.32 The methodologies used to determine the housing requirement and supply reflect Government advice, to ensure that only deliverable sites are included. The comments received during consultation on the draft SHLAA and Assessment of the need for Local Reserve Sites have been taken into account.
- 7.33 All of the sites now included are specific identifiable sites which either have planning permission, are allocated in an adopted development plan, or have been identified and tested through the SHLAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted). While such an assessment cannot be a precise science, if anything it errs on the side of caution. For example, no allowance is made for new strategic allocations which have yet to progress through the planning process, even though these may contribute housing during the 5-year period, or for windfall sites which are likely to continue to emerge.
- 7.34 The likely deliverability of all the large sites (Appendix 3) has been reassessed taking account of information provided by landowners/developers, who were re-consulted in summer 2009. The main source of uncertainty relates to the current economic climate, which remains uncertain, although account has been taken of economic forecasts. Despite the uncertainty, there remains considerable need/demand for housing with many forecasters expecting house prices to rise again by late 2010/early 2011. Also, Winchester has one of the strongest housing markets in Hampshire and housing transactions have not been affected as badly as in other areas. It is also a wealthy area where some people are less reliant on mortgages. The District is, therefore, likely to suffer less than other parts of Hampshire or the country.

## Conclusion

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

**Table 8: Land Requirements and Supply**

Period:	PUSH	Non-PUSH	District
2009-2014			
Requirement	1845	1340	3185
Supply	1200	1099	2293
Surplus (years supply)	-645 (3.3yrs)	-241 (4.1yrs)	-886 (3.6yrs)
2010-2015			
Requirement	1920	1345	3265
Supply	1372	996	2368
Surplus (years supply)	-548 (3.6yrs)	-349 (3.7yrs)	-897 (3.6yrs)

- 7.36 The table above shows that there is a substantial shortfall of housing land, particularly in the PUSH area, but also in the non-PUSH part of the District,

and therefore at the whole District level too. This applies both to the current situation (2009-2014) and the projected situation in the coming 5 years (2010-2015).

- 7.37 Government advice (PPS3) for authorities in such situations is as follows: *'Where local planning authorities cannot demonstrate an up to date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69.'* (PPS paragraph 71).
- 7.38 Paragraph 69 of the PPS, which is referred to above, sets out factors which the planning authority should have regard to, such as achieving high quality design, a good mix of housing, sustainability, efficient use of land, and consistency with housing and wider policy objectives.
- 7.39 In the PUSH area the land supply situation improves slightly from 2009 to 2010 as development at the West of Waterlooville MDA gathers pace, but there remains a large shortfall in both 5-year periods. Even taking a longer-term view, development at West of Waterlooville will not meet housing needs or requirements on its own and it is clear from Appendix 3 that, by 2014 or so, very few other sites remain to be developed. Also, small site commitments and SHLAA sites in the PUSH area are typically modest in their contribution.
- 7.40 Whilst the emerging Core Strategy proposes further land releases at West of Waterlooville (current reserve site) and North Whiteley, these proposals are not sufficiently advanced within the planning process to be counted within the 5-year periods currently being examined. If and when planning permission is granted, or the Core Strategy sufficiently advanced, these could be counted and would cumulatively start to achieve an adequate level of supply, but this is unlikely to be for several years.
- 7.41 Accordingly, for the PUSH part of the District there is a substantial current shortfall which is only likely to be resolved when major new allocations can be taken into account.
- 7.42 Account needs to be taken of the increase in housing targets for the PUSH area, much of which will need to be delivered through new greenfield allocations. It is therefore inevitable that housing delivery will build up more gradually to meet the increased targets for the PUSH part of the District during the early years of the Core Strategy period, with any initial shortfall being resolved in subsequent years. A positive and proactive approach will need to be taken to help bring forward other housing developments which are in accordance with current planning policy, including the 'strategic reserve' site element of West of Waterlooville (1000 dwellings) and to promote affordable housing opportunities. When dealing with planning applications in the PUSH area, account should be taken of the advice in PPS3 quoted above, due to the shortfall in supply.

- 7.43 For the non-PUSH part of the District the situation will deteriorate over time due to the lack of sites remaining to be developed after 2014 or so. The SHLAA does not identify sufficient housing opportunities within current policies to maintain an adequate supply to meet the South East Plan targets, and new allocations will be needed to achieve this. The Core Strategy Preferred Option proposes the allocation of Barton Farm (2000 dwellings), which could start to produce housing as early as 2013/14.
- 7.44 The Council has requested a meeting with the Housing Minister to discuss its concerns about the way in which land availability assessments have to be undertaken.

### Core Indicators

#### CI H1: Plan period and housing targets

Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan target
1996	2009	7295	Hampshire Structure Plan Review
2006	2026	12,240	The South East Plan

#### CI H2(a) Net additional dwellings – in previous years

#### CI H2(b) Net additional dwellings – for the reporting year

	Year	Structure Plan Total	PUSH	Non-PUSH	South East Plan Total
H2(a) Net additional dwellings in previous years	1996 – 2003	3262	-	-	-
	2003 - 2004	603	-	-	-
	2004 - 2005	694	-	-	-
	2005 - 2006	490	-	-	-
	2006 –2007	496	142	354	496
	2007 –2008	562	222	340	562
H2 (b) Net additional dwellings – for the reporting year	2008 –2009	359	108	251	359
Total		6466	472	945	1417

## CI H2 (c) Net additional dwellings – in future years

Year	PUSH Additional Dwellings	PUSH Annual Requirement	Non-PUSH Additional Dwellings	Non-PUSH Annual Requirement	Total Additional Dwellings	South East Plan Total Requirement
2009/10	119	337	246	275	365	612
2010/11	215	337	249	275	464	612
2011/12	222	337	244	275	466	612
2012/13	377	337	126	275	503	612
2013/14	499	337	276	275	775	612
2014/15	552	337	254	275	806	612
2015/16	557	337	411	275	968	612
2016/17	537	337	434	275	971	612
2017/18	587	337	434	275	1021	612
2018/19	673	337	439	275	1112	612
2019/20	546	337	310	275	856	612
2020/21	526	337	310	275	836	612
2021/22	546	337	110	275	656	612
2022/23	384	337	60	275	444	612
2023/24	87	337	11	275	98	612
2024/25	30	337	0	275	30	612
2025/26	0	337	0	275	0	612

## CI H2 (d) Managed delivery target

Year	Managed delivery target
2009/10	637
2010/11	654
2011/12	666
2012/13	681
2013/14	694
2014/15	681
2015/16	662
2016/17	624
2017/18	576

Year	Managed delivery target
2018/19	510
2019/20	413
2020/21	326
2021/22	207
2022/23	75
2023/24	-75
2024/25	-203
2025/26	-516

### Commentary

- 7.45 Housing trajectories for the two sub-regions of the South East Plan are included in Appendix 6.
- 7.46 The sources of supply for Core indicator H3 are the same as those set out in the five-year land supply section above, with the addition of sites to be allocated through the Core Strategy. The Preferred Option of the Core Strategy (May 2009), suggests allocating three strategic sites in the District to meet the South East housing provision. The three sites are:

- West of Waterloo Extension



- North of Whiteley
- Barton Farm, Winchester

7.47 Although the Core Strategy is not scheduled to be adopted until December 2011, developers have already, or are planning to submit planning applications during the next twelve months. The current situation for each site is set out below.

West of Waterlooville Extension

Sub- region	Status at 1 <sup>st</sup> December 2009				Total no. of dwellings estimated	Next stage
PUSH	<p>A 'reserve' site in WDLPR for 1000 dwellings.</p> <p>Allocated as a Strategic site in the Core Strategy, Preferred Option.</p> <p>The landowners, Grainger, are creating a new masterplan to incorporate both the extension and their part of the WDLPR major development area. The masterplan was subject to public consultation in November 2009</p>				1000	Resubmission anticipated mid 2010
Anticipated Completions						
4Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
No. of completions	50	200	200	200	200	150

North of Whiteley

Sub- region	Status at 1 <sup>st</sup> December 2009								Total no. of dwellings estimated	Next stage			
PUSH	Allocated as a Strategic site in the Core Strategy, Preferred Option.								3000	Submission anticipated mid 2010			
Anticipated Completions													
Year	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
No. of completions	80	150	250	300	330	330	330	330	300	300	200	70	30

Barton Farm, Winchester

Sub- region	Status at 1 <sup>st</sup> December 2009							Total no. of dwellings estimated	Next stage	
Non- PUSH	Allocated as a Strategic site in the Core Strategy, Preferred Option. Previously allocated as a 'reserve' in the WDLPR.  Application for 2000 dwellings received by Winchester City Council 23 November 2009 – (09/02412/OUT)							2000	Target date for determination:	
Anticipated Completions										
Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
No. of completions	50	100	200	300	300	300	300	300	100	50

7.48 In addition to the three strategic sites outlined above, the trajectory demonstrates the need for further greenfield releases in the District to meet the South East Plan housing provision. The need for the allocation of further sites will be set out in the Core Strategy and sites will be allocated in the subsequent Development Management and Allocations DPD.

7.49 It should be noted that in previous years, the housing trajectories in the AMR have referred to the Urban Capacity Study (UCS) and also a windfall allowance as part of the future housing supply. The UCS has now been

replaced by the SHLAA and as set out in the five-year land supply, windfalls are no longer counted.

### Progress in meeting the Structure Plan requirement

- 7.50 The South East Plan was adopted in May 2009 and now forms part of the statutory development plan for the District. It is against the South East Plan housing target that the five year housing land supply is assessed and the need for housing allocations in the Core Strategy. However the Hampshire County Structure Plan 1996 – 2011 (Review) formed part of the development plan during this monitoring period (1st April 2008 – 31st March 2009). The AMR therefore needs to monitor progress against the Structure Plan housing requirement of up to 2006, when it was superseded by the South East Plan. During this period (1996 – 2006) a total of 5049 dwellings have been completed, an average of 505 dwellings per annum. This demonstrates that the Structure Plan's annual requirement of 486 dwellings per annum has been met for every year the Structure Plan was part of the statutory development plan.

### Local Indicators

#### LOI.4: Progress of allocated sites at 31<sup>st</sup> March 2009

Site	Policy No.	Estimated no. of dwellings in WDLPR	Site has planning permission?	Status at 31 <sup>st</sup> March 2009
West of Waterlooville*	MDA.1	1110	Yes	Not started
West of Waterlooville (reserve)	MDA.1	1000	No	Site not released by Hampshire County Council
Whiteley Farm	S.11	50	Yes	Not started
Whiteley Green	S.12	90	No	Not started
Broadway/Friarsgate (also known as Silver Hill)*	W.12	100	Yes	Not started
Winchester City North (Reserve)	MDA 2	0 (2000 if released by Hampshire County Council monitoring of the Structure Plan)	No	Site not released by Hampshire County Council
Knowle*	n/a	This site was an allocation in the Winchester District Local Plan 1998,	Yes	Under construction

\*Further details of these sites are set out in Appendix 7

Commentary

7.51 The WDLPR (2006) allocated sites for residential development to meet the Structure Plan requirement of 7295 dwellings. The above table outlines progress on all of these sites. Appendix 7 provides further details of the allocations as at 1 December 2009.

**LOI.5: Release of Local Reserve Sites**

7.52 No Local Reserve Sites were released during the monitoring period.

Commentary

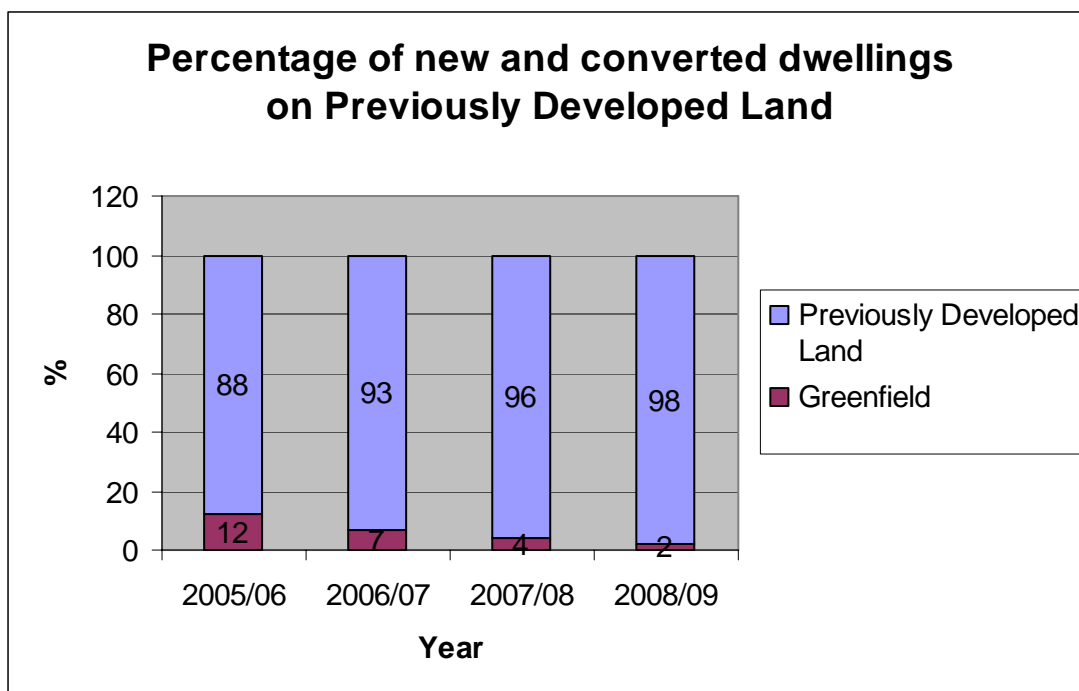
7.53 Based on the information available, Winchester City Council had assessed in its draft Assessment of the Need to Release Local Reserve Sites (March 2009) that there was not a need to release the four Local Reserve Sites set out policy H.2 of WDLPR.

**Further data relating to Housing Provision across the Winchester District**

**Core indicators**

**CI H3 New and Converted dwellings – on previously developed land (PDL)**

Year	Number of gross new dwellings built on PDL	Number of gross dwellings built on greenfield	Total number of gross completions	Percentage of all gross completions built on PDL	South East Plan target (Policy SP3)
2008 – 2009	402	9	411	98%	60%



**Figure 3: New and converted dwellings on previously developed land 2006 – 2009**

**Commentary**

7.54 The trend for new dwellings to be built on previously developed land has continued during this monitoring period, with the South East Plan target of 60% being greatly exceeded. It is anticipated that the level of completions on previously developed land will begin to decrease in the coming years as the greenfield allocations, including West of Waterlooville are built.

**Local Indicators**

**LOI.6 Development within policy boundaries**

Net number of completions within policy boundaries & (%)	Net number of completions in H4 settlements & (%)	Net number of completions in the countryside & (%)	Total number of net completions
329 (92%)	11 (3%)	19 (5%)	359 (100%)

**Table 9: completions in H.3 settlements**

H.3 Settlement	Number of net completions on previously developed land	Number of net completions on Greenfield land	Number of net dwellings completed
Bishop's Waltham	20	0	20
Cheriton	0	0	0
Colden Common	4	0	4
Compton Down	15	0	15
Corhampton	22	0	22
Denmead	12	0	12
Droxford	7	0	7
Hambledon	0	0	0
Hursley	0	0	0
Itchen Abbas	0	0	0
Kings Worthy	9	0	9
Knowle	34	0	34
Littleton	6	0	6
Micheldever	4	0	4
Micheldever Station	1	0	1
New Alresford	10	0	10
Old Alresford	0	0	0
Otterbourne	3	0	3
South Wonston	1	0	1
Southdown	4	0	4
Southwick	13	0	13
Sparsholt	0	0	0
Sutton Scotney	0	0	0
Swanmore	0	0	0
Twyford	4	0	4
Waltham Chase	9	0	9
West Meon	1	0	1
Whitley	0	0	0
Wickham	1	0	1
Winchester	149	0	149
Total	329	0	329

**Commentary**

- 7.55 Policy H.3 lists the settlements within which development proposals are considered acceptable in principle. During the monitoring year 329 new dwellings were completed within these boundaries (92%) of all net dwellings. The remaining completions were in the settlements where the infilling policy (H.4) applies and the countryside.

### LOI.7 Number of permissions in H4 policy settlements

Settlement	Monitoring year		WDLPR adopted			
	2004/05	2005/06	2006/07	2007/08	2008/09	Total
Abbots Worthy	0	0	0	2	0	2
Bighton	0	0	0	1	1	2
Compton Street	3	0	3	0	1	7
Curdrige	3	2	3	3	3	14
Durley	3	-1	2	3	0	7
Durley street	2	3	2	0	0	7
Lower Upham	0	1	1	0	0	2
Martyr Worthy	0	0	0	6	0	6
Meonstoke	1	1	2	0	0	4
Newtown	5	0	1	0	0	6
North Boarhunt	2	1	2	0	0	5
Otterbourne Hill	0	0	0	1	0	1
Owslebury	3	0	0	1	0	4
Shawford	0	0	1	1	0	2
Upham	0	0	0	0	1	1
<b>Total</b>	<b>22</b>	<b>7</b>	<b>17</b>	<b>18</b>	<b>6</b>	<b>70</b>

### LOI.8 Number of net completions in H4 settlements

H.4 Settlement	Number of completions on previously developed land	Number of completions on Greenfield land	Number of dwellings completed
Compton Street	5	0	5
Curdrige	1	0	1
Durley	1	0	1
North Boarhunt	1	0	1
Northington	-1	0	-1
Owslebury	1	0	1
Shirrell Heath	1	0	1
Soberton	1	0	1
Upham	1	0	1
<b>Total</b>	<b>11</b>	<b>0</b>	<b>11</b>

Commentary

- 7.56 Policy H.4 of the WDLPR permits schemes for limited infill residential development outside of the built-up areas of settlements listed in policy H.3, subject to meeting certain criteria. As this policy replaced the development frontage policy in the Local Plan 1998, the two local indicators above are used to monitor the impact the introduction of this policy has had on residential development in these settlements.
- 7.57 In 2008 – 09 it can be seen that 11 dwellings have been completed in H.4 settlements.
- 7.58 A further indicator which will monitor the effectiveness of the infilling policy is the number of residential applications refused in the H.4 settlements due to not meeting the criteria set out in the SPD. It is intended that a monitoring framework will be in place to report this for future AMRs.

**LOI.9 Residential development in the countryside**

Net number of completions on previously developed land	Net number of completions on Greenfield land	Net number of dwellings completed
10	8	18

**Table 10: types of dwellings completed in the countryside**

Category	Policy	Net completions in the countryside
Agricultural or forestry workers	CE.20	<b>5</b>
Reuse and conversion of rural buildings	CE.24 (HE.17, CE.25, CE.20)	<b>10</b>
Replacement dwellings	CE.23	<b>-1</b>
Travelling Showpeople	CE.27	<b>1</b>
Mobile Home	CE.19	<b>0</b>
Annex		<b>3</b>
Departure from the Local Plan	-	<b>0</b>
<b>Total</b>		<b>18</b>

Commentary

- 7.59 WDLPR permits residential development in the countryside only in special circumstances. Local Output Indicator 9 sets out the net number of dwellings completed on previously developed and greenfield land. The 8 dwellings completed on greenfield sites during this monitoring period have been permitted in the countryside.



7.60 Table 11 gives a breakdown of the types of dwellings permitted in the countryside. It demonstrates that residential development has only been allowed in accordance with WDLPR policies.

**LOI 10 Density of new dwellings**

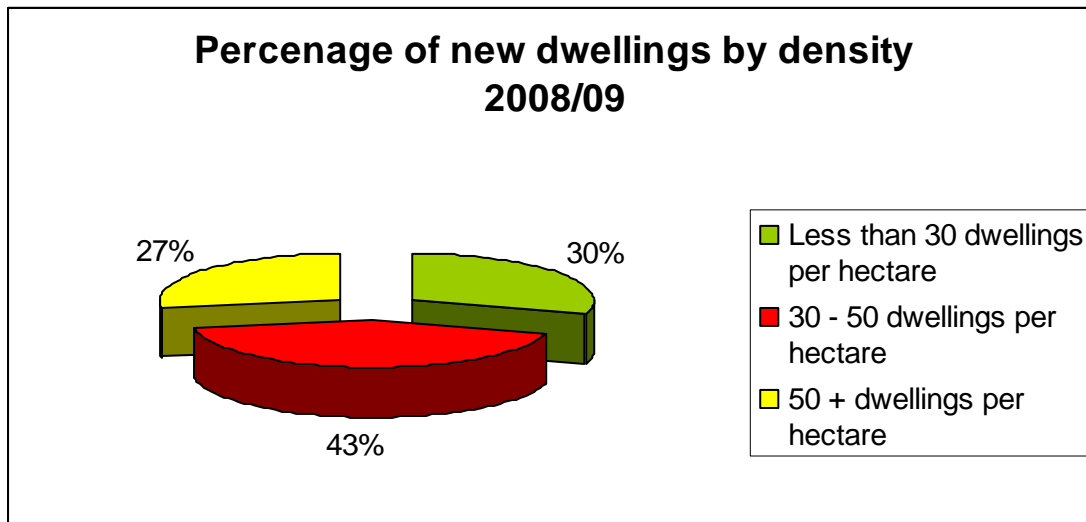


Figure 4: Density of new dwellings

**LOI 11 Average density of new dwellings**

Year	Average density of new dwellings
2008 – 2009	37 dwellings per hectare
2007 – 2008	44 dwellings per hectare
2006 – 2007	58 dwellings per hectare
<b>2006 – 2009</b>	<b>46 dwellings per hectare</b>

**Commentary**

7.61 Planning Policy statement 3 (PPS 3) states that local planning authorities may wish set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare (d.p.h) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place.

7.62 The South East Plan sets out an overall regional target of 40 dwellings per hectare over the Plan period.

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

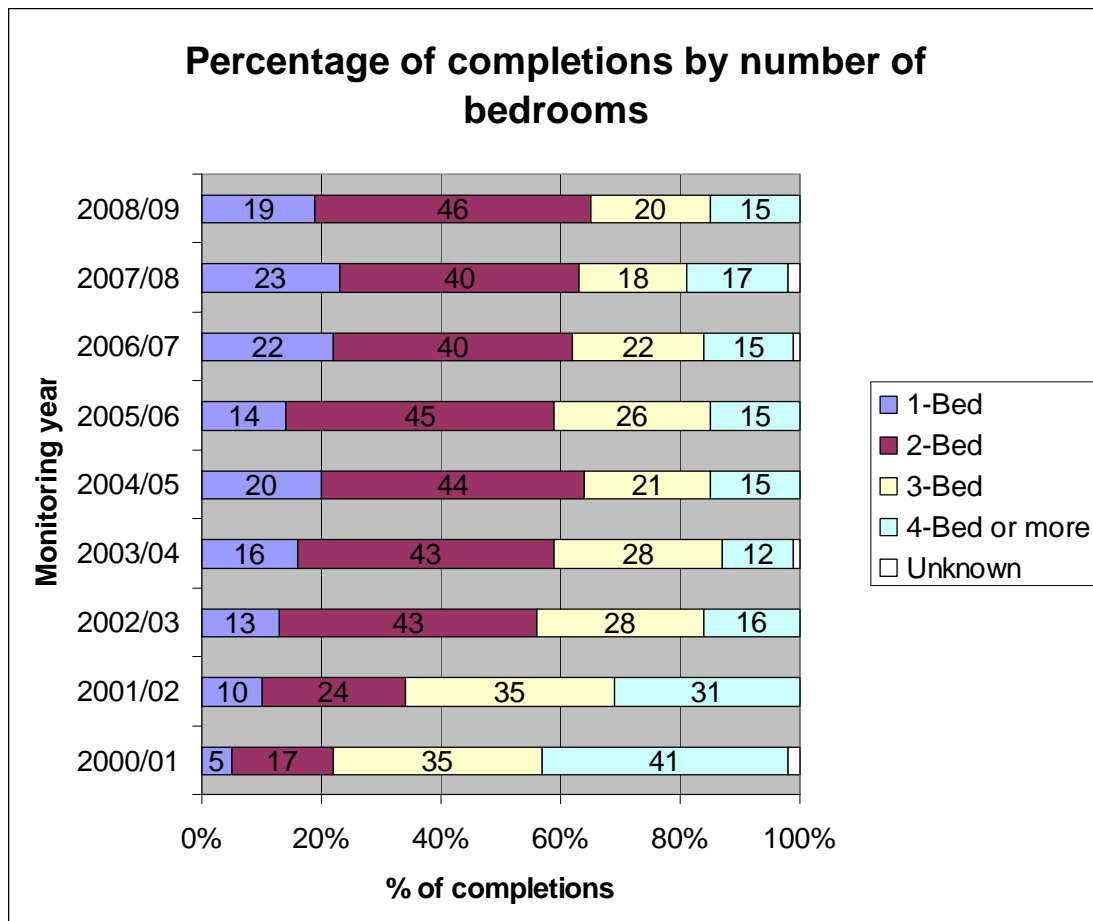
- 7.64 As set out above, the monitoring of the density of residential completions should be based on the net area. However it is not always possible to establish this and so the local indicator is based on a mixture of net and gross figures.
- 7.65 Local indicator 10 shows that 70% of completions in the District were at a density of 30 dwellings per hectare or above. Of the 30% of sites with a density of fewer than 30 d.p.h, a significant proportion is on single dwelling sites.
- 7.66 Local Output Indicator 11 demonstrates that overall, the average density on of residential completions continues to exceed the 40 d.p.h required by the South East Plan.

**LOI 12 Percentage of residential completions 1 or 2 bed**

<b>WDLPR 2006 target:</b>	<b>50% of residential completions to be 1 or 2 bed Units</b>	<b>Target met</b>
<b>2008/2009 result:</b>	<b>65%</b>	✓
<b>2007/2008</b>	<b>63%</b>	✓

**Table 11: Gross completions by bedroom type 2008 – 2009 (source: Hampshire County Council)**

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed or more</b>	<b>Mobile</b>
<b>Gross completions</b>	78	187	81	64	1
<b>Percentage of gross completions</b>	19%	46%	20%	15%	0%



**Figure 5: Completions by number of bedrooms since 2000/01**

**Commentary**

- 7.67 The housing mix policy was introduced as Supplementary Planning Guidance in 2000 and was carried forward as Policy H7 (i) of the WDLPR. It requires 50% of housing development to be small (1 or 2 bedroom) units. It was initiated as a response to the trend for building larger houses, resulting in a lack of a range of dwelling types and sizes and tenures provided.
- 7.68 For the 2008 – 09 period 65% of all completions were for small units. This continues the trend of meeting the 50% target which has been exceeded since the 2002/03 monitoring period.
- 7.69 The evidence base for the Core Strategy has demonstrated that there is now a shift in the housing mix requirement towards 2 and 3 bed family houses. This need is reflected in draft policy CP17 of the Core Strategy Preferred Option.

# Employment

## Core Indicators

### CI BD1: Amount of floorspace developed for employment by type

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross external	1440	1366	0	336	179	280	8671	12272
Gross internal	1386	1315	0	323	172	270	8346	11812
Net internal	-6209	-161	0	323	172	270	7467	1862

\*figures may not tally due to rounding

### CI BD2: Total amount and percentage of employment floorspace, on previously developed land – by type (gross m2)

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Total Gross (internal)	1386	1315	0	323	172	270	8346	11812
Gross PDL completions (internal)	322	1315	-	323	0	0	462	2422
% gross on Previously developed land	23%	100%	-	100%	0%	0%	6%	21%

### CI BD3: Employment land available – by type

(i) sites allocated for employment uses in Development Plan Documents	6.30ha
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	67.28ha
Total employment land available	73.58ha

**Table 12: sites allocated for employment/mixed use in WDLPR**

<b>Site location</b>	<b>Policy</b>	<b>Area of site (ha)</b>	<b>Status</b>	<b>Available ha (with no planning permission)</b>	<b>Available ha (with planning permission), not yet completed</b>
West of Waterlooville	MDA1	30	Planning permission issued 01.04.08	-	30
Hilson's Road, Curdridge	S7	4.1	No planning applications received	4.1	-
Solent 1, Whiteley	S13**	9.8	Remainder under construction	-	9.9
Solent 2, Whiteley	S14	8.7	Part completed, part not started, permission issued 11.08.08	-	3.19
Little Park Farm, Whiteley	S15	1.3	No planning permission	1.3	
Abbey Mill, Bishops Waltham (mixed use)	S3	1.9	Planning permission issued 07.01.08	-	2.44*
Freeman's Yard, Cheriton	S6	1.10	Planning permission issued 08.10.07 – not commenced	-	1.10
Station yard, Sutton Scotney (mixed use)	S10	1.6	No permission	0.90	-
Other sites with pp but not yet complete	-	-	-	-	22.69
<b>Total</b>		<b>58.5</b>		<b>6.3</b>	<b>67.28</b>

\* the site approved is larger than the WDLR allocation site.

\*\*policy not saved June 2009

## Commentary

- 7.70 The employment information contained within this AMR has been compiled by Hampshire County Council from planning permissions and completions information. Historically, floorspace figures have related to gross external floorspace rather than gross internal as required by the DCLG Core Indicators, as this was the way that the information has been recorded on planning application forms and in planning permissions that specify the amount of business floorspace approved. The new 1APP form now requires net floorspace information to be submitted. Permissions which specify amounts of net floorspace information will therefore gradually emerge over the next few years. In the interim, this AMR has estimated net floorspaces for the current year, using the formula proposed in the DCLG Core Indicators Update 2008. When calculating gross to net floorspace, a 3.75% reduction has been made, as suggested in the guidance.
- 7.71 The Core Indicators require employment Use Classes to be divided into sub categories B1a – B1c, where appropriate. However this information is not always available for applications submitted before the standard 1APP form was released. Therefore a category for use classes B1-B8 is still used for the core indicators in this section. A summary of the Use Class Order is set out in Appendix 8 for reference.
- 7.72 Core Indicator BD1 shows that 11812m<sup>2</sup> gross internal employment floorspace was completed for the monitoring period 2008 – 09. Of this, 4293m<sup>2</sup> was completed at allocation S.14 (Solent 2), in Whiteley, no floorspace was completed at S.13 (Solent 1). At the end of the monitoring period, the remainder of these two allocations had planning permission, yet no further floorspace was under construction.
- 7.73 As in previous years, the majority of development is within the wide ranging B1-B8 use classes. There were also large amounts of development specifically for B1a and B1 uses. This reflects the nature of employment in the District being within the general office, technology and light industry sectors. Much lower amounts of floorspace have been developed for the B2 – B8 categories of general industry and warehousing.

## Rural Economy

### Local Indicators

#### LOI 13 Completed employment floorspace of non-residential buildings in the countryside

	Gross floorspace completed (m <sup>2</sup> )
non-residential buildings granted consent for employment uses	4977m <sup>2</sup>
<b>Total floorspace developed for employment 2008 - 09</b>	<b>12272 m<sup>2</sup></b>

## Commentary

- 7.74 Policies in the Countryside and Natural Environment chapter related both to farming and forestry and the rural economy. Local Output Indicator 13 shows that over 40% of employment floorspace completed in the District during 2008/09 was for the change of use of buildings in the countryside to an employment use. This demonstrates that in addition to the large employment allocations set out in the WDLPR at Whiteley (Solent 1 and 2); the rural businesses make a significant contribution to the overall economy in the District.
- 7.75 In addition to the above indicator, it is intended to develop further monitoring of the rural economy through a funding programme was launched in March 2009 by Fairfield Local Action Group. They were awarded LEADER funding from SEEDA on behalf of Defra and the EU. The funding comes from the Rural Development Programme for England, and is aimed at assisting rural businesses, especially farming and forestry related businesses. Together with the communities around them. The money is available to applicants throughout the Winchester District, with the exception of the urban area of Winchester City
- 7.76 Information regarding grant awards should be available to inform the AMR in 2010.

## Town Centre and Retail

### Core Indicators

#### CI BD4: total amount of floorspace for 'town centre uses'

##### (i) the amount (gross and net) within town centres

	A1	A2	B1a	D2	Total
<b>Gross (m<sup>2</sup>)</b>	0	0	0	0	0
<b>Net (m<sup>2</sup>)</b>	0	0	- 582	0	- 582

##### (ii) the local authority area

	A1	A2	B1a	D2	Total
<b>Gross (m<sup>2</sup>)</b>	717	0	1315	0	2032
<b>Net (m<sup>2</sup>)</b>	518	0	-161	0	357

### Local Indicator

#### LOI 14 amount of retail floorspace available

	A1	A2	B1a	D2	Total
<b>Gross (Ha)</b>	7.99	0.16	11.18	0.07	19.4

## Commentary

- 7.77 The Winchester District Plan Review lists six settlements with retail centres. They are Winchester, Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham. They were identified due to their importance for a range of retail and other uses. A summary of the Use Class Order is set out in

Appendix 8 and this sets out the types of uses permitted within each Use Class.

- 7.78 Core Indicator BD4 (i) and (ii) is calculated using the gross internal floorspace. The DCLG guidance requests the amount (m<sup>2</sup>) of net tradable floorspace of the total gross internal floorspace. This information has yet to be monitored, due to the nature of old application forms. This data should be able to be collected from the new 1APP forms and used as and when these sites are completed.
- 7.79 The figures of completed development are likely to be an under-estimate for two reasons. Firstly, HCC, who compile this data on behalf of the District, do not collect data on developments of less than 200m<sup>2</sup>. Many retail sites and town centre B1a and A2 units are smaller than this and would not therefore be monitored. The County is considering its position regarding thresholds for monitoring, given the government's intention that all changes should be recorded. Secondly, some changes of use within the 'A' Class do not require planning permission, and would not therefore, be picked up by this monitoring regime.
- 7.80 A significant scheme which gained planning permission during the monitoring period is the revised Silver Hill development in Winchester for 9898m<sup>2</sup> (gross internal). For an updated position on the progress of Silver Hill, see Appendix 7.
- 7.81 In 2008 – 09 two retail schemes were recorded as being complete; an extension to Sainsbury at Badger farm, Winchester (432m<sup>2</sup> gross internal) and a replacement sales building for the service Station at Andover Road, Winchester.
- 7.82 In addition to Sainsburys, three other schemes by major supermarkets were in the pipeline:
- An extension to Tescos (2144 m<sup>2</sup> gross internal) was not recorded as started, but has since been completed and will be recorded in the AMR 2010.
  - Application for an Aldi food store in Winchester was won on appeal for 1437 2144 m<sup>2</sup> (gross internal).
  - A new Waitrose store in Winchester was under construction at the end of the monitoring period and has subsequently been completed (3503m<sup>2</sup>)
- 7.83 All four of these schemes are outside of Winchester's designated town centre.
- 7.84 The Winchester Town Centre and Retail Study (2007, NLP) has indicated a need for considerable new retail floorspace over the next 20 years. To some extent the lack of completed development is a result of a lack of available sites for retail and town centre development. The NLP study indicated that most of the demand will be for retailing in the City of Winchester; however the City is constrained by its historic nature and a lack of potential sites within the existing boundaries of the town centre. The LDF will need to consider the



current extent of the town centre and the possible allocation of sites to accommodate expected future growth.

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

## Leisure Developments

### Local Indicators

#### Local Indicator 15 Number of visitor accommodation bedrooms completed

Location	Description	No. of bedrooms completed before April 2009 (listed applications only)	No. of bedrooms not started April 2009	No. of bedrooms under construction	No. of bedrooms completed 2008 - 09
Land at Morn Hill, Alresford Road, Winchester	120 bed hotel	0	0	141 <sup>4</sup>	0
South Winchester Golf Club, Winchester	Erection of holiday chalets	9	11	0	0
Winchester Hotel, Worthy Lane, Winchester	Hotel extension	0	0	0	28
Marwell Activity Centre,	32 bed bunk house	0	0	0	32

<sup>4</sup> development subsequently increased to 141 bedrooms by internal changes not requiring planning permission

Husrt lane, Owslebury					
YMCA National Centre, Curdrige	12 bed accommodation building	Loss of 96	0	72	0
<b>Total</b>		<b>105</b>	<b>11</b>	<b>192</b>	<b>60</b>

Source: Hampshire County

#### Commentary

- 7.86 Although Winchester is a popular visitor destination, overnight stays are only a tiny proportion of the total visitor market, which is dominated by less lucrative day visits, which also have a negative impact on the local environment. A Tourism strategy has been developed by Winchester City Council, and this has informed the objectives of the Sustainable Community Strategy.
- 7.87 Policies RT.15 and RT16 relate to the development or improvement of facilities and accommodation in the District. This is the first year completion data has been recorded in the AMR, but does demonstrate that a significant amount visitor accommodation is under construction, or has been completed during the monitoring period.

## 8 THEME FOUR: HIGH QUALITY ENVIRONMENT

8.1 Securing a high quality environment for everyone in the Winchester District is a key outcome of the Sustainable Community Strategy. The priorities for action are:

- The Winchester District meets the challenge of climate change
- Biodiversity is thriving in the District

8.2 This is a wide-ranging theme, with many links to policies in the WDLPR. This theme includes the built and natural environments and also sustainability issues. It covers accessibility to recreation, distinctive communities, pollution reduction/prevention, energy-generation and the reduction of greenhouse gases and general traffic and transport issues.

8.3 Policy H.4 comes within this theme however for ease of reference, the local output indicator LOI9 'residential development in the countryside' can be found with other housing completions information in theme three: Economic Prosperity.

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

Chapter	Issues	Policies
3. Design & Development Principles	Principles for all new development, Infrastructure for new development	DP1 – DP5, DP6*, DP8*, <b>DP9</b> – DP14
4. Countryside and Natural Environment	Gaps, Essential services, landscape, Nature Conservation, extension & replacement of dwellings	CE1 – CE6, CE7*, CE8, <b>CE9 – CE11</b> , CE12*, CE23
5. Historical Environment	All Historical Environment chapter	HE1 – HE12, HE13*, HE14, HE15*, HE16*, HE17
6. Housing	Residential infill development	H4 (see theme three)
9. Recreation and Tourism	Tourist & leisure facilities in the countryside	RT18, RT19*
10. Transport	New development, transport related development	T1 – T6, T7*, T8*, T10*
11. Winchester	Site proposals	W1, W4 – W7, W8*, W9
13. Settlements	Site proposals	S1, S5, S8, S16

## Design and Development Principles

### Core Indicators

**CI E1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**

#### (i) Flood defence grounds

<b>Outcome of application objected to by the Environment Agency</b>	<b>Number of applications</b>
applications pending a decision	1
applications withdrawn	2
refused planning permissions	3
applications where EA objection removed	3
applications granted with conditions which mitigate EA concerns	1
<b>Applications granted approval contrary to EA advice</b>	<b>0</b>

#### (ii) Water quality

<b>Outcome of application objected to by the Environment Agency</b>	<b>Number of applications</b>
applications pending a decision	0
applications withdrawn	0
refused planning permissions	0
applications where EA objection removed	0
applications granted with conditions which mitigate EA concerns	1
<b>Applications granted approval contrary to EA advice</b>	<b>0</b>

#### Commentary

- 8.5 One aspect of DP.9 (infrastructure for new developments) where monitoring is in place is in relation to flood risk. No applications were granted approval contrary to Environment Agency advice. Where initial objections have been raised, the table above demonstrates that applications are either withdrawn or refused. Alternatively applications are granted with conditions to mitigate EA concerns.

## Renewable Energy Schemes

### Core Indicators

#### CI E3: Renewable energy generation

	MW
<b>a) renewable energy developments/installation granted planning permission</b>	0.006
<b>b) completed renewable energy developments/installations</b>	0

#### Commentary

- 8.6 This indicator does not take into account any developments or installations that were permitted by a general development order. It is therefore not possible to ascertain the true level of renewable energy installation by type. For example solar panels do not normally require permission. Where the installation of solar panels has been included in a planning permission as part of a development, no details of capacity have been included.
- 8.7 No completed renewable energy developments/installations have been recorded in the District during this monitoring period. The source data for E3b is obtained from the Environment Centre, based in Southampton, who input the data into the SE-Sats database, used to monitor RPG9 ([www.see-sats.org](http://www.see-sats.org)). The information is compiled when the Centre becomes aware of schemes, so this may not accurately reflect the situation in the monitoring year 2008 – 2009.
- 8.8 It is recognised that the amount shown for the District is low. The presence of the South Downs Area of Outstanding Natural Beauty and the subsequent South Downs National Park has limited the schemes which would be permitted in that area.
- 8.9 Policy DP.15 of the WDLPR dealt with renewable energy schemes. However, this policy has not been saved post July 2009 as policies NRM15 and NRM 16 of the South East Plan reflect more recent national guidance and provide more detailed requirements.

# Nature Conservation

## Core Indicators

### E2: Change in areas of biodiversity importance.

Designation	2006 WCC (ha)	2007 WCC (ha)	2008 WCC (ha)	2009 WCC (ha)	Area (ha) in Hants 2009
RAMSAR	23	23	23	23	36,993
SAC	182	182	182	182	37,093
SPA	23	23	23	23	41,792
SSSI	1,313	1,313	1,313	1313	50,556
NNR	103	103	103	103	2,173
LNR	52	52	52	52	1,858
<b>SINC (number)</b>	<b>6,484 (623)</b>	<b>6,562 (646)</b>	<b>6,567 (649)</b>	<b>6,570 (649)</b>	<b>34,879 (3810)</b>

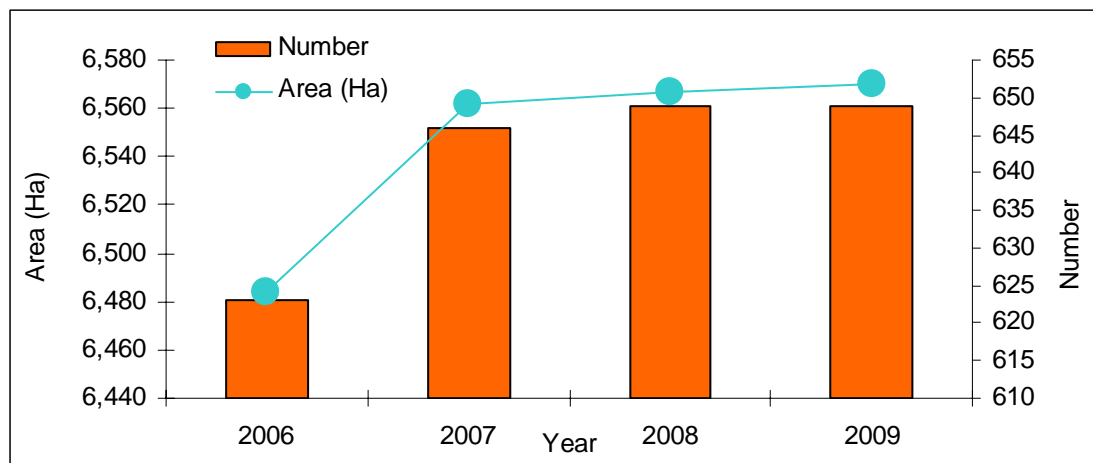


Figure 6: Change in Number and Area of SINC Designations

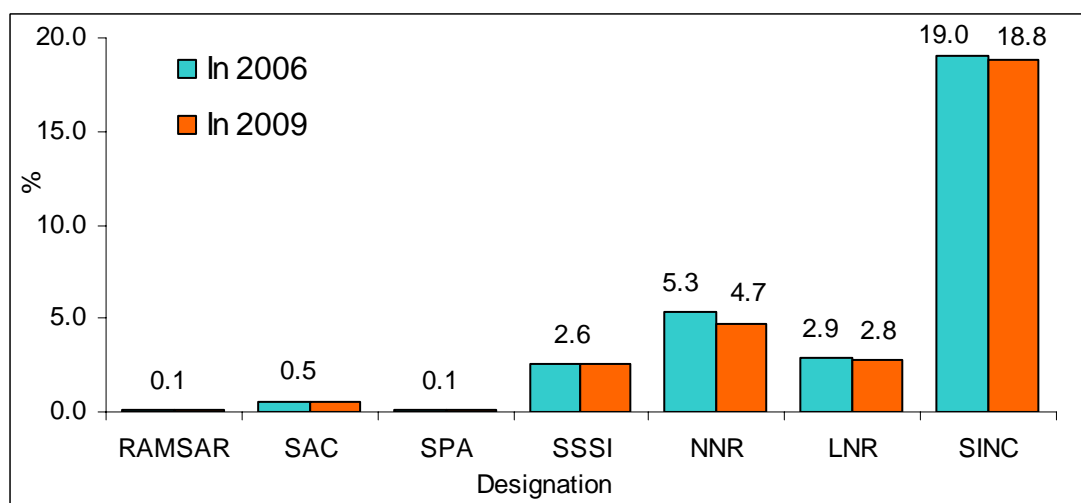
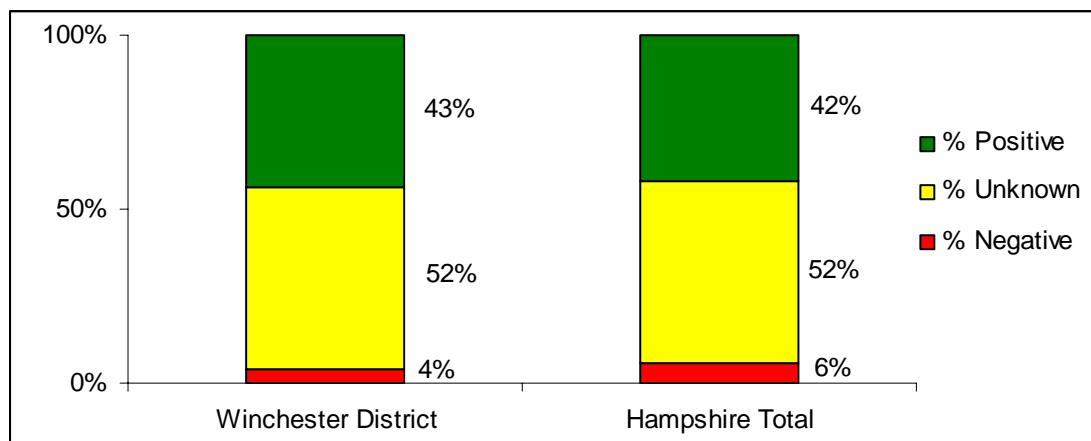


Figure 7: Percentage of Designated Areas in Hampshire within Winchester District

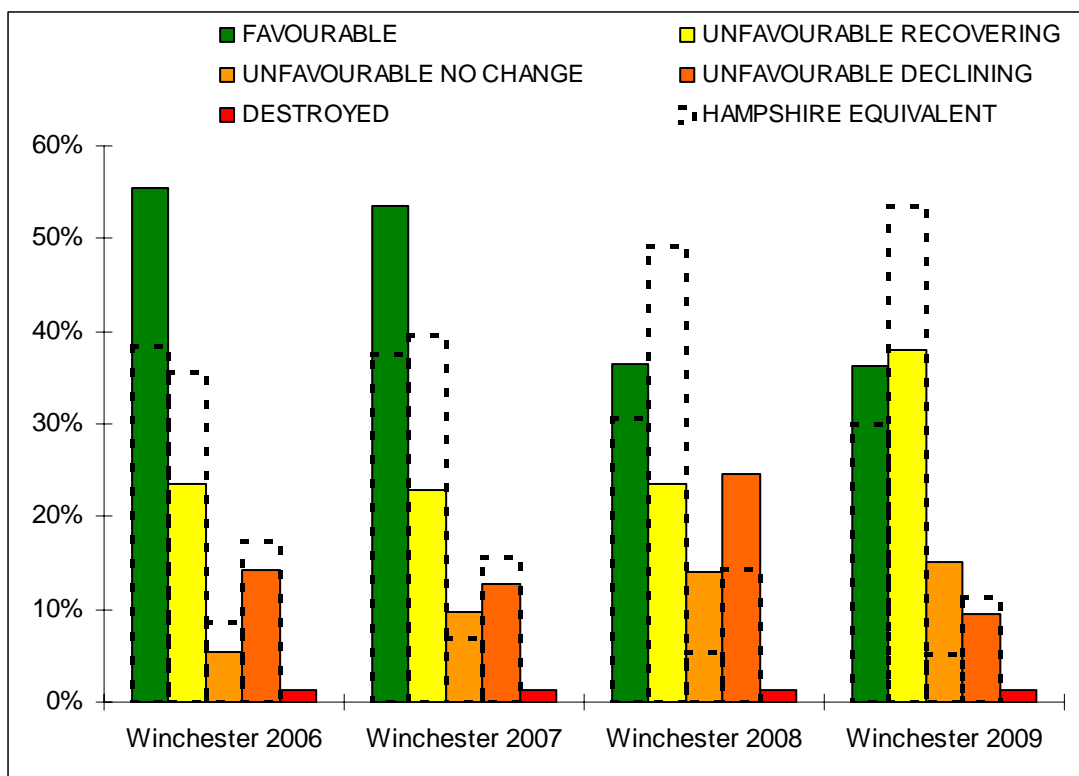
## Commentary

- 8.10 This indicator shows losses or additions to biodiversity habitat. In Winchester, there has been little change in the area of designated sites in the District since 2006. The only difference has been a slight increase in the area of the locally designated Sites of Importance for Nature Conservation (SINCs) (Core Indicator E2, and Figure 5).
- 8.11 When compared to the rest of Hampshire, there has been a slight decrease in the contribution Winchester District makes to the suite of designated sites within Hampshire over the last few years (Figure 6). This is due to more new sites being designated in other districts than in Winchester.

### National Indicator 197: Improved local biodiversity



**Figure 8: SINCs within the District in positive, negative and unknown management compared to the whole of Hampshire**



**Figure 9: Condition of Sites of Special Scientific Interest (SSSIs) in Winchester as at 31st March 2009**

**Commentary**

8.12 This indicator looks at how many of the locally important sites are being managed to protect and enhance the conservation interest of the site. Figure 7 above shows that the pattern in Winchester is very similar to the pattern across all districts in Hampshire; the management of the majority of sites is unknown, but a high proportion (43%) is in positive management.

8.13 Figure 8 shows the change in condition of Winchester's nationally important SSSIs. This is monitored by Natural England on a 6 yearly cycle. The graph shows that the proportion of sites in favourable condition has declined since 2006; this is concurrent with the increase in unfavourable recovering sites and decline in the proportion of unfavourable declining sites this year. The change in the condition of SSSIs in Winchester is similar to changes in the rest of Hampshire.

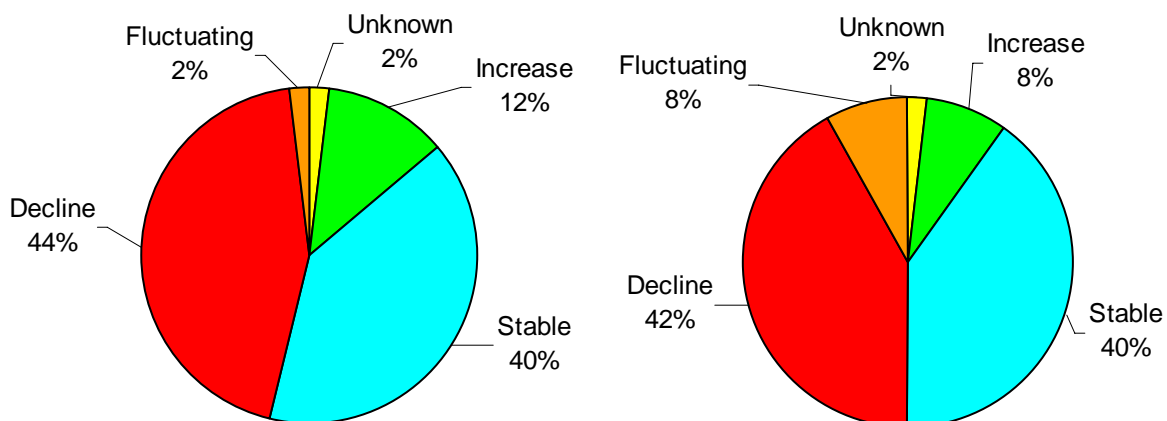
**Table 13: Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)**

BAP Priority Habitat	Hants 2008	Hants 2009	WCC 2008	WCC 2009
Arable Field Margins	31	31	1	1
Lowland Calcareous Grassland	2,180	2,200	433	428
Lowland Heathland/Lowland Dry Acid Grassland	14,094	14,707	14	13
Coastal Saltmarsh	1,727	1,728	2	2



Intertidal Mudflats	3,692	3,618	6	6
Lowland Mixed Deciduous Woodland	46,862	46,283	6,578	6,578
Wood-Pasture and Parkland	4,690+	1204 +c4,690	-	120
Lowland Meadows	1,877	1,777	339	322
Purple Moor Grass and Rush Pastures	234	333	36	45
Coastal and Floodplain Grazing Marsh	8,187	857	1,105	1
Wet Woodland	1,774	1,949	250	254
Rivers	632	632	118	118

As assessed October 2008 for trends 1997-2007 As assessed October 2009 for trends 1998-2008



**Figure 10: Summary of trends for Hampshire's representative 50 BAP priority species**

#### Commentary

- 8.14 There are a number of limitations in using the information provided in Table 14 to assess NI 197. Firstly, the extent of BAP habitats is not yet fully known. Secondly, the way the different BAP habitats are grouped and which are included in the priority list has changed; subsequently only the last two years data is included. Finally, the information in Table 14 does not directly relate to the change in BAP and protected habitats in direct response to development (the potential to monitor this is being investigated by the Hampshire BAP Local Authorities Forum).
- 8.15 Given these limitations, the Coastal and Floodplain Grazing Marsh shows the most dramatic change, however this is due to the way this has been measured and the habitat will be reassessed using the new system.

- 8.16 With regards to BAP species, there are 424<sup>5</sup> priority species listed in the Hampshire BAP which are still present in Hampshire; 150 of which are also UK BAP Priority Species. 50 of these are taken as a representative sample and their population trends are shown in Figure 9. The ten year trends to 2008 show more species populations are fluctuating and fewer are increasing in population. HBIC identify that “Stable” for some species means stabilised at low levels.

## Countryside and Natural Environment – Gaps

### Local Indicator

#### LOI 16 number of developments permitted in the Strategic and Local Gaps (net)

Year	Number of net dwellings permitted in the Strategic Gap	Number of net dwellings permitted in Local Gaps	Total number of dwellings permitted in designated Gaps (net)
2008 – 09	0	2	2

### Commentary

- 8.17 Policies CE.1 – CE.3 seek to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps.
- 8.18 For this monitoring period no additional dwellings were permitted in the Strategic Gap. The two dwellings in the Local Gap were both permitted at a site near Bishops Waltham where permission for the conversion of a farm building was allowed, as it was deemed the only means of ensuring the retention of the building and its character. The planning officer assessed that the scheme will not undermine the appearance or function of the designated Local Gap.

## Historic Environment

### Local Indicators

**LOI 17: Percentage of Conservation Areas with a Conservation area Appraisal – 3%**

**LOI 18: Percentage of Conservation areas with a published Management Assessment Plan - 8.10%**

<sup>5</sup> Out of an original 493 priority species listed in the Hampshire Biodiversity Action Plan

### LOI 19: Number of Buildings at Risk in the District

	Number of building at Risk
2008	56
2007	56
2006	49
2005	36

#### Commentary

- 8.19 In terms of the two local output indicators above, progress has been relatively small during the monitoring period. This is due to a shift in workload for the Historic Environment team from projects, such as Conservation Area appraisals to pre-application enquires, a result of the economic downturn as people look to extend their homes rather than moving house.
- 8.20 Policies HE5 – HE8 deal with Conservation Areas. There are 37 Conservation Areas in the District.
- 8.21 With regards to Buildings at risk, the number has not changed since the last AMR as a survey has not been undertaken. A full review is to take place in 2009/10, when it is expected that there will be quite a considerable change in the number of buildings at risk.
- 8.22 Policies HE15 and HE16 deal with Listed Buildings. There are 2262 Listed Buildings within the District of which 92% are Grade II, 5.5% Grade 2\* and 2.5% Grade I.

## Transport

### Local Indicators

#### LOI 20: land safeguarded to enable road construction

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

#### Commentary

These two proposals have been safeguarded, however they may need to be reviewed as part of the proposed strategic allocations in the emerging Core Strategy.

## Settlement Policies (including Winchester)

### Local Indicator

#### LOI 21: progress in meeting settlement proposals

Policy & Site	Description	Objective met	Comments
W.4 Bushfield Camp	Allows a Park and Ride car park and associated infrastructure, in association with W.3		Hampshire County Council received permission for an alternative Park and Ride site at Itchen Farm, Winchester in July 2007 for 864 spaces. Construction commenced April 2009.  This is an alternative to the Bushfield Camp site.
S.1 Bishops Waltham ponds	Environmental improvements to the ponds		Proposals to improve south pond have been put forward in conjunction with the proposals for Abbey Mill
S.5 Bishop's Waltham transport	Environmental and safety improvements, encouraging use of distributor road around the centre	✓	Completed Policy not saved after July 2009
S.8 Denmead centre	Improvements to access and parking, pedestrian facilities and environmental enhancement	✓	Completed Policy not saved after July 2009.
S.16 Pegham Coppice (Wickham)	Resist expansion of existing commercial activities		Development on site has been regulated and countryside policies can be used to resist

			expansion. The policy was not saved after July 2009.
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## 9 **THEME FIVE: INCLUSIVE SOCIETY**

- 9.1 This outcome of the SCS covers a range of matters and focuses on people having access to services and housing that meets their needs. Affordable housing has been a key issue in the District for many years due to inherent high house prices.

Chapter	Issues	Policies
4. Countryside & Natural Environment	Gypsies & travelling showpeople	<b>CE.27*</b>
6. Housing	Affordable Housing, housing mix & density, special needs housing, mobile homes	<b>H5 – H7, H9, H10</b>
8. Town Centres, Shopping & Facilities	Facilities and services	SF6, SF7
11. Winchester	Proposed footpaths and bridleways	<b>W10, W11</b>

### **Housing Needs**

#### **Core Indicators**

#### **CI H4: Net additional pitches (Gypsy and Traveller)**

Number of new pitches completed	Number of existing pitches lost as a result of development or closure	Net additional pitches
1	0	1

**Table 14: Gypsies, Travellers and Travelling Showpersons Sites in the District**

<b>Category of site</b>	<b>2008 observation</b>	<b>2009 Observation</b>
Gypsy caravan sites with planning permission	9 sites, 15 caravans/mobile homes. Approx 10 pitches	9 sites, 16 caravans/mobile homes. Approx 14 pitches
Gypsy caravan sites without planning permission	4 sites, 10 caravans/mobile homes. Approx 5 pitches	7 sites, 13 caravans/mobile homes. Approx 10 pitches
Traveller sites without permission (private land)	4 sites, 22 caravans and 0 one tent	
Travelling Showperson sites with planning permission	4 sites, 11 caravans/mobile homes. Approx 7 pitches	4 sites, 13 caravans/mobile homes, Approx 11 plots/pitches
Travelling Showperson sites without planning permission	2 sites, 15 caravans/mobile homes. Approx 7 pitches	1 site, 10 caravans/mobile homes. Approx 6 plots/pitches

Commentary

- 9.2 For this monitoring period, 1 new pitch was authorised at Rambling Renegade, Shedfield, and this has been counted as part of the overall net additional dwellings (Core Indicator H2(b)).
- 9.3 Table 15 gives an overview of the gypsies, travellers and travelling showpersons sites in the District. The number of pitches for each site has been reviewed since the AMR 2008 and the figures adjusted accordingly. In addition to the sites above, there are also five additional travelling showmen sites in the District, which have the benefit of lawful use, two of which are large sites, but the number of pitches is unknown. In addition to these private sites, there is one large public site for gypsies at Tynefield, which comprises 18 pitches. The recently completed Hampshire-wide Gypsy and Traveller Assessment showed a need for 18 new permanent pitches for South Hampshire and 41 transit pitches across the whole of the County. SEERA are currently considering a regional approach to provision.
- 9.4 Following the Government Office for the South East's recommendation to the Secretary of State, Policy CE27 'Sites for gypsies and travelling showpeople' was not saved in June 2009.

### CI H5 Gross affordable housing completions

<b>Social rent homes provided</b>	<b>Intermediate homes provided</b>	<b>Affordable Homes Total</b>
15	30	45

Commentary

- 9.5 The figures entered for Core Indicator H5 are based on housing completions in the District between April 2008 and March 2009. This differs from the HSSA return submitted by Winchester City Council for NI 155, which is set out in table 16.

Table 15: NI 155 2009

<b>Social rent homes provided</b>	<b>Intermediate homes provided</b>	<b>Affordable Homes Total</b>
43	24	67

- 9.6 The difference is due to the assessment of when dwellings are completed. In addition the NI 155 return includes accommodation which does not fall within the definition of a 'dwelling', used by Hampshire County Council e.g. NI 155 includes 23 units at Emmaus, Winchester, which is a homelessness project, but only includes one self-contained dwelling.
- 9.7 Policy H.3 of the South East Plan requires 25% of all new housing to be social rented accommodation and 10% intermediate affordable housing.
- 9.8 Policy H.5 of the WDLPR sets out a range of thresholds and percentages of affordable housing. A Housing Market Assessment was carried out for the



District in 2007 and the results of this will influence future affordable housing policies in the Core Strategy.

- 9.9 Affordable housing completions are lower than in previous years, and this is to a large extent due to the economic downturn and the resulting reduced number of houses completed across the District. It is anticipated that completions will increase for 2009 – 10, as several schemes are currently under construction, including West of Waterlooville.

**CI H6: Housing Quality – Building for Life Assessments**

Address	Application number	Building for life standard
Pine Croft, 1 Chilbolton Avenue, Winchester	05/00045/FUL & 08/00770/FUL	Not given
Audruicq, Winchester Road, Bishops Waltham	07/02367/FUL	Not given
Sheildaig, land surrounding & Hill Crest, Heathfield House, Warnford Road, Corhampton	18894 W	Not given
Knowle Village	14097/47 W & 07/01629/FUL	Not given
Southdown School, Compton	03/02204/FUL	Not given
55 Chilbolton Avenue, Winchester	10052/03 W	Not given
Winton House, Winton Close, Winchester	06/03312/FUL	Not given
Greenacres School, 61 Andover Road, Winchester	06/03311/FUL	Not given
Royal Observer Corps HQ, Abbots Road, Winchester	07/02563/REM	Not given
19 – 20A Jewry Street	05/00613/FUL	Not given

Commentary

- 9.10 A key indicator of the quality within new housing developments is the number and proportion of total new builds (of 10 or more) which reaching very good, good, average and poor ratings against the Building for Life criteria. The table above details the information on the large sites (gain of 10 or more in 2008 -09) which were eligible for the Building for Life assessment in the monitoring period. Full assessments have not been completed for these sites, however these will carried out and reported in the next AMR.

**Local Indicators**

**LOI 21 Number of dwellings completed on exception sites 2008 - 09**

Site	No of dwellings completed
-	0

## LOI 22 Number of dwellings permitted on exception sites 2008 – 09

Site	No of dwellings permitted
Land off Hookpit farm Lane, Kings Worthy	25
Land at Dodds Lane, Swanmore	14
Total	39

### Commentary

- 9.11 As part of providing affordable housing, Policy H.6 allows for the development of housing outside of settlement boundaries as an 'exception' to policy if the development is purely for affordable housing to meet identified local need. No housing was completed on exception sites in the last year.
- 9.12 Two exception sites were approved during the monitoring period. The site at Dodds Lane, Swanmore is now under construction, with completions anticipated in 2009/10.

## APPENDIX ONE - GLOSSARY

Annual Monitoring Report (AMR)	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.
Area of Outstanding Natural Beauty (AONB)	A designation made, under the National Parks and Access to the Countryside Act 1949, to an area of countryside, the natural beauty of which it is desirable to conserve and enhance.
Brownfield land/sites Buildings at Risk (BAR)	See Previously Developed Land This is a list published by English Heritage and includes) grade I and II* listed buildings and structural scheduled monuments (structures rather than earthworks and buried sites), known to English Heritage to be at risk through neglect and decay, or vulnerable to becoming so.
Conservation Area	Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being “of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance”.
Core Indicator (CI)	A list of indicators set by central government to be included in the AMR.
Core Strategy	A Development Plan Document which sets out the spatial vision and objectives for the future of the Winchester District up to 2026, with the strategic policies necessary to deliver that vision.
Department for Environment, Food and Rural Affairs (Defra) Development Plan	This comprises the South East Plan, the Minerals and Waste Development Framework and the Winchester District Local Development Framework.
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination an, together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area.
Department of Communities and Local Government (DCLG) Environment Agency	A Government agency whose primary aim is to protect and improve the environment and contribute towards sustainable development through the integrated management of air, land and water. The Agency has specific

	responsibilities for water resources, pollution prevention and control, flood defence, fisheries, conservation of wetland wildlife and waterside recreation.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support the Local Development Framework.
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and will be chaired by an independent Planning Inspector whose findings will be binding on the Council. The examination is intended to reduce the adversarial nature of the Public Local Inquiry of the old system by using more round table sessions and informal hearings.
Government Office for the South East (GOSE)	The regional representative of central government.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape.
Gross Value Added per capita (GVA)	One of the most commonly used measures of economic well-being is GVA. This measures the contribution to the economy of each individual producer, industry or sector in the UK
Hampshire Biodiversity Action Plan (BAP)	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
Hampshire Biodiversity Information Centre (HBIC)	The Hampshire Biodiversity Information Centre (HBIC) is a partnership led initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	
Hampshire County Structure Plan Review (HCSPR)	A document produced by Hampshire County Council, Southampton City Council and Portsmouth City Council setting out general land-use policies and proposals for the county. It formed part of the development plan for the District until superseded by the South East Plan in May 2009.
Infilling	New development which occupies gaps, within built-up areas or on otherwise continuously built-up frontages between existing developments.
Infrastructure	A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education

	provision (pre-school, primary, secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.
Intermediate affordable housing	Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents).
Listed Building	A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.
Local Area Agreement (LAA)	LAAs set out the priorities for a local area agreed between central government and a local area (the local authority and local strategic partnership) and other key partners at the local level e.g. Hampshire LAA.
Local Area Design Statement (LADS)	An advisory document usually produced for part of a neighbourhood with specific design issues. The Statement might address how development should be carried out in the area in a way which respects the character of the neighbourhood. A Local Area Design Statement can be given weight by being approved as a Supplementary Planning Document.
Local Development Document (LDD) Local Development Framework (LDF)	A generic name given to all constituent documents of the Local Development Framework. The name for the portfolio of Local Development Documents. These consist of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, produced by the Local Planning Authority.
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Local Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements. Local gaps are defined in the Local Plan to preserve the separate identities of smaller settlements at risk of coalescence and cover locally important areas of open and undeveloped land.

Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies not covered by the Core Output Indicators and are chosen by the local planning authority
Local Nature Reserve (LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLP Review (2006) Policy H3 settlements. They will only be released if monitoring of the housing requirement shows that housing provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Strategic Partnership (LSP)	See Winchester District Partnership (WDSP).
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Neighbourhood Design Statement (NDS)	An advisory document usually produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
National Indicator (NI)	National Indicators is the only set of indicators on which central government uses to measure the performance of local government. It covers services delivered by local authorities alone and in partnership with other organisations like health services and the police
National Nature Reserve (NNR)	Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.
Planning Policy Statement (PPS)	These are issued by central Government and provide policies for local authorities on planning and the operation of the planning system. PPSs replace Planning Policy Guidance (PPG).
Previously Developed Land (PDL)	Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.
Open Space	Defined in the Town and Country Planning Act as

Open Space Strategy	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. The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.
Partnership for South Hampshire (PUSH)	A sub-regional Partnership of 11 local authorities from the New Forest in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
Regional Spatial Strategy (RSS)	This sets out the region's strategic policies, in relation to the development and use of land and forms part of the development plan for each local planning authority area. For the South East Region the RSS is the South East Plan (adopted May 2009).
Renewable Energy/Resources	Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.
Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in perpetuity.
Saved Policies	Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.
Schedule Ancient Monument (SAM)	The most important archaeological sites nationally are identified as SAMs by central government.
Sites of Importance for Nature Conservation (SINC)	Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, Natural England and the Hampshire Wildlife Trust.
Sites of Special Scientific Interest (SSSI)	These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning

South East Plan	authorities to consult Natural England before granting consent for development within an SSSI. The Regional Spatial Strategy for the South East. The policies within the LDF must be in accordance with this plan.
Spatial Planning	This moves the focus from a traditional land-use planning approach based on the regulation and control of land to a more inclusive approach based on the regulation and control of land to a more inclusive approach which aims to ensure the best use of land by assessing competing demands. To carry this forward social, economic and environmental factors are taken into account in producing policies or decisions which promote sustainable development and influence the nature of places and how they function.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.
Statement of Community Involvement (SCI)	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in development control decisions. The Council's current Statement of Community Involvement was adopted in January 2007.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on housing land supply and aims to identify sufficient land to accommodate the District's housing need.
Strategic Housing Market Assessment (SHMAA)	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
Sites of Importance for Nature Conservation (SINC)	Locally important sites of nature conservation adopted by local authorities for planning purposes.
Social rented accommodation	Rented housing owned by Registered Social Landlords (also known as 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).
Special Protection Area	Habitats classified under the EC Directive on the



(SPA)	Conservation of Wild Birds of international importance for birds, including rare and migratory species. Their purpose is to ensure the survival and reproduction of these species.
Strategic Gap	An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The general extent of Strategic Gaps is set out in the Structure Plan and defined in detail in the Local Plan and must only include land necessary to achieve these objectives.
Supplementary Planning Document (SPD)	Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
Structure Plan	See HCSPR
Sustainable Community Strategy (SCS)	The high level visioning document for an area, dealing with wide social, economic and environmental issues that affect the District. This document guides the direction of the Local Development Framework.
Sustainable Communities	Places where people want to live and work, now and in the future.
Urban Capacity Study	A study published by Winchester City Council in 2001 to establish how much additional housing can be accommodated within urban areas. Has now been superseded by the SHLAA.
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.
Village Design Statement (VDS)	An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary Planning Documents.
Wetland Sites of International Importance (RAMSAR)	Areas designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
Winchester District Local	The current development plan for the District.

Plan Review (2006)  
Winchester District  
Strategic Partnership  
(WDSP)

The Winchester District Strategic Partnership (WDSP) is made up of a range of partnerships working in the District towards the Sustainable Community Strategy

## Appendix Two: Core Indicators

### Housing

Core Indicator	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	1996	2011	7295	Hampshire County Structure Plan/Winchester District Local Plan Review (2006)
H1 (B)	2006	2026	12240	RSS 9 (2009)

		03/04	04/05	05/06	06/07	07/08	08/09 Rep	09/10 Cur	10/11 1	11/12 2	12/13 3	13/14 4	14/15 5	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	
H2a		603	694	490	496	562																			
H2b							359																		
H2c	a) Net additions							365	464	466	503	855	886	1048	1051	1102	1193	937	917	737	525	179	111	82	
	b) Hectares																								
	c) Target								612	612	612	612	612												
H2d	d) Managed delivery target							637	654	666	681	694	681	662	624	576	510	413	326	207	75	-75	-203	-516	

### New and converted dwellings – on previously developed land

		Total
H3	gross	402
	% gross on PDL	98%

### Net additional pitches (Gypsies and traveller)

	Permanent	Transit	Total
H4	1	0	0

### Gross affordable housing completions

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	15	30	45

### Employment floorspace

Core Indicator		B1	B1a	B1b	B1c	B2	B1 – B8	B8
BD1	Gross m <sup>2</sup>	1386	1315	0	333	172	8346	270
	Net m <sup>2</sup>	-6209	-161	0	323	172	7467	270
BD2	Gross on PDL	322	1315	0	323	0	462	0
	% gross on PDL	23%	100%	-	100%	-	6%	-
BD3	hectares	73.58 Ha. No further breakdown is available. Most allocations are for 'mixed use' with employment element not broken down into use classes.						

### Floospace - Town centre uses

Core Indicator		A1	A2	B1a	D2	Total
BD4	gross	0	0	0	0	0
	net	0	0	-582	0	-582

### Permissions granted contrary to Environment agency advice on flooding and water quality grounds

	Flooding	Quality	Total
E1	0	0	0

**Change in areas of biodiversity importance**

	Loss	Addition	Total
E1	0	3 ha	3 ha

**Renewable Energy Generation**

E3	wind onshore	Solar photovoltaics	hydro	biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (& industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	0.006									0.006
Completed installed capacity in MW										0

## APPENDIX THREE: WDLPR POLICIES/SUSTAINABLE COMMUNITY STRATEGY THEMES

### Links between Sustainable Community Strategy Themes and Winchester District Local Plan Review Policies

Community Strategy		Local Plan Review Strategy
1	Health & Wellbeing	
2	Safe and Strong Communities	
3	Economic Prosperity	*Promote economic prosperity *Encourage Development in existing built-up areas (brownfield sites) (possibly 4 *5)
4	High Quality Environment	*Protect natural and man-made environment *Plan development and transport to reduce the need to travel
5	Inclusive Society	*Meet the needs of all sections of the community (also 1 & 2)

Winchester District Local Plan Review Policy Reference	Description	Community Strategy Theme
<b>Chapter 3</b>	<b>Design and Development Principles</b>	
DP1	Design Statement requirement	4
DP2	Master Plan requirement for large sites	4
DP3	Design Criteria (includes VDS) (includes routes, open space & secured by design)	4 (1, 2) (5)
DP4	Landscape and the Built Environment (includes views, VDS, vegetation)	4 (1,2) (5)
DP5	Design of Amenity Open Space	4 (1,2)
DP6	Efficient Use of Resources	1 (4)

	Energy efficient layout, renewable energy, protect groundwater resources, suds, recycled construction materials, building life and adaptability etc SAC	
DP7	Aerodrome Safety	1 (3, 4)
DP8	Flood Risk. Development in flood risk areas	4 (1, 2)
DP9	Infrastructure for New Development	4 (1, 5)
DP10	Pollution Generating Development	4 (1)
DP11	Un-neighbourly Uses	4 (1)
DP12	Pollution-sensitive Development	4 (1)
DP13	Contaminated Land	4 (1)
DP14	Public Utilities (& Telecommunications)	4 (5) (1)
DP15	Renewable Energy Schemes	4 (1, 3)
<b>Chapter 4</b>	<b>Countryside &amp; Natural Environment</b>	
CE1	Strategic Gaps	4 (1)
CE2	Local Gaps	4 (1)
CE3	Development in Gaps	4 (1)
CE4	Essential Services	4 (5, 1, 3)
CE5	Landscape Character	4 (1)
CE6	AONB	4 (1)
CE7	Nature Conservation – International Sites	4 (1)
CE8	Nature Conservation – National Sites	4 (1)
CE9	Nature Conservation – Locally Designated Sites	4 (1)
CE10	Other Sites of Nature Conservation Interest	4 (1)
CE11	New and Enhanced Sites of Nature Conservation Value	4 (1) (5)
CE12	Agricultural Land Quality	3 (4)
CE13	Essential Rural Development	3
CE14	Agri-industry Agri-distribution	3 (4)
CE15	Fish Farms	3 (4)

CE16	Farm Diversification	3 (4)
CE17	Re-use of buildings	3 (4)
CE18	Existing Employment Uses	3 (4)
CE19	Housing for Essential Rural Workers (mobile homes)	3 (5, 4)
CE20	Housing for Essential Rural Workers (permanent dwellings)	3 (5, 4)
CE21	Occupancy Conditions	3 (4)
CE22	Dwellings for Other Rural Workers	3 (4) (5)
CE23	Extension & Replacement of Dwellings	4 (5)
CE24	Conversion & changes of Use	3 (4)
CE25	Conversion of Larger Buildings in Extensive Grounds	4 (3)
CE26	Staff Accommodation	3 (4)
CE27	Gypsies & Travelling Showpeople	5 (4)
CE28	Sustainable Recreation Facilities	4 (3)
<b>Chapter 5</b>	<b>Historic Environment</b>	
HE1	Archaeological Site Preservation	4 (1)
HE2	Archaeological Site Assessment	4 (1)
HE3	Historic Parks etc	4 (1)
HE4	Conservation Areas – Landscape Setting	4 (1)
HE5	Conservation Areas – development criteria	4 (1)
HE6	Conservation Areas – Degree of detail required	4 (1)
HE7	Conservation Areas – Demolition of Buildings	4 (1)
HE8	Conservation Areas – Retention of Features	4 (1)
HE9	Shopfronts – Retention of Existing	4 (3) (1)
HE10	Shopfronts – New Shopfronts	4 (3) (1)



HE11	Signage	4 (3) (1)
HE12	Blinds & Shutters	4 (3) (1)
HE13	Historic Buildings – Changes of Use	4 (1) (3)
HE14	Historic Buildings – Physical Alterations to	4 (1) (3)
HE15	Listed Buildings – Demolition of	4 (1) (3)
HE16	Listed Buildings – Setting of	4 (1)
HE17	Re-use and Conversion of Rural and Industrial Buildings	4 (3) (1)
<b>Chapter 6</b>	<b>Housing</b>	
H1	Housing Strategy	3 (4) (5) (1)
H2	Local Reserve Sites	3 (4) (5) (1)
H3	Settlement Policy Boundaries	3 (4) (5) (1)
H4	Outside Policy Boundaries	4 (3) (5)
H5	Affordable Housing	5 (3) (1) (4)
H6	Exception Sites	5 (1) (3) (4)
H7	Housing Mix and Density	5 (3) (1) (4)
H8	Special Needs Housing	5 (1) (3) (4)
H9	Mobile Homes (New)	5 (1) (3) (4)
H10	Mobile Homes (Loss)	5 (1) (3) (4)
<b>Chapter 7</b>	<b>Employment</b>	
E1	Employment Strategy	3 (4) (5)
E2	Loss of Employment	3 (4) (5)
E3	Winchester Office Development – Town Centre	3 (4)
E4	Winchester Office Development - Outside Town Centre	3 (4)
<b>Chapter 8</b>	<b>Town Centres, Shopping &amp; Facilities</b>	

SF1	Town Centre Development - New	3 (4)
SF2	Town Centre Development - Loss	3 (4)
SF3	Town Centre Development – Food & Drink	3 (4) (1)
SF4	Town Centre Development – Residential	3 (4) (5)
SF5	Primary Shopping Area	3 (4)
SF6	New Facilities and Services	5 (3) (4)
SF7	Loss of Facilities and Services	5 (3) (4)
SF8	Further & Higher Education	3 (4) (5)
<b>Chapter 9</b>	<b>Recreation &amp; Tourism</b>	
RT1	Important Amenity Areas	1 (4) (5)
RT2	Important Recreational Space	1 (4) (5)
RT3	Smaller Important Open Spaces	1 (4) (5)
RT4	Recreational Space for New Housing Development	1 (4) (5)
RT5	Site Allocations for Recreation	1 (4) (5)
RT6	Children’s Play Facilities	1 (4) (5)
RT7	Public Use of Private Facilities	1 (5)
RT8	Formal Recreational Facilities in Countryside	1 (4) (5)
RT9	Recreational Routes	1 (4) (5)
RT10	Meon Valley Bridleway	1 (4) (5)
RT11	Equestrian Development	1 (4) (3)
RT12	Golf-related Development	1 (4) (3)
RT13	Noisy Sports	1 (4) (3)
RT14	Indoor Leisure Uses	1 (3)
RT15	Facilities for Visitors in the Settlements	3 (4)
RT16	Tourism & Leisure Facilities in the Countryside	3 (4)
RT17	Camping/Caravanning Sites	3 (4)
RT18	Permanent Short-Stay Tourist Accommodation in Countryside	4 (3)
RT19	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside	4

<b>Chapter 10</b>	<b>Transport</b>	
T1	Development Location	4 (3) (5)
T2	Development Access	4 (5)
T3	Development Layout	4 (5)
T4	Parking Standards	4 (5)
T5	Off-Site Transport Contributions	4 (3) (5)
T6	Integrated Transport Infrastructure	4 (3) (5)
T7	Re-use of railway lines	4 (3) (5)
T8	Footpath etc networks	4 (3) (1) (5)
T9	Freight Facilities	3
T10	Traffic Management B3354/B2177	4 (3) (1) (5)
T11	Road Schemes	3 (4)
T12	Safeguarded Land	3 (4)
<b>Chapter 11</b>	<b>Winchester</b>	
W1	Winchester's Special Character	4
W2	Town Centre, Shopping & Facilities - Broadway/Friarsgate	3 (4)
W3	Recreation - Bushfield Camp	1 (5)
W4	Park and Ride	4 (3) (5)
W5	Town Centre Traffic Management	4 (3) (5)
W6	Parking Controls and Servicing – Public car parks	4 (3) (5)
W7	Parking Controls and Servicing – Parking Standards	4 (3)
W8	Parking Controls and Servicing – Service Vehicles	4 (3)
W9	Environmental Traffic Management	4 (3)
W10	New Footpath Proposals	5 (4) (1)
W11	New Bridleway Proposal	5 (4) (1) (5)
<b>Chapter 12</b>	<b>Major Development Areas</b>	

MDA 1	WOW	3 (4)
MDA 2	WCN (Reserve)	3 (4)
<b>Chapter 13</b>	<b>Settlements</b>	
S1	Bishop's Waltham – Ponds	4 (3)
S2	Bishop's Waltham - Malt Lane	3 (4)
S3	Bishop's Waltham – Abbey Mill	3 (4)
S4	Bishop's Waltham – Pondsides	1 (5) (3)
S5	Bishop's Waltham – transport	4 (3)
S6	Cheriton – Freeman's Yard	3 (5) (4)
S7	Curdridge – Hilsons Road	3
S8	Denmead – centre	4 (3)
S9	Kings Worthy – footpaths	1 (4) (5)
S10	Sutton Scotney – Station Yard	3 (4) (5)
S11	Whiteley – Whiteley Farm	3
S12	Whiteley – Whiteley Green	3
S13	Whiteley – Solent 1	3
S14	Whiteley – Solent 2	3
S15	Whiteley – Little Park Farm	3
S16	Pegham Coppice (Wickham)	4

## APPENDIX FOUR: IDENTIFIED LARGE HOUSING SITES

Large sites estimated supply: PUSH

ADDRESS	STATUS	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Totals
ABBEY MILL STATION ROAD BISHOPS WALTHAM SOUTHAMPTON	NOT STARTED	0	0	40	30	0	0	2008 – 2013 70
								2009 – 2014 70
WEST OF WATERLOOVILLE LONDON ROAD WATERLOOVILLE	NOT STARTED	0	100	249	299	300	250	2008 – 2013 948
								2009 – 2014 1198
TOUCHWOOD CHURCH ROAD SHEDFIELD SOUTHAMPTON	NOT STARTED	0	0	10	0	0	0	2008 – 2013 10
								2009 – 2014 10
BUENA VISTA HAMBLEDON ROAD DENMEAD	NOT STARTED	0	11	0	0	0	0	2008 – 2013 11
								2009 – 2014 11
CORTUSEL LTD NEW ROAD SWANMORE SOUTHAMPTON	UNDER CONSTRUCTION	7	0	0	0	0	0	2008 – 2013 7
								2009 – 2014 0
NEWLANDS HAMBLEDON ROAD	NOT STARTED	0	9	0	0	0	0	2008 – 2013 9

ADDRESS	STATUS	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Totals
DENMEAD WATERLOOVILLE								2009 – 2014 9
AUDRUICQ WINCHESTER ROAD BISHOPS WALTHAM	UNDER CONSTRUCTION	5	6	0	0	0	0	2008 – 2013 11
								2009 – 2014 6
WHITELEY FARM WHITELEY FAREHAM	1000 DWELLINGS BUILT/OCCUPIED, REST NOT STARTED	0	0	25	25	0	0	2008 – 2013 50
								2009 – 2014 50
AREA 2 LADY BETTYS DRIVE WHITELEY FAREHAM	NOT STARTED	0	0	0	0	0	25	2008 – 2013 0
								2009 – 2014 25
KNOWLE VILLAGE MAYLES LANE KNOWLE FAREHAM	UNDER CONSTRUCTION	20	40	10	0	0	0	2008 – 2013 70
								2009 – 2014 60
<b>Total Supply</b>		<b>32</b>	<b>166</b>	<b>334</b>	<b>354</b>	<b>300</b>	<b>275</b>	2008 – 2013 <b>1186</b> 2009 – 2014 <b>1429</b>

Large sites estimated supply: Rest of District

ADDRESS	STATUS	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Totals
PENINSULA BARRACKS WINCHESTER	135 BUILT/OCCUP IED, 2 NOT STARTED	0	0	0	0	2	0	2008 – 2013 2
								2009 – 2014 2
47 WEST STREET ALRESFORD	11 DWELLINGS COMPLETED REST NOT STARTED	0	3	0	0	0	0	2008 – 2013 3
								2009 – 2014 3
AREA BETWEEN BROADWAY & FRIARSGATE WINCHESTER	NOT STARTED	0	0	100	169	0	0	2008 – 2013 269
								2009 – 2014 269
SOUTHDOWN SCHOOL SHEPHERDS LANE COMPTON WINCHESTER	UNDER CONSTRUCTI ON	13	0	0	0	0	0	2008 – 2013 13
								2009 – 2014 0
TOWNSEND NORTHEND LANE DROXFORD	NOT STARTED	-1	10	0	0	0	0	2008 – 2013 9
								2009 – 2014 10

ADDRESS	STATUS	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Totals
LAND AT MOORSIDE ROAD WINNALL WINCHESTER	NOT STARTED	0	12	0	0	0	0	2008 – 2013 12
								2009 – 2014 12
55 CHILBOLTON AVENUE WINCHESTER	UNDER CONSTRUCTI ON	13	0	0	0	0	0	2008 – 2013 13
								2009 – 2014 0
19-20A JEWRY STREET WINCHESTER	UNDER CONSTRUCTI ON	10	0	0	0	0	0	2008 – 2013 10
								2009 – 2014 0
ROYAL OBSERVER CORPS        ABBOTTS ROAD WINCHESTER	NOT STARTED	0	14	0	0	0	0	2008 – 2013 14
								2009 – 2014 14



ADDRESS	STATUS	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Totals
1-7 CHILBOLTON AVENUE WINCHESTER	UNDER CONSTRUCTI ON	20	29	0	0	0	0	2008 – 2013 49
								2009 – 2014 29
FREEMANS YARD SCHOOL LANE CHERITON ALRESFORD	NOT STARTED	0	12	12	0	0	0	2008 – 2013 24
								2009 – 2014 24
LAND OFF HOOKPIT FARM LANE KINGS WORTHY	NOT STARTED	0	25	0	0	0	0	2008 – 2013 25
								2009 – 2014 25
WINCHESTER TYRE AND EXHAUST 23 CITY ROAD WINCHESTER	NOT STARTED	0	14	0	0	0	0	2008 – 2013 14
								2009 – 2014 14
POLICE HEADQUARTERS ROMSEY ROAD WINCHESTER	NOT STARTED	0	0	0	0	50	100	2008 – 2013 50
								2009 – 2014 100
16A ROAD WINCHESTER	NOT STARTED	0	14	0	0	0	0	2008 – 2013 14
								2009 – 2014 14

ADDRESS	STATUS	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Totals
LAND SURROUNDING SHEILDAIG, HILL CREST & HEATHF WARNFORD ROAD CORHAMPTON SOUTHAMPTON	UNDER CONSTRUCTI ON	20	6	0	0	0	0	2008 – 2013 26
								2009 – 2014 6
122-128 LOVEDON LANE KINGS WORTHY WINCHESTER	NOT STARTED	0	16	0	0	0	0	2008 – 2013 16
								2009 – 2014 16
CRANWORTH HOUSE PARKERSELL CRANWORTH ROAD WINCHESTER	NOT STARTED	0	10	0	0	0	0	2008 – 2013 10
								2009 – 2014 10
4-7 MORNINGTON DRIVE WINCHESTER	NOT STARTED	0	10	0	0	0	0	2008 – 2013 10
								2009 – 2014 10
10A STONEY LANE WINCHESTER	NOT STARTED	0	9	0	0	0	0	2008 – 2013 9
								2009 – 2014 9
38-40 CHILBOLTON AVENUE WINCHESTER	UNDER CONSTRUCTI ON	10	0	0	0	0	0	2008 – 2013 10
								2009 – 2014 0

ADDRESS	STATUS	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Totals
DOWNLANDS ESTATEDOWNLANDS ESTA DOWNLANDS WAY SOUTH WONSTON WINCHESTER	NOT STARTED	0	10	25	0	0	0	2008 – 2013 35
								2009 – 2014 35
61 GREENACRES SPECIAL SCHOOL ANDOVER ROAD WINCHESTER	UNDER CONSTRUCTI ON	8	11	0	0	0	0	2008 – 2013 19
								2009 – 2014 11
WINTON SCHOOL WINTON CLOSE WINCHESTER	UNDER CONSTRUCTI ON	0	35	42	0	0	0	2008 – 2013 77
								2009 – 2014 77
HAMPSHIRE COUNTY LIBRARY 81 NORTH WALLS WINCHESTER	NOT STARTED	0	13	0	0	0	0	2008 – 2013 13
								2009 – 2014 13
ORCHARD HOUSE SARUM ROAD WINCHESTER	NOT STARTED	-1	10	0	0	0	0	2008 – 2013 9
								2009 – 2014 10
-								2008 – 2013 <b>755</b>
								2009 – 2014 <b>763</b>
<b>Total supply</b>		<b>92</b>	<b>263</b>	<b>179</b>	<b>169</b>	<b>52</b>	<b>100</b>	

## APPENDIX FIVE: DRAFT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT IDENTIFIED SITES

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Bishops Waltham	1712	Malt Lane	Yes	14	2014-2019
Bishops Waltham	852	Old Brickyard Cottage and Old Telephone Exchange, St Peters Terrace, Coppice Hill	Yes	12	2019-2024

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Colden Common	889	Avondale Park, Off Main Road, Colden Common, SO21 1TF	Yes	24	2014-2019
Colden Common	1758	Dunhall, Main Road	Yes	11	2014-2019
Colden Common	888	Clayfield Park Homes Ltd, Main Rd, Colden Common	Yes	35	2019-2024
Colden Common	2052	The Woodside Centre, Main Road, Colden Common	Yes	7	2019-2024

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Corhampton and Meonstoke	286	land at Corhampton Lane	No	14	2009-2014

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Denmead	1835	Land adjacent to Denmead Junior School, Bere Road	Yes	20	2009-2014
Denmead	2054	White Hart, Hambledon Road, PO7 6NG	Yes	5	2014-2019
Denmead	1783	Kidmore Lane	Yes	8	2014-2019

Denmead	475	Land behind Highclere, School Lane	Yes	7	2019- 2024
Denmead	958	Shere, Green Meadows, Green Lane, Denmead, PO7 6LW	Yes	7	2019- 2024

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Droxford	2282	Townsend, North Lane, Droxford	No	7	2009- 2014

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Hambledon	334	Hartridges, west Street	No	28	2009- 2014
Hambledon	458	Landfall, Green Lane, Hambledon, PO7 4SS	No	10	2014- 2019
Hambledon	2235	Paddock House, East Street, Hambledon, Waterlooville	No	6	2014- 2019

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Itchen Abbas	488	Station House, Old Station Road, Itchen Abbas	No	7	2019- 2024

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Kings Worthy	329	Land At Tudor Way Inc Land At 130-132 Springvale Road And Rear Of 136-140 Springvale Road	No	55	2009- 2014
Kings Worthy	381	Kings Worthy Court	No	13	2014- 2019

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Micheldever Station	2060	Beechwood, Andover Road, Micheldever Station, SO21 3AY	No	6	2014- 2019

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
New Alresford	1966	The Cricketers Arms, Jacklyns Lane, New Alresford, SO24 9LW	No	14	2014-2019
New Alresford	2006	Former Railway Cutting, New Farm Road/Bridge Road	No	18	2014-2019
New Alresford	2123	Telephone Exchange, Station Road	No	7	2019-2024

Settlement	Site Ref	Site Address	In PUSH?	Amended Estimated Capacity:	New Time Scale:
Sparsholt	1791	Woodrows, Westley Lane, Sparsholt, Winchester. SO21 2NJ	No	5	2009-2014
Sparsholt	2062	Land at Church Farm	No	8	2014-2019
Sparsholt	434	Church Mead, Home Lane, Sparsholt (Garden of)	No	5	2019-2024

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Sutton Scotney	427	Taylor Garage/Bus Depot	No	54	2014-2019

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Swanmore	1725	Ivydale, Lower Chase Road, Swanmore, SO32 2PB	Yes	8	2009-2014
Swanmore	1751	New Road	Yes	14	2014-2019
Swanmore	466	Land behind 1& 2 Cottles	Yes	7	2019-2024

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Waltham Chase	497	Land off Chase Grove	Yes	17	2014-2019

Waltham Chase	2065	Land behind Rosehill Garage, SO32 2LX	Yes	22	2014-2019
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Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
West Meon	2048	Meadow House, West Meon, Petersfield, GU32 1LS	No	5	2014-2019
West Meon	2066	Meonwara Crescent Allotments	No	3	2014-2019

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Whiteley	2146	Whiteley village	Yes	76	2009-2014
Whiteley	1767	Bluebell	Yes	68	2014-2019
Whiteley	1810	The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ	Yes	14	2014-2019
Whiteley	1812	Land at Lady Betty's Drive	Yes	88	2014-2019
Whiteley	1811	Lady Betty's Drive	Yes	8	2019-2024

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Wickham	2144	Wickham Laboratories Ltd, Winchester Road	Yes	16	2009-2014

Settlement	Site Ref	Site Address	In PUSH?	Estimated Capacity:	New Time Scale:
Winchester	1903	Winchester Laundry and Cleaning Co, Hyde Abbey Road	No	12	2009-2014
Winchester	399	West Hayes Lodge, Sarum Road, Winchester, SO22 5EZ	No	8	2009-2014
Winchester	1833	Grounds of Rotherley Boarding House, Links Road	No	10	2009-2014
Winchester	2103	Cromwell Road	No	10	2009-2014
Winchester	1950	The Boat House, Domum Road	No	5	2009-2014

<b>Settlement</b>	<b>Site Ref</b>	<b>Site Address</b>	<b>In PUSH?</b>	<b>Estimated Capacity:</b>	<b>New Time Scale:</b>
Winchester	1826	Royal Hampshire County Hospital A	No	22	2009-2014
Winchester	1913	Land Adjacent To St John's Croft, Blue Ball Hill	No	13	2009-2014
Winchester	569	Land At the end of West End Close	No	8	2014-2019
Winchester	2009	Winchester Club and former cattle market	No	18	2014-2019
Winchester	2134	Winchester Cathedral grounds	No	15	2014-2019
Winchester	1846	Behind Trussell Crescent	No	4	2014-2019
Winchester	2072	Fire Station	No	8	2014-2019
Winchester	2081	Back of Stoney Lane	No	8	2014-2019
Winchester	166	Austen Close	No	6	2014-2019
Winchester	341	St Peter's, Hyde Abbey Road Car Park	No	9	2014-2019
Winchester	1801	15 Chilbolton Avenue	No	8	2014-2019
Winchester	1827	Royal Hampshire County Hospital B	No	16	2014-2019
Winchester	1829	Royal Hampshire County Hospital E	No	23	2014-2019
Winchester	659	Land off Firmstone Road, Winchester, SO23 0PA	No	10	2014-2019
Winchester	80	16 Edgar Road, Winchester, SO23 9TW	No	6	2019-2024
Winchester	2030	Newick, Edward Road, SO23 9RB	No	7	2019-2024
Winchester	2104	Hillcote House, Airlie Lane, Winchester, SO22 4WB	No	17	2019-2024
Winchester	2280	Beech House, Whiteshute Lane, Winchester, SO23 9RA	No	5	2019-2024



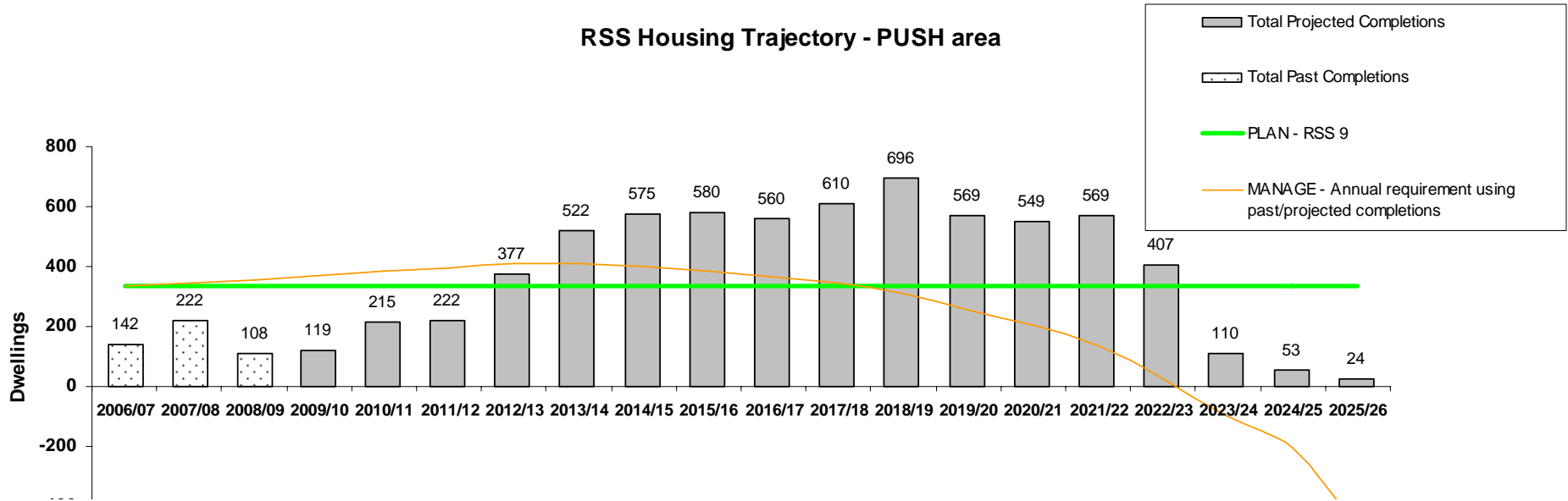
# APPENDIX SIX: HOUSING TRAJECTORIES

## PUSH

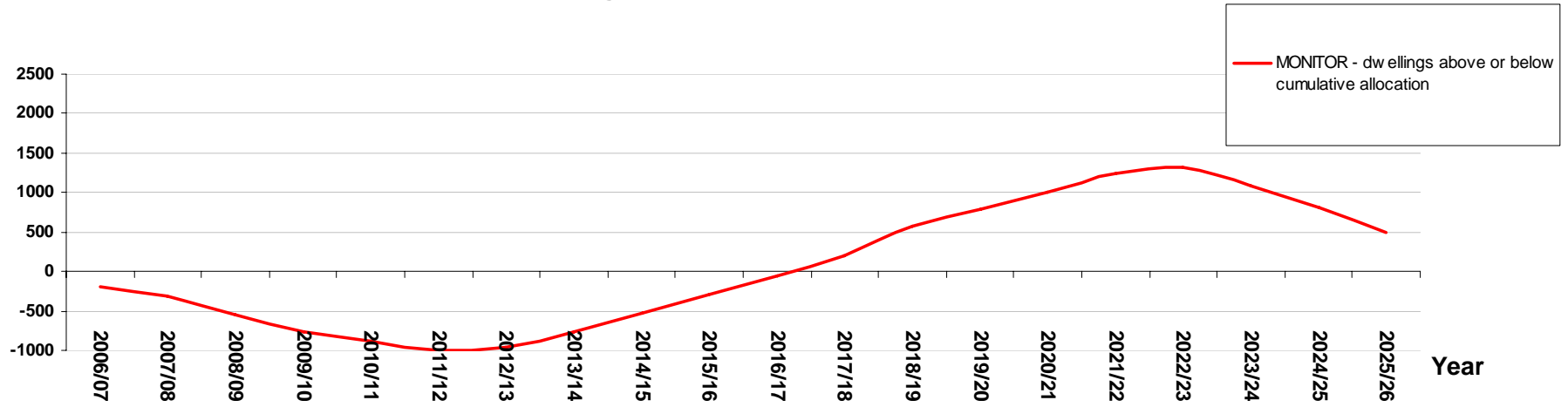
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL	
Past Completions			142	222	108																			472
SHLAA sites within H3 settlements and extant permissions						119	215	222	297	349	302	257	207	207	143	16	26	46	34	17				2457
Greenfield sites to be allocated through the LDF							0	0	80	173	273	323	353	403	553	553	523	523	373	93	53	24		4300
<b>Total Past Completions</b>			142	222	108																			472
<b>Total Projected Completions</b>						119	215	222	377	522	575	580	560	610	696	569	549	569	407	110	53	24		6757
<b>Cumulative Completions</b>			142	364	472	591	806	1028	1405	1927	2502	3082	3642	4252	4948	5517	6066	6635	7042	7152	7205	7229		7229
<b>PLAN - RSS 9</b>			337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	6740
<b>MONITOR - dwellings above or below cumulative allocation</b>			-	-	-539	-757	-879	-994	-954	-769	-531	-288	-65	208	567	799	1011	1243	1313	1086	802	489		489
<b>MANAGE - Annual requirement using past/projected completions</b>			337	347	354	369	384	396	408	410	401	385	366	344	311	256	204	135	26	-101	-206	-465		-489



### RSS Housing Trajectory - PUSH area



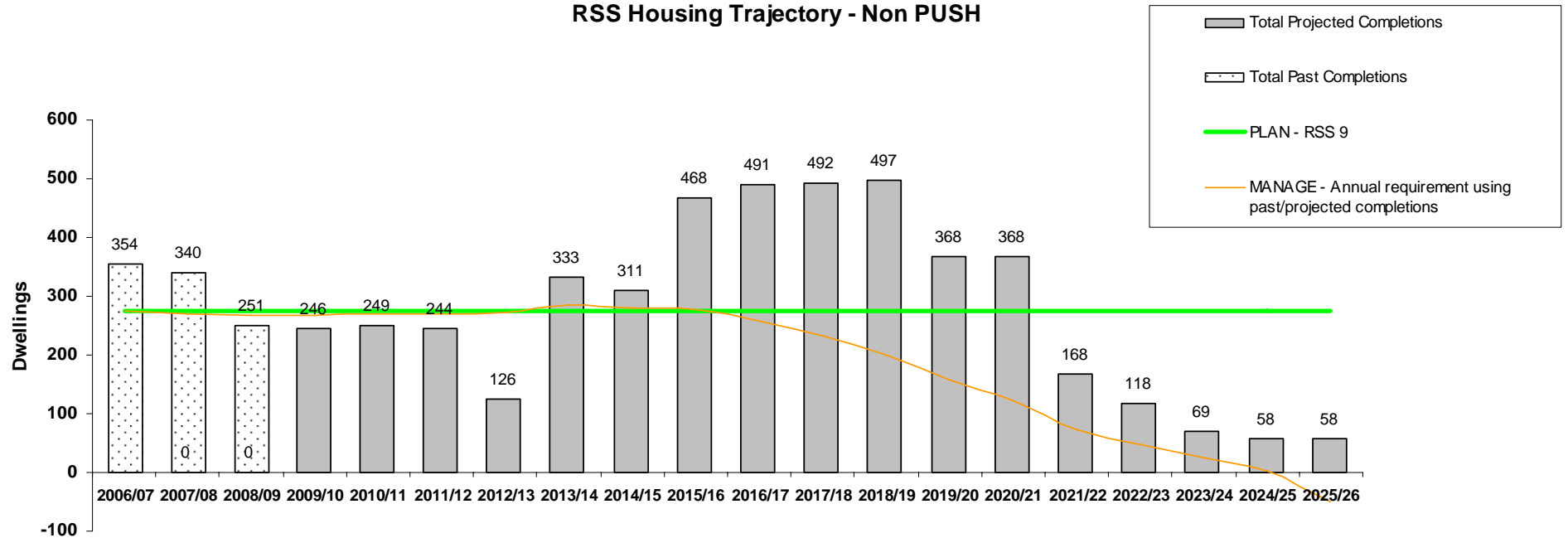
### MONITOR - dwellings above or below cumulative allocation - PUSH area



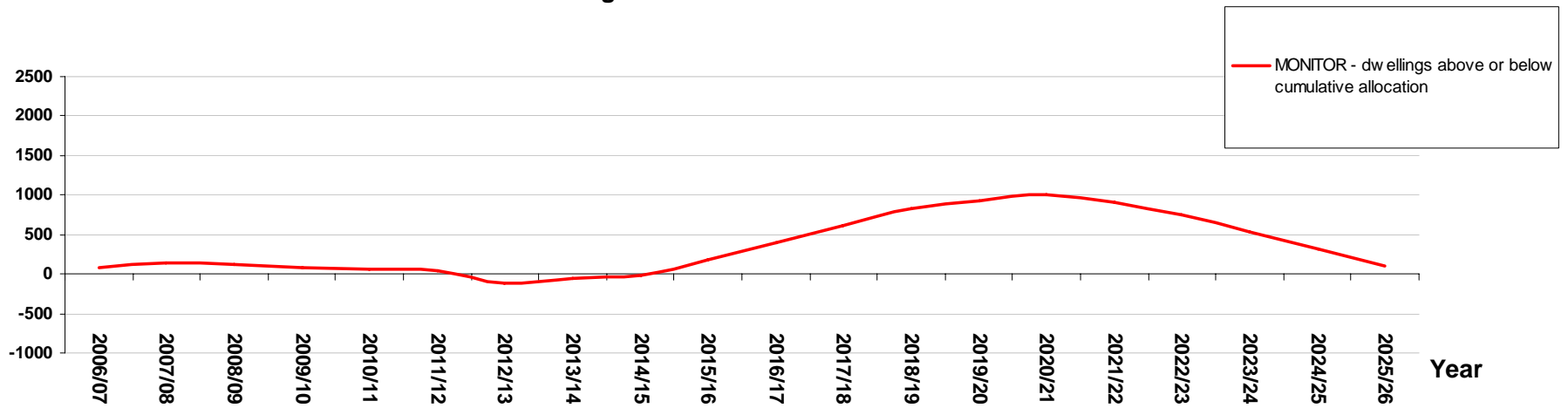
## Non – PUSH

RSS Housing Trajectory (non PUSH)	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL	
Past Completions	354	340	251																		945	
SHLAA sites within H3 settlements and extant permissions				246	249	244	126	226	154	211	134	134	139	10	10	10	10	11			1914	
Greenfield sites to be allocated through the LDF							107	157	257	357	358	358	358	358	358	158	108	58	58	58	2750	
<b>Total Past Completions</b>	<b>354</b>	<b>340</b>	<b>251</b>																		<b>945</b>	
<b>Total Projected Completions</b>		<b>0</b>	<b>0</b>	<b>246</b>	<b>249</b>	<b>244</b>	<b>126</b>	<b>333</b>	<b>311</b>	<b>468</b>	<b>491</b>	<b>492</b>	<b>497</b>	<b>368</b>	<b>368</b>	<b>168</b>	<b>118</b>	<b>69</b>	<b>58</b>	<b>58</b>	<b>4664</b>	
<b>Cumulative Completions</b>	354	694	945	1191	1440	1684	1810	2143	2454	2922	3413	3905	4402	4770	5138	5306	5424	5493	5551	5609	5609	
<b>PLAN - RSS 9</b>	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	5500
<b>MONITOR - dwellings above or below cumulative allocation</b>	79	144	120	91	65	34	-115	-57	-21	172	388	605	827	920	1013	906	749	543	326	109	109	
<b>MANAGE - Annual requirement using past/projected completions</b>	275	271	267	268	269	271	273	284	280	277	258	232	199	157	122	72	49	25	4	-51	-109	

### RSS Housing Trajectory - Non PUSH



### MONITOR - dwellings above or below cumulative allocation - Non PUSH



## APPENDIX SEVEN: UPDATE ON WDLPR HOUSING ALLOCATIONS

### West of Waterlooville

WDLPR Policy	Estimated no. of dwellings in WDLPR	No. of dwellings permitted	Planning permission Details	Status at 31 <sup>st</sup> March 2009	Further details
MDA.1	1110	1514 (including 97 live/work units).  Further 600 in Havant Borough	<p><b>Old Park Farm ('Old Dukes Meadow')</b></p> <p>Outline permission (05/00500/OUT) granted for 450 dwellings in 2008. Part of the site is within Havant Borough.</p> <p>Full permission for Phase 1 (08/00350/REM) granted April 09 for a total of 110 dwellings of which 39 are in the Winchester District.</p>	Not started	<p>Phase 1 commenced 20.04.09</p> <p>Application for Phase 2 (approx 110 dwellings) expected before 2010.</p>
			<b>Old Park Farm -</b>	Not started	The developers are now creating

					<b>Grainger site</b>  Outline permission (06/02538/OUT) granted for 1550 dwellings in 2008. Part of the site is within Havant Borough.						a new masterplan for this site which will incorporate both the MDA and the proposed Core Strategy allocation. The masterplan was subject to public consultation in November 2009.  A resubmission is expected mid - 2010.
<b>Anticipated Completions</b>											
Year	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
No. of completions	39	95	135	220	240	200	200	150	150	85	1514

### Whiteley Farm

WDLPR Policy	Estimated no. of dwellings in WDLPR	Planning permission Details	No. of dwellings permitted	Status at 31 <sup>st</sup> March 2009	Further details	Anticipated Completions
S.11	50	Outline Permission W11433/61	50	Not started	Reserved matters application 09/02083/REM	2011/12- 25 dwellings 2012/13 – 25

					for 55 dwellings received 15.10.09. target date for determination is 14.01.10.	dwellings
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### Whiteley Green

WDLPR Policy	Estimated no. of dwellings in WDLPR	Planning permission Details	No. of dwellings permitted	Status at 31 <sup>st</sup> March 2009	Further details	Anticipated Completions
S.12	90	No	-	Not started	Also known as Area 2, Lady Bettys Drive. Site owned by Hampshire County Council	2013/14- 45 dwellings 2014/15 – 45 dwellings

### Broadway/Friarsgate (also known as Silver Hill)

WDLPR Policy	Estimated no. of dwellings in WDLPR	Planning permission Details	No. of dwellings permitted	Status at 31 <sup>st</sup> March 2009	Further details	Anticipated Completions
W.12	100	06/01901/FUL approved Feb 2009	307 (including 20 live/work units)	Not started	Planning permission issued February 2009.	2013/14- 100 dwellings 2014/15 – 100



					Compulsory Purchase Notices about to be served (as at December 2009)	dwellings 2015/16 – 107 dwellings
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**Knowle (allocation in the Local Plan 1998)**

Winchester Local Plan (1998) Policy	Estimated no. of dwellings in WDLP 1998	Planning permission Details	No. of dwellings permitted	Status at 31 <sup>st</sup> March 2009	Further details	Anticipated Completions
NC.22	200	At 31.03.09 consent for 633 dwellings Of which 597 completed.	633	Under Construction	The final phase to be completed is Phase 3. In May 2009, application 09/00571/FUL was approved to increase Phase 3 from 36 to 64 dwellings. This phase is now under	2010/11- 37 dwellings (the additional 28 dwellings are not included in housing projection as approved after march 2009.

					construction.	
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## APPENDIX EIGHT: SUMMARY OF USE CLASS ORDER

Below is a summary of the Use Classes referred to in the Annual Monitoring Report.

The following classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

<b>A1 Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors
<b>A2 Financial and professional services</b>	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
<b>A3 Restaurants and cafés</b>	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
<b>A4 Drinking establishments</b>	Public houses, wine bars or other drinking establishments (but not a night clubs).
<b>A5 Hot food takeaways</b>	For the sale of hot food for consumption off the premises.
<b>B1 Business</b>	a) Offices (not within A2) b) Research and development, studios, laboratories, high tech c) Light industry appropriate in a residential area.
<b>B2 General industrial</b>	
<b>B8 Storage or distribution</b>	Wholesale warehouse, distribution centres, repositories (includes open air storage).

Further details of the Use Class Order can be found at the Planning Portal [www.planningportal.gov.uk/england/public/planning/](http://www.planningportal.gov.uk/england/public/planning/)