



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING AND ACCESS

TOPIC – WINCHESTER LDF ANNUAL MONITORING REPORT 2008

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 29 December 2008

Contact Officers:

Case Officer:

Joan Ashton. Planner. Tel: 01962 842442 Email: jashton@winchester.gov.uk

Committee Administrator:

Ellie Hogston. Tel: 01962 848155. Email: ehogston@winchester.gov.uk

SUMMARY

The 2008 Annual Monitoring Report (AMR), reports on the performance of adopted planning policies throughout the period 1st April 2007 – 31st March 2008. 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 AMR proposes that a revised LDS be prepared due to slippages between the timetable shown in the present LDS and current work programmes. This is particularly so in relation to the preparation of the Core Strategy.

PROPOSED DECISION

1. That, the Portfolio Holder for Planning and Transport authorises the publication of the 2007 AMR and its submission to the Government Office for the South East, in accordance with the relevant requirements of the Town & Country Planning (Local Development) (England) Regulations 2004.
2. That authority be delegated to the Head of Strategic Planning to make minor changes 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 1st April – 31st 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 1st April 2007 – 31st March 2008 and formally submitted to the local government office (Government Office for the South East, or 'GOSE'), by 31st December 2008.

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 Structure Plan Housing Targets. It also contains trajectories illustrating how the District's targets for the numbers of housing to be delivered, will be achieved year-on-year. Three trajectories are included. The first one shows the information in relation to the housing numbers outlined in the existing Structure Plan. There are then two trajectories related to the emerging South East Regional Plan; one showing the information in relation to the numbers proposed in the PUSH area and another trajectory for the rest of the District outside of the PUSH. Issues relating to the release or otherwise of either Strategic or Local Reserve Sites, 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)

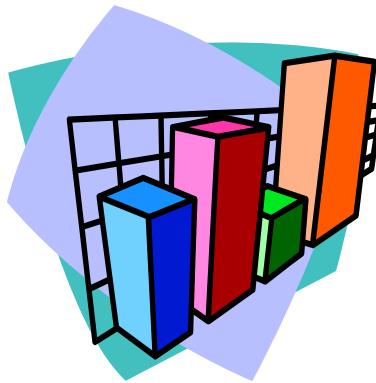
Date of Decision

Councillor Keith Wood –

Portfolio Holder for Planning & Access

ANNUAL MONITORING REPORT 2008

(1ST April 2007 – 31ST March 2008)



WINCHESTER CITY COUNCIL LOCAL DEVELOPMENT FRAMEWORK

December 2008

ANNUAL MONITORING REPORT 2008

(Covering the period 1st April 2007 – 31st March 2008)

WINCHESTER LOCAL DEVELOPMENT FRAMEWORK

December 2008

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1 BACKGROUND

Statutory Background

- 1.1 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 financial year, and must be submitted to the local government office of the DCLG, by the end of the December of the following year. In Winchester's case the local office is the Government Office for the South East (GOSE).
- 1.2 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.
- 1.3 The Town and Country Planning (Local Development Framework) Regulations 2004, prescribed some 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
- 1.4 Regulation 48(7) requires AMRs specifically to report progress on annual housing requirements, in terms of the net additional dwellings completed.

PPS12: Local Spatial Planning. June 2008

- 1.5 Paragraph 4.47 of PPS12 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. The paragraph also emphasises the inclusion of a housing trajectory demonstrating the planned delivery of housing provision
- 1.6 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.
- 1.7 The main guidance on preparing AMRs remains within the good practice guide on "Local Development Framework Monitoring" (ODPM 2005).

Core Indicators

- 1.8 Planning authorities should use indicators to measure the performance of their LDFs. In 2005 the government produced a list of Core Indicators which authorities were required to report on yearly. In July 2008, a revised list of Core Indicators was published. Many of the previous indicators remain, although 3 have been amended to some degree. 7 indicators have been discarded completely and 2 new ones added.
- 1.9 Previous AMRs have used the 2005 list of Core Indicators. This AMR uses the revised 2008 list as far as possible. The government accepts that it may be difficult to fully implement the revised list immediately, but expects this to be done for future AMRs.
- 1.10 The current Core Indicators are listed in Appendix 4 of this AMR, together with the relevant results. They have been presented following the DCLG template contained in the Revised Core Indicators publication, as far as this is possible.

Role of Monitoring

Monitoring performance

- 1.11 Monitoring can assess the actual progress of the preparation of LDDs compared with the key milestones outlined in the LDS. By monitoring progress, slippages in the LDS programme potential conflicts and risks can be identified. This assists in the project management of the elements of the LDF process. The AMR can propose changes to the LDS which should address these problems and lead to better management of the LDF.
- 1.12 The analysis of the performance of policies in the AMR should indicate where policies may be failing. The AMR should identify whether policies should be amended or replaced as a result.
- 1.13 PPS12 highlights the importance of AMRs in monitoring the delivery of housing in particular. This is done through an analysis of housing completions in the last year, and the use of housing trajectories showing how housing will be delivered over the period of the Development Plan.
- 1.14 Another important factor emphasised by the revision of PPS12, is the delivery of infrastructure. Planning authorities are required to produce a delivery plan showing how infrastructure will be delivered over the plan period. Paragraph 4.47 of PPS12 states that the delivery strategy should contain clear targets or measurable outcomes that the AMR should monitor.
- 1.15 The AMR contains information on the performance of adopted policies. This is done in several ways. Policies are assessed against any relevant national or regional indicators, including the government's Core Indicators. Policies are also assessed against targets and indicators that maybe built into the policies or directly associated with them – such as annual housing delivery targets. Where there are no direct indicators, proxy indicators may be used. Policies may also be measured against a bundle of indicators which have some

relationship to the policy. Where the effects of the policy are difficult to isolate, wider contextual indicators are useful. A collection of such indicators may be used to indicate the general effect of a policy.

Contribution to policy development

- 1.16 The monitoring information contained within the AMR will feed into the development of future LDF policies as part of the evidence base. AMRs will assist in the identification of gaps in policy.
- 1.17 PPS12 highlights the importance of monitoring as a means of measuring the delivery of policies. The guidance therefore emphasises how targets and indicators for monitoring need to be an integral part of LDF policies. Adequate means of monitoring is one of the requirements of the 'test of soundness' required for DPDs. Without such procedures, DPDs will be found considered unsound by Inspectors, and cannot be adopted.

Links to other strategies

- 1.18 The AMR provides information that will feed into the Regional Spatial Strategy (RSS) in several ways. Firstly, it will provide information on the delivery of the housing requirements that have been specified within the RSS. Secondly, it will provide information on the effectiveness of policies at a local level, which can be used to inform the development of policies at a regional level. Thirdly, the District AMR provides factual information that can be assimilated with that from other Districts into the RSS AMR.
- 1.19 It is therefore important that there are consistent monitoring indicators used throughout the region where possible. The government's revised Core Indicators have been devised to be more in line with the indicators used in the RSS itself, and this AMR includes comparable indicators to those in the RSS, where this is possible and relevant.
- 1.20 Monitoring data will also provide information for assessing progress towards sustainability objectives. The identification of significant effects will assist in indicating areas of focus for action on sustainability and where policies should be developed. The Council's Sustainability Appraisal (Strategy) also contains targets and indicators within it. These can be used in the AMR of the LDF, where appropriate. Their wide environmental scope and the difficulty of measuring some of the direct effects of policies on matters such as climate change, means that some of these indicators are best suited to be used as part of a bundle of contextual indicators.
- 1.21 The LDF should reflect the Councils Sustainable Community Strategy (SCS). This AMR has been structured following the themes outlined in the SCS. The SCS has its own targets and indicators, as part of its role in developing a more sustainable community. Some of these are relevant to the LDF and these indicators will be included in the AMR.

Developing the AMR

Previous AMRs

- 1.22 The first AMR was produced in 2005, covering the period 1st April 2004 – 31st March 2005. Before this time, the Council produced three annual Housing Monitoring Reports, which assessed the delivery of housing in relation to Structure Plan requirements. The Housing Monitoring Reports included a review of progress against the Council's Urban Capacity Study, which was produced in 2001. The Urban Capacity Study itself has now been reviewed as a stand-alone document (2007). The supply of housing land within the District is discussed within the District's Strategic Housing Land Availability Assessment (SHLAA), which is due to be published in early 2009.
- 1.23 The third AMR was published in December 2007 and the format was revised to align analysis of adopted planning policies with the five themes of the Council's SCS. The adopted planning policies are those within the WDLPR and the WDLPR does not follow the structure of the SCS, unlike the proposed Core Strategy, which will reflect the SCS more closely.

The 2008 AMR

- 1.24 This 2008 AMR covers the period 1st April 2007 – 31st March 2008. The policies within the WDLPR are still the adopted plan policies for the District and have been monitored for this period. This AMR reflects the new Core Indicators as much as possible. Therefore, some of the indicators that were in previous AMRs have been removed, where they are no longer Core Indicators and they are no longer being collected / thought to be useful. In addition, some of the Core Indicators have been altered centrally in terms of their detail, and this is reflected in the Council's AMR.
- 1.25 The new Core Indicators are attached as Appendix 4 of this Report. This largely follows the template presented in the Revised Core Indicators guidance. However, there are some differences, where it has not been possible to obtain the relevant information, or where information is available in a different form to that stated in the Core Indicators.
- 1.26 Aside from the Core Indicators, locally derived and locally relevant indicators have been included, where appropriate. Some of these are similar to those in the 2007 AMR, some are not. In some cases, no new information has been gathered on a particular issue since the 2007 AMR. Sometimes, this is because information is gathered over a different timescale, such as bi-annually. In other cases, this is because the information may have been a 'one-off' not to be repeated in the near future, if at all. In other cases, contextual indicators prepared by outside agencies have changed.

Future Monitoring Reports

- 1.27 The policies of the WDLPR will continue to be the adopted planning policies for the District for the 2009 year (monitoring period March 08 – April 09). However, the WDLPR 'saved plan', 'expires' in mid 2009, and the Council will decide which of these policies it wishes to continue to 'save' for the foreseeable future. The Council will not save all of the policies of the WDLPR and so the following year's AMR (2010) will contain information relating only to those WDLPR policies that have been saved.
- 1.28 Reporting on the saved policies which were formerly within the WDLPR will continue for a number of years, as (as now being proposed) the Core Strategy is not programmed to be adopted until 2011.
- 1.29 The Core Strategy and subsequent DPDs will supersede the saved WDLPR policies in due course and then the AMR will monitor the new policies that have been prepared as part of the LDF.
- 1.30 Development of the Core Strategy will include monitoring more directly and will be more tightly focussed, with specific indicators being aligned to policies within the Core Strategy itself. Sustainability targets & indicators will be developed more. This will enable greater consideration of significant effects. Monitoring of infrastructure provision will be developed more once the infrastructure delivery plan has been agreed for the LDF.

2 PART ONE – MONITORING POLICY PROGRESS

- 2.1 Part One of the 2008 AMR reports on progress on the production of documents within the Council's Local Development Scheme (LDS). Part One assesses actual performance against the targets published in the LDS and the reasons for any slippages are discussed. This section of the AMR also considers whether any changes should be made to the LDS. This could be due either to slippages reported or anticipated in the future, or because a need for new documents or changes to existing documents has arisen. Alterations may also be proposed as a result of changes in government legislation or other changes of circumstance.
- 2.2 This AMR proposes that a revised LDS should be produced, and this section briefly discusses the content of such a document. However, the actual proposed LDS programme and accompanying rationale will be presented as part of a separate report from this AMR. The proposed (2009) LDS will be discussed by Council Members, before being submitted to GOSE for ratification.
- 2.3 The changes outlined in revised PPS12 and contained in the 2008 Planning Regulations have altered some of the stages of document preparation (known as milestones), as well as given revised priorities for the LDF. This AMR refers to the milestones contained within some of the stages of preparation as they existed at the time (i.e. 2007/08).

Winchester LDF

- 2.4 Prior to April 2007, the Winchester LDF consisted of the saved policies of the WDLPR, the Statement of Community Involvement (SCI) and several SPDs. This is shown in the table below:

Table 1: Local Development Framework at 1st April 2007

Document Title	Document Type	Adoption Date
WDLPR	Saved Policies	July 2006
SCI	LDD	January 2007
Supplementary Planning Documents:		
Implementation of Local Reserve Sites	SPD	July 2006
Implementation of Infilling Policy	SPD	July 2006
Local Area Design Statements (LADS):	SPD	
Sleepers Hill		January 2007
Springvale Road		February 2007
Village Design Statements (VDS):	SPD	
Kings Worthy		February 2007

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- 2.5 It is further planned to adopt the Core Strategy, Development Management (previously titled Development Control) and Development Provision DPDs. Various other SPDs have been programmed including more Village Design Statements (VDS) and a SPD on Parking Standards.

2007 LDS

- 2.6 This AMR considers the progress on document preparation compared with the timetable outlined in the 2007 LDS. The need for a revised LDS was discussed in the 2006 AMR and a suggested programme was agreed by the Council's Cabinet on 17th January 2007. It was planned that this would come into effect from March 2007. However, objections were raised by GOSE to some aspects of the timetable, and the LDS was not formally adopted until August 2007.
- 2.7 Despite this, it is considered prudent to monitor the 2007 LDS, as this was effectively the LDS being worked to during the monitoring period and remains so at the current time. Although there were some changes to the 2007 LDS, between its submission to GOSE and its adoption, these did not affect the work in progress at that time. The dates used in this report are those in the adopted August 2007 LDS.

2007/2008 Milestones

- 2.8 The 2007 LDS proposed further work on the Core Strategy and the Development Provision and Allocations DPDs during 2007/2008. It also proposed the production of a SPD on Development of Affordable Housing, and the commencement of work on a SPD on Colour in the Historic Environment. It was also proposed that work started/continued on 5 Village Design Statement (VDS) SPDs, and that 2 should be adopted during this period. Finally, it proposed the continuation of work on West Fulflood and Orams Arbour Neighbourhood Design Statement (NDS) and its adoption during this period.
- 2.9 The preparation of these documents during 2007/2008, is now considered in the light of the milestones in the LDS and the actual performance.
- 2.10 The table below shows the LDDs that were adopted over the last monitoring period, and now form part of the LDF:

Table 2: Local Development Documents adopted between 1st April 2007 and 31st March 2008

Document Title	Document Type	Adoption Date
Affordable Housing	SPD	February 2007
St Barnabas West Neighbourhood Design Statement (NDS)	SPD	April 2007
Denmead Village Design Statement (VDS)	SPD	April 2007
Sparsholt VDS	SPD	November 2007
New Alresford Town Design	SPD	April 2008

Statement		
Otterbourne VDS	SPD	July 2008
Oliver's Battery VDS	SPD	July 2008

Core Strategy DPD

- 2.11 The 2007 LDS programmed the following stages during 2007-2008:
- Continuation of pre-production work until June 2007
 - Early involvement on issues and options and publication of initial sustainability appraisal report – July – December 2007
 - Consultation on preferred options and preparation of formal sustainability report – January – August 2008
 - Submission of Core Strategy DPD – September 2008.
- 2.12 Pre-production work on the Core Strategy commenced in September 2006. The 2007 LDS programmed the pre-production of the Core Strategy to continue until June 2007. It was then proposed that Issues and Options would be consulted on in July 2007 and that consideration of the alternatives would continue until the end of the year.
- 2.13 During this period, as knowledge of the new planning system progressed, the importance of a robust evidence base became clearer. More work was necessary to develop the evidence base. This was further complicated by the need for detailed studies and cross-boundary working in the sub-regional Partnership for Urban South Hampshire (PUSH) area, which covers part of the south of the District. In addition, it became clear that modifications were likely to the draft South East Plan in relation to housing numbers and various policies and this also needed careful consideration in terms of its implications for options for development in the District.
- 2.14 Ongoing work for the evidence base delayed the publication of Winchester District's Issues and Options consultation, which took place between January and February 2008. The consultation document was very detailed with various options for development in a number of locations in the District and several strategies for development proposed.
- 2.15 The Issues and Options document produced comments from almost 3,000 separate individuals, bodies and organisations. The document contained a detailed questionnaire with 25 questions in it proposing various options in several places. As well as the questionnaire, the Council received many individual letters and several petitions, in addition to the responses from statutory bodies and organisations.
- 2.16 The Issues and Options consultation produced a vast volume of data, which took several months to input to a database, and the results were produced in autumn 2008. In June 2008, a revised PPS12 and planning regulations were

published. These included legislative changes to some of the stages of DPDs and the milestones that should be included in the LDS.

- 2.17 As a result of this, the publication of the Proposed Modifications to the SEP and continuing work on processing the Issues and Options consultation information and development of the evidence base, there has been a delay in progressing to the Preferred Options stage. The Preferred Options publication was programmed in the LDS to occur in autumn 2008. Instead, for the reasons outlined above, preferred options are now likely to be published in spring 2009. Although no longer a formal stage in the process, the Council is intending to carry out consultation on the preferred options, before developing the submission DPD. Submission is now planned for summer 2010.
- 2.18 Due to the slippages in timetable and the changes in the stages of the DPD, it is considered appropriate to update the timetable for production of this DPD. A revised profile will need to be prepared as part of the LDS. Due to this degree of changes to the timetable of this, and other, DPDs and the changes in legislation, it is considered a new LDS will be appropriate.

Development Provisions and Allocations DPD

- 2.19 During the period of this AMR, the LDS programmed this DPD for the pre-production stage. This was to commence in July 2007 and was programmed to continue to October 2008, when issues and options would be prepared.
- 2.20 Pre-production work has commenced on this DPD. The SHLAA will provide the evidence base for much of this document and was commenced in summer 2007, with an expected draft publication in early 2009. As part of the SHLAA, letters have been written to all occupiers and owners of potential development land, to obtain their intentions for the future of that land and the likely timescale for any development. Potential developers were also invited in early 2008, put forward potential land for inclusion in the Development Provision and Allocations DPD, via a prescribed form. 221 such proposals have been received.
- 2.21 The next step in the production of the Development Provision and Allocations DPD would be to propose some sites for allocation in the form of options for development. However, resources have had to be diverted from this task, to concentrate on the progression of the Core Strategy and continuing work on the SHLAA. It is not possible to progress this DPD further at the moment, until the main directions for growth and the strategic allocations are known. This will be after the stage of preferred options for the Core Strategy, which is now proposed to occur in summer 2009.
- 2.22 It is therefore considered necessary to alter the timetable of the Development Provision and Allocations DPD, to reflect the revised Core Strategy timetable. This will be done as part of the revision to the LDS.

Affordable Housing SPD

- 2.23 SPD on the Development of Affordable Housing was proposed in the LDS. This document would provide guidance on the implementation of the Affordable Housing Policy H5 of the WDLPR. It was therefore considered important to the delivery of affordable housing.
- 2.24 Pre-production work began on this SPD at the beginning of 2007, and the LDS reflected the consultation that was undertaken in May-June 2007. The document was programmed to be adopted in November 2007, according to the LDS. There was some slight slippage in this programme, and the document was adopted in February 2008.

Village/Neighbourhood Design Statements

- 2.25 VDS and NDS are usually prepared mainly by groups of the local community and the local Parish Council. Winchester City Council assists with advice and their production arranges for the public consultation. The City Council will adopt all or part of the VDS or NDS as SPD where appropriate. Nevertheless, their production remains within the control of the authors, rather than the Council. The timetables given in the LDS are therefore best estimates and are often subject to change.
- 2.26 The 2007 LDS had work programmed for 5 VDS during the 07/08 monitoring period. Work did take place on these documents and also on 2 further documents (Denmead VDS and St Barnabas West NDS), which were adopted between the last monitoring period and the commencement of the 2007 LDS in August. The following section compares the production of these VDS and NDS against the programme given in the LDS.

Denmead VDS

- 2.27 *Adoption*; March 2007 – not met. This target was in the previous LDS. The document was adopted on 5th April 2007, before the 2007 LDS was adopted in August. This represented only a small slippage in the timetable.

St Barnabas West NDS

- 2.28 *Adoption*; September 2006 – not met. This target was in the previous LDS. Consultation had slipped by one month so that it ran from September-October 2006. The NDS completed and adopted on 5th April 2007, before the 2007 LDS was adopted in August.

Compton & Shawford VDS

- 2.29 *Preparation*; April – December 2007.

Consultation; January – February 2008

The Parish Council took the decision in October 2007 to prepare a Parish Plan before progressing a VDS. The Parish Plan was adopted by the Parish Council in October 2008 and work has now started on a Village Design Statement. The

City Council will consider whether the VDS element can be adopted as SPD, if it is approached by the Parish Council.

Otterbourne

- 2.30 *Consultation*; November – December 2007. Not met. Consultation was undertaken in April 2008.

Adoption; May 2008. As the consultation had slipped by one month, the subsequent adoption was also subject to some slippage, and was adopted in July 2008.

New Alresford Town Design Statement (VDS)

- 2.31 *Consultation*; January – March 2007. Not met. There was only a very slight slippage here, as the actual consultation dates were 22nd February 2007 – 5th April 2007.

Adoption; November 2007. Not met. The VDS was adopted on 2nd April 2008.

Oliver's Battery VDS

- 2.32 *Consultation*; November – December 2007. Met.

Adoption; May 2008. There was some slight slippage and the VDS was adopted on 15th July 2008.

Sparsholt VDS

- 2.33 *Consultation*; July – August 2007. Met.

Adoption; January 2008. Exceeded. Document was adopted on 6th November 2007. This document was an update of a previous VDS and was able to proceed quickly to adoption, particularly following the production of a conservation area appraisal in 2007. The City Council is awaiting a finalised document from the Parish Council, before it can be published.

Colour in the Historic Environment SPD

- 2.34 Document preparation; January – June 2008

Consultation; June – July 2008

Adoption December 2008

Work has not started on this document. The Council's Conservation Team has undergone significant changes and re-organisation this year. It is currently being considered whether this document should be produced and when, and if the aims of the document would be best served by a SPD, or by other forms of document. The need for this LDD is therefore being reviewed as part of the review of the LDS.

Revised LDS

- 2.35 There is a need for a revised LDS. The PPS12 and Planning Regulations have altered the stages of production and milestones of DPDs and so the document profiles and timetables will need to be altered. Secondly, as described above,
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there has been a significant delay in the production of the Core Strategy. The high degree of public interest in the Issues and Options has generated a great deal of work, assessing the comments made and considering responses for the development of options. Work will continue on some Village Design Statements and there is a need for an additional SPD on Parking Standards. Finally, there is a need to address the issue of saved policies within the WDLPR.

2.36 The LDS will be developed and discussed at the Cabinet meeting of February 2009, with an intention to adopt the LDS by the end of the financial year. The revised LDS will contain the following elements:

- Revised programme for Core Strategy and Development Provisions DPD.
- Timetable for beginning of production of a Development Management DPD.
- New SPD on Parking Standards
- Updated programmes for Village Design Statement SPDs.
- Schedule of saved policies from the WDLPR, indicating which DPDs they will be replaced by, where appropriate.
- It is not proposed to continue to save some WDLPR policies beyond the automatic saved period, which ends on 7th July 2009. The LDF Cabinet meeting of 16th December 2008 agreed a list of WDLPR policies that should be saved beyond that date, and they will be forwarded for Council's approval on 7th January 2009. This list will then be sent to GOSE for their consideration. The revised LDS will include which WDLPR policies are not to be saved, as part of the schedule within the LDS.
- General re-writing and updating of LDS, profiles and justification.
- Profiles will need re-writing to reflect the changes to milestones and other changes enacted by PPS12 and the 2008 Planning Regulations. There is also a need to update the LDS strategy and its justification, including a greater consideration of risk assessment.
- Guidance is still to be prepared on Colour in the Historic Environment, however this is likely to take the form of a guidance note, rather than SPD. Therefore this SPD may no longer appear in the LDS.

3 PART TWO – MONITORING POLICY PERFORMANCE

- 3.1 Part Two of this AMR assesses the performance of the adopted planning policies (the WDLPR 2006). This is done by analysing the performance of the policies, against a range of relevant indicators. Part Two contains several different types of indicators.
- 3.2 The government has prepared a range of Core Indicators, which planning authorities are required to report on. These have been revised this year. In addition, Local Indicators, relevant to the local situation and particular policies can be included. Where possible, Local Indicators have been developed that directly measure the effectiveness of a policy. However, in many cases it is difficult to find direct measurements of a policy. This may be because outcomes are often a result of a number of factors, of which a particular policy may only be one. In these cases a range of Contextual Indicators can be used. The greater the range of Contextual Indicators used, the more effective they are as an assessment of the effects of a policy – or groups of policies. Where the WDLPR has development allocations, these can be assessed by the extent to which they have been implemented.
- 3.3 It is also part of the requirement for the measurement of policies, that the AMR then assesses the usefulness of these policies and proposes whether they should be retained, amended or deleted. This AMR assesses the usefulness of the WDLPR policies as much as possible, however there are difficulties with such an assessment. Firstly, the WDLPR policies have only been in existence for a short time. It is therefore difficult to identify trends and, also some policies have not yet been used. Secondly, the nature of policies within future DPDs will be very different to that of those within the WDLPR, which makes it difficult to say how policies are going to be replaced at this stage.
- 3.4 Part Two of the AMR is structured around the five themes of the Sustainable Community Strategy (SCS). The SCS is currently undergoing a refresh and the theme formerly known as ‘Freedom from Fear’ will now be termed ‘Strong and Safe Communities’. The five themes are now:
- Health and Wellbeing;
 - Strong and Safe Communities
 - Economic Prosperity;
 - High Quality Environment and
 - Inclusive Society.
- 3.5 For ease of reference, Appendix 2 comprises a table of the WDLPR policies assigned under the appropriate Sustainable Community Strategy themes.
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4 THEME ONE - HEALTH AND WELLBEING

- 4.1 The Health and Wellbeing theme of the SCS is aimed at achieving active residents, who are at a healthy weight, and maintain a healthy lifestyle, including older people and children. There are actions proposed in relation to these outcomes, and specific indicators that relate to these.
- 4.2 WDLPR policies that fall under this theme comprise those that facilitate recreation and leisure. The relevant WDLPR policies comprise the following groups:
- Recreation: RT1 - RT6, RT9, RT11 - RT14.
 - Miscellaneous: DP7 (Aerodrome Safety), W3 (Bushfield Camp), S4 (Bishop's Waltham – Pondsides), S9 (Kings Worthy – Footpaths).
- 4.3 Recreation and leisure activities, including country walking, bridleways and cycling contribute to a healthy lifestyle and a sense of wellbeing. Aerodrome safety also contributes to a sense of wellbeing.
- 4.4 In addition to the policies referred to above, there is a close relationship between the health and wellbeing and the health and safety aspects of some of the Design and Development Policies (such as those relating to pollution and un-neighbourly uses). Several of the policies that aim to preserve or enhance the built or natural environment (HE and some CE policies), also contribute to wellbeing, by improving the quality of the local environment.
- 4.5 RT7 (Public Use of Private Facilities), RT8 (Formal Recreational Facilities in Countryside), RT10 (Meon Valley Bridleway), have been included in previous AMRs, but are not proposed to be retained beyond 7th July 2009, when the WDLPR automatic saved period expires. RT7 is covered by PPG17. RT8 will be covered by WDLPR saved policies CE28 and CE3. RT10 has been completed as much as is practicable. Therefore, these policies will no longer be monitored in the AMR.

Contextual health and wellbeing data

- 4.6 Contextual information on the general health and wellbeing of the population is provided below:

Local Indicator 1: Mortality Rates from all cancers under the age of 75.¹ (NI 122, draft SEP indicator D11 & IRF indicator 3a)

Table 3: Cancer mortality rates

Year	MALE		FEMALE	
	Rates per 100,000 population	Rank in country	Rates per 100,000 population	Rank in country
2005	120.5	155	102.4	169
2006	105.7	59	87.8	77

¹, 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)

Local Indicator 2: Mortality Rates all circulatory diseases under the age of 75.² (NI 121, draft SEP indicator D11 & IRF indicator 3a)

Table 4: Circulatory diseases mortality rates

Year	MALE		FEMALE	
	Rates per 100,000 population	Rank in country	Rates per 100,000 population	Rank in country
2005	97.3	106	36.3	5
2006	80.0	54	38.1	103

- 4.7 Winchester is in the lowest quartile in the country for all these indicators, except for circulatory diseases for women, which is now in the lowest half. This still indicates the good relative health of Winchester residents.
- 4.8 The rates these two indicators have all gone down slightly, apart from the figures for circulatory diseases for women, which have gone up slightly. The rankings have changed more dramatically, as many authorities have similar results, a small change in the figures can result in a large change in the rankings.
- 4.9 The information for these two indicators has been derived from the Hampshire Quality of Life 2008 Report, which in turn takes its figures from the Health website. The latest figures available are for 2006. The figures for 2005 also appear to have been updated from those which were quoted in last year's AMR.

Local Indicator: Participation in Sporting Activities in Winchester District (Draft SEP indicator D11, Draft SCS indicator LI F3)

- 4.10 This indicator was reported on in the 2007 AMR. The figures were taken from a survey by Sport England. It is intended that the survey be carried out bi-annually and figures from a new survey should be available for next year's AMR.

Recreation

- 4.11 Recreation provision (RT1, RT2, RT3, RT4, RT5, RT6, RT11, RT12, RT13, RT14. Site provision RT5, W3, S4, S9).
- 4.12 During 2006/7 consultants carried out an audit of 60 'Parks, Sports and Recreation Grounds' in the District, as part of the assessment of needs and demands required under PPG17. The Study showed that Winchester exceeded the current standard in RT4, in all categories except children's play space. As a result of the Study a new local standard was proposed for all new developments, and will be included within the Core Strategy. This will affect the standard that is currently outlined in RT4, although the principle of seeking contributions will remain. The results of the PPG17 assessment were reported on in the 2007 AMR.

², 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)

- 4.13 Policy RT4 requires the provision of sufficient recreation space and facilities in relation to new developments, or the submission of a financial contribution in lieu of physical provision. The Council's Open Space Fund represents monies collected from planning applications and appeals related to this Policy.

Local Indicator: Open space provided in association with new developments.

- 4.14 Information was included on the amounts of open space provided on site by developers in the 2007 AMR. No updated figures are available for this indicator.

Local Indicator 3: Open Space Fund receipts - £325,109

- 4.15 A total of £325,109 has been contributed to the Open Space Fund between 1 March 2007 and 29 February 2008. This is a significant drop compared to previous years and reflects a slow down in housing starts/completions.
- 4.16 The graph below shows the amount of monies collected for the Open Space Fund over the past ten years. Money from the Open Space Fund has been used to fund improvements in open space throughout the District. This has included funding for continuing work at Hoe Park in Bishop's Waltham, several amounts of new children's play equipment at various locations, a skate park at South Wonston and the purchase of a football field at Stoke Charity. During this year, a total of £1,049,122 has also been released from the fund toward the University of Winchester Bar End Athletics facilities. Table 5 below provides full details of spending from the fund over the past year.

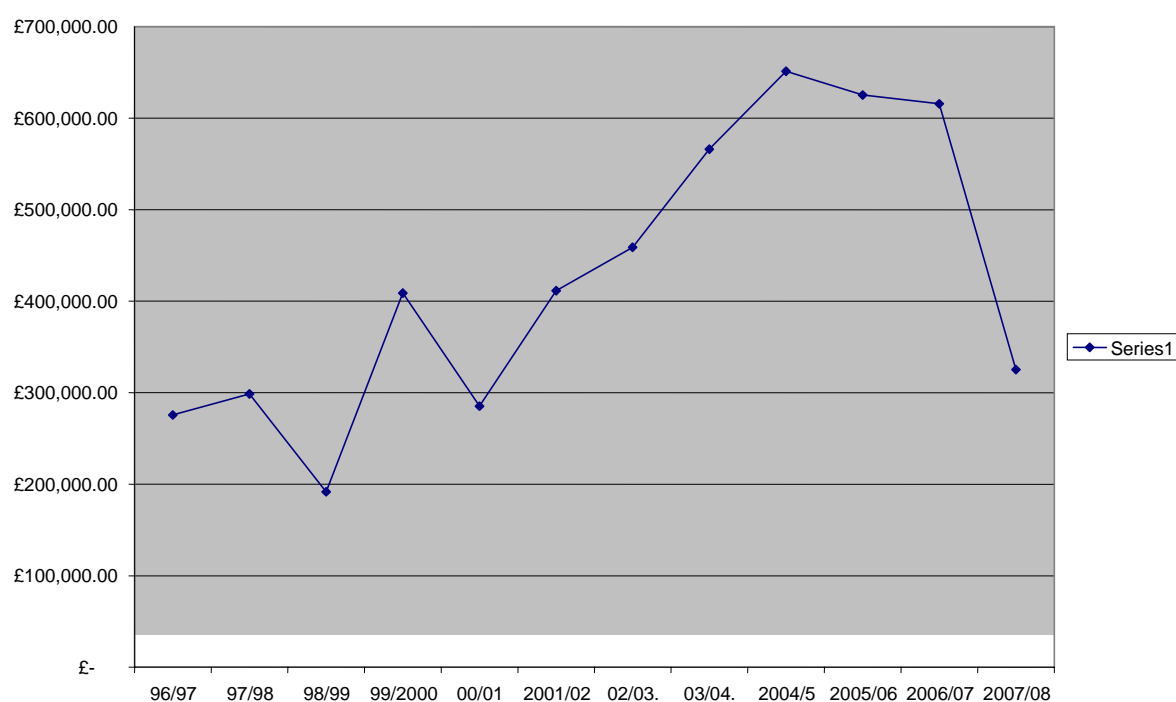
Table 5: Amounts released from Open Space Fund Mar 2007 – Feb 2008

Parish	Scheme Details	Date	Amount Released
Bishops Waltham	Childrens play area Hoe Road Recreation Ground 2 nd instalment	May 2007	35,043
	Dog Bins at Priory park	August 2007	355.53
	Pitch drainage improvements	October 2007	10,515
	Swing barriers at Hermitage Heights	November 2007	2,136.36
	Park seats and litter bins	November 2007	2,684
	Clearance, extension of car park and fencing at Hoe Road Recreation Ground	January 2008	75,451.15
Boarhunt	New toilet block on Recreation ground	August 2007	2,140
Cheriton	Play area swing seats	August 2007	247.38
Colden Common	Footpath in toddler play area, The Green	March 2007	1,386

Parish	Scheme Details	Date	Amount Released
	Play equipment at Recreation Ground	May 2007	13,312
	Play equipment at the Triangle	October 2007	18,046
Denmead	New goal posts on KGV Rec	August 2007	2,556
Durley	Disabled male and female wc and showers in pavilion at recreation ground	June 2007	15,231
Itchen Valley	New play equipment at Couch Green	July 2007	13,000
	Car park improvements at Couch Green Rec.	January 2008	3,000
	New fencing/hedging Old School Field ,Easton	January 2008	1,795
Kings Worthy	Bollards at Hinton Park	July 2007	550
	Fryers Close, Youth project	July 2007	1,038
	Transfer of Church Green (legal costs)	September 2007	3,447
	Children's play equipment, Fraser Road	January 2008	15,596
	Children's play equipment, Eversley Park	November 2007	43,053
	Football equipment	January 2008	750
	Landscape design work at Church Green	January 2008	3,750
Littleton and Harestock	New play equipment Bradley Road Rec and Littleton Rec	March 2007	5,948
Micheldever	New basket ball court at Lord Rank Playing Field	November 2007	20,283
	New play area at LRPF	November 2007	30,000
New Alresford	Play equipment at Sun Hill	October 2007	4,857
	Safety surfacing to play equipment	October 2007	5,349
	New tennis courts	February 2008	36,000
Owslebury	Play area improvements	March 07	1,575
South Wonston	Skatepark at recreation ground	February 2008	8,250
Upham	New tree seat on POS	June 2007	854
	New gates to recreation ground	October 2007	852

Parish	Scheme Details	Date	Amount Released
Wonston	Purchase of football field, Stoke Charity	January 2008	12,000
	Basketball court works, Gratton Rec.	January 2008	2,750
	New Sports pavilion, Gratton Rec.	April-July 07	50,000
Winchester:	Bar End University Sports facility	Dec 07-Jan 08	870,390
	Total released		£1,560,746

Figure 1: Open Space Fund receipts 1996 – 2008



4.17 The 'Number and percentage of eligible open spaces managed to Green Flag Award Standard' is no longer one of the DCLG's Core Indicators. As reported in the 2007 AMR, of the 2 spaces within the District have the potential to reach the standard with minor improvements, should the Council wish to pursue the award; Ashling Park, Denmead, and Arlebury Park, New Arlesford.

4.18 Policy RT5 allocates various sites for recreation provision and the improvement of facilities. W3 allocates land at Bushfield Camp south-west Winchester for recreation. S4 allocates land at Pondside, Bishops Waltham for recreation. S9 supports the development of footpath links in Kings Worthy.

-
- 4.19 The sites in RT5, W3 and S4 have yet to come forward. There are sometimes practical difficulties in obtaining the land for open space use. The LDF should consider the appropriateness and deliverability of these allocations. S9 is an aspirational policy and although no proposals have yet emerged, it is considered that it may be possible to provide a footpath link in association with developments in the vicinity.

Conclusion:

- 4.20 Winchester District is generally well-provided for in terms of open space for recreation. RT4 is continuing to deliver funds for the improvement of provision and the Open Space Strategy is continuing to perform actively in delivering improvements year upon year. Some superfluous policies are proposed to be removed as from mid 2009. There are problems in the implementation of the sites allocated for open space in RT5, where none of the allocations have been delivered. The LDF will need to consider the appropriateness of these designations.

Miscellaneous Recreation and other Health and Well Being Policies

- 4.21 Recreation policies RT11 (Equestrian Development), RT12 (Golf), RT13 (noisy Sports), RT14 (Indoor Leisure) and Policy DP7 (Aerodrome Safety) have too small a number of annual applications and are too specific to be specially monitored. HCC monitors leisure (D2) development. No such developments are shown for this monitoring year.

5 THEME TWO: SAFE AND STRONG COMMUNITIES

- 5.1 The refresh of the SCS has renamed the ‘freedom from fear’ theme, to reflect the HCC SCS and to promote a more positive view of perceptions of communities. This is an important theme of the SCS, as repeated surveys have indicated that fears relating to crime and personal safety are crucially important to the local population. 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.
- 5.2 Local Plan Policy DP3 sets out the general design criteria for new developments. This includes assisting the 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. However, as the principal aim of these policies relates more to other themes, those policies are covered under the most relevant theme.
- 5.3 No indicator has been developed to monitor DP3. The wide-ranging nature of this policy does not lend itself to numerical evaluation. However, contextual indicators on crime and vandalism are available, as outlined below.

Contextual indicators related to strong and safe communities

- 5.4 Local Indicator: percentages of people who considered themselves safe on the streets in the daytime and nighttime,
- 5.5 This indicator was reported on in last year’s AMR, with information taken from the Hampshire Quality of Life Report. No new figures are yet available.

Local Indicator 4: Incidence of Recorded crimes –

Table 6: Incidence of recorded crime (2006 BVPI - 126, 127a, 128)

Type of Crime	Winchester District rates 2006	Winchester District rates 2007	Top Quartile for Country	All District Councils	All England Authorities
Burglaries (BVPI 126)	5.38 per 1,000 households	6.18 per 1,000	5.7	8.19	10.78
Violent Crime (BVPI 127a)	15.04 per 1,000 population	15.03	11.1	15.64	19.24
Vehicle Crime (BVPI 128)	6.74 per 1,000 population	6.78	6.4	9.22	11.51

- 5.6 It can be seen that there is little change on the previous year’s figures.

Local Indicator: Perceptions of vandalism, graffiti and deliberate damage.

- 5.7 Information from the WCC BVPI general satisfaction survey which looked at perceptions of vandalism, graffiti and deliberate damage, was included in last year's AMR. The survey is currently being repeated and new figures should be available for reporting in next year's AMR.

Future indicators

- 5.8 Many figures will soon be available from the National Indicator set, providing contextual information on crime and violence and perceptions of crime and anti-social behaviour. The refreshed SCS is likely to include information on NI 17 (Perceptions of anti-social behaviour), NI 20 (Assault with injury) and NI 32 (Domestic Violence). Satisfaction surveys will also continue to be undertaken. These will give an indication of perceptions of the quality of the environment and safety of the surrounding area, which is useful contextual data for the LDF.

THEME THREE: ECONOMIC PROSPERITY

Policies that relate to this theme of the Sustainable Community Strategy, comprise the following groupings from within the WDLPR –

Rural Economy: CE12 - CE22, CE24, CE26.

Housing (supply & strategy): H1, H2, H3.

Employment: E1, E2, E4.

Site Proposals MDA1, S2, S3, S6, S7, S10, S12, S14, S15

Town Centre & Retail: SF1 – SF3, SF5, W2

Tourism: RT15 – RT17

Transport: T9, T11, T12

Misc: MDA2, SF8

Rural Economy

CE13 (Essential Rural Development), CE14 (Agri-Industry), CE15 (Fish Farms), CE16 (Farm Diversifications), CE17 (Re-use of Buildings) CE18 (Existing Employment Uses), CE19 (Housing for Essential Rural Workers – mobile homes) CE20 (Housing for Essential Rural Workers – permanent dwellings), CE21 (Occupancy Conditions), CE22 (dwellings for Other Rural Workers), CE24 (Conversion & Changes of Use), CE26 (Staff Accommodation).

No monitoring mechanisms currently exist that specifically measure the rural economy. Many of these issues would be picked up through monitoring of the economy as a whole. Some of the above policies are very specific to particular activities and it is unlikely to be worth developing specific monitoring procedures for these policies (eg Fish Farms). This is particularly true as many of these policies are likely to be combined and re-configured when considered for the LDF, most being detailed development control issues. Specific issues that do need monitoring systems developed for them are those of farm diversification, the re-use of buildings and existing employment uses. It may be possible to measure these by individual planning applications. However, systems will need to be developed.

Policies CE12 (Agricultural Land Quality) and S13 (Solent 1, Whiteley) are not proposed to be retained beyond the automatic saved period for WDLPR policies. CE12 is considered to be adequately covered by guidance within PPS7 and development proposed by S13 is now very nearly complete. Monitoring will therefore not continue for these policies.

Housing Supply and strategy

H1 (Housing Strategy), H2 (Local Reserve Sites), H3 (Settlement Policy Boundaries). In many respects housing is a cross-cutting issue. Supply of adequate housing is important for people's health and well being and a secure house and environment is relevant in providing freedom from fear. The design and location of housing has an effect on the quality of the environment and the provision of affordable housing is very relevant to the aim of an

inclusive society. Therefore Policy H4 which refers to development outside policy boundaries is covered under the Built and Natural, Environment. The policies related to affordable housing (H5, H6), special needs housing (H8) and housing mix (part of H7) are to be found under the Inclusive Society theme.

Housing trajectory methodology

This Annual Monitoring Report contains housing trajectories for both the Structure Plan and the emerging Regional Spatial Strategy (the South East Plan). Housing trajectories in previous Annual Monitoring Reports have been informed by the Urban Capacity Study (UCS) which was published in 2001. This Annual Monitoring Report is the first to be informed by the Strategic Housing Land Availability Study (SHLAA). The methodology for the SHLAA has followed the steps set out in government guidance (SHLAA Practice Guidance). A significant difference between the UCS and SHLAA is that the City Council must demonstrate that all sites that are included in the SHLAA meet 3 key criteria: they are available, suitable and achievable. An interim SHLAA was reported to the Council's LDF Committee in December 2008 and is available at www.winchester.gov.uk. A final version of the study will be published for consultation in early 2009. The trajectories use the conclusions of the interim SHLAA.

The projections included in both the Structure Plan and RSS trajectories are based on a baseline date of 31st March 2008. These projections, and the interim conclusions of the SHLAA, therefore take account of the economic downturn. However, the housing market has continued to decline during 2008 and this causes considerable uncertainty about the precise timing of development on a variety of sites. Because of this volatility it is impossible to be sure about the exact timing of future housing development but, for the purposes of producing the trajectories, estimates have had to be made.

The trajectories assume that market conditions will be such as to enable development to continue, albeit at a lower rate than in the past. The Winchester housing market has traditionally been very strong and initial indications are that it may be less affected by the economic situation than some other areas (work by DTZ to update Strategic Housing Market Assessments). Clearly, if the market deteriorates so much as to lead to a halt in house building locally the trajectory becomes academic and there would be little point in releasing further land to maintain an adequate supply of housing land.

The following section sets out the number of completions for the period 2007 - 2008 and provides a breakdown of the sources of supply, in relation to Urban Capacity Study. It is notable that completions in 2007/08 were higher than in the previous 2 years, despite the economic situation. Future AMRs will provide an update to the SHLAA.

Progress in meeting the Structure Plan requirement

Table 3 details the number of completions per year since Housing/Annual Monitoring Reports began in 2001

Table 3 Housing Completions 2001 – 2008 (source HCC/WCC)

Year	Allocations	UCS	Windfalls	Other (including replacement dwellings and completions outside policy boundaries)	Total (net)
2000/2001	89	79	73	*	241
2001/2002	146	116	104	*	366
2002/2003	258	166	82	*	506
2003/2004	318	109	152	24	603
2004/2005	249	164	239	42	694
2005/2006	70	78	282	60	490
2006/2007	52	30	375	39	496
2007/2008	56	71	413	22	562
Total	1238	813	1720	187	3958

Appendix 1 shows the trajectory for the Structure Plan for the period 1996/7 – 2010/11. The completions projected until the end of the Structure Plan period show an additional 1021 dwellings above the requirement. This includes the final phases of the development at Knowle (Local Plan 1998 allocation), and the first completions of the allocations at West of Waterlooville and Broadways/Friarsgate in Winchester.

Status of Allocated sites

The table below illustrates progress on the sites allocated in the WDLPR.

Table 4: Status of Housing Allocations in WDLPR

Site	Policy Number	Estimated no. of dwellings in WDLPR	Current Status
West of Waterlooville	MDA.1	1110	
Whiteley Farm	S.11	50	Outline permission period of submission of reserved matters to be extended for three years (decision date 17/10/06)
Whiteley Green	S.12	90	No Planning Permission

Broadwa/Friarsgate, Winchester (also known as Silver Hill)	W.12	100	Planning permission subject to S106 for 269 dwellings
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Unallocated sites – Urban Capacity

In the trajectory, unallocated sites are classified as Urban Capacity, Windfall and sites outside of policy boundaries.

In addition to the allocated sites, H1 outlines the Council’s Urban Capacity approach to housing delivery. Sites were identified in the Council’s Urban Capacity Study (UCS) 2001 and their performance has been monitored ever since, see the table below.

Table 5 Net completions on UCS sites 2000 – 2008

Year	Total Completions on UCS sites	% of Total Completions	Outstanding
2000 – 2001	79	33%	2038
2001 – 2002	116	32%	1888
2002 – 2003	166	33%	1735
2003 – 2004	109	18%	1672
2004 – 2005	164	24%	1508
2005 – 2006	78	16%	1430
2006 - 2007	30	6%	1400
2007 – 2008	71	13%	1329
Total	813		

As detailed above, the UCS will now be superseded by the Strategic Housing Land Availability Study.

Unallocated sites – windfall

Although the UCS will no longer be monitored, the strategy of promoting delivery within the existing urban areas outlined in H1 continues. Although the Urban Capacity Study has not delivered as many units as was anticipated, more windfall sites have occurred. Many of these have been on sites that are of a similar character to those identified in the UCS. Table *** highlights the high percentage of completions on windfall sites.

Table 6 Net completions on windfall sites 2000 – 2008

Year	Total Completions on Windfall sites (net)	% of Total Completions
2000 – 2001	73	30%
2001 – 2002	104	28%
2002 – 2003	82	16%
2003 – 2004	152	25%
2004 – 2005	239	34%
2005 – 2006	282	58%
2006 - 2007	375	76%
2007 – 2008	413	73%
Total	1720	

In addition to the completions classed as either Urban Capacity or windfall, 4% of net completions came from sites outside of the defined policy boundaries. Further details of these sites are considered under the Built and Natural Environment Theme.

Regional Spatial Strategy 2006 – 2026

The draft RSS set out a requirement of 10,439 dwellings to be built in Winchester District between 2006 and 2026. This figure has been increased by the Secretary of State in the Proposed Changes (July 2008) to a total of 12,740 . This Proposed Change was consulted on earlier in 2008 and it is anticipated that the RSS will be adopted in 2009. When adopted, the RSS will supersede the Structure Plan.

In the RSS, Winchester District is divided between two different sub regions: the Partnership of Urban South Hampshire (PUSH) area, and the rest of the District (non-PUSH area). The Proposed Changes provide separate targets for the two regions, with the increased requirement being in the rest of the District area. Another proposed change is that policy relating to the phasing of the PUSH housing target into five year periods has been deleted and annualised targets over the twenty year period can now be used – 337 per annum for the PUSH area and 300 per annum for the rest of the District.

The RSS housing trajectories (appendix 2) provides an indication of the number of dwellings which will be completed in the District during the time period. It assumes that additional sites will be allocated through the Local Development Framework (LDF). Depending on the nature and size of the sites, they are likely to be allocated though the emerging Core Strategy, due

to be adopted in 2011. The assumptions about these sites are included in a trajectory row entitled 'Other sites to be allocated through the LDF'. The numbers included would exceed RSS requirements for both the PUSH and non-PUSH area, but the scale and location of site allocations will be determined through the Core Strategy and/or Development Allocations DPDs.

Housing Land Availability

The difficulties of forecasting the likely development of housing sites has been noted above. Nevertheless, the initial SHLAA results and the information in the trajectories will be used to determine whether a 5-year supply of housing land is available.

The Winchester District Local Plan Review identifies a number of 'Local Reserve Sites' which may need to be released to ensure adequate land supply. The imminent completion of the SHLAA enables an assessment to be made of whether any of these sites should be released and to consult on the conclusions. This will be undertaken early in 2009 to enable the Council to reach a decision on whether any sites should be released.

Housing Trajectory Summary

As at April 2008, the remaining Structure Plan requirement was 1187. At this time there was a total of 1299 dwellings with planning permission and a further 393 large sites subject to legal agreements. The trajectory projects that the Structure Plan requirement will be exceeded by 1021 dwellings.

Although the Structure Plan forms part of the Development Plan for this monitoring period, it is expected to be replaced during 2009 by the South East Plan. The Secretary of State has published 'Proposed Changes' to the South East Plan and the trajectories at Appendix 3 use the Proposed Changes for the RSS trajectories for the Partnership for South Hampshire area (PUSH) and for the non-PUSH area.

The South East Plan proposes a major increase in housing completions over its period (averaging 637 dwellings per annum compared to 486 per annum under the Structure Plan). The trajectories therefore assume that additional sites will need to be allocated through the LDF and working assumptions of 3750 dwellings for the PUSH area and 2500 for the non-PUSH area are used (total 6250 dwellings). These assumptions may need to be updated as the relevant parts of the LDF progress.

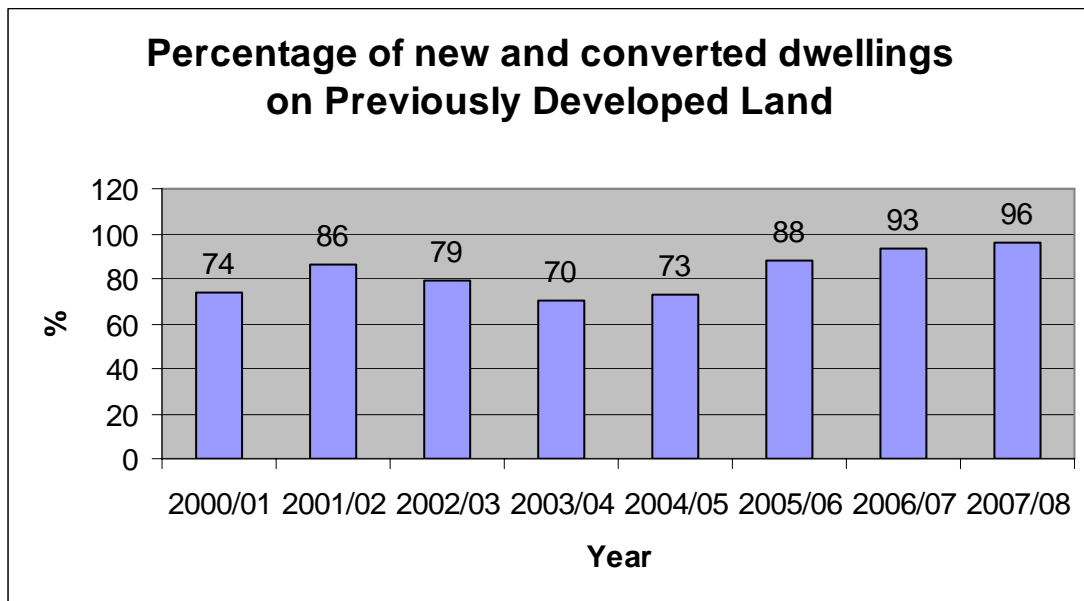
The PUSH trajectory suggests that completions in the PUSH area will not meet the RSS requirement until the West of Waterlooville MDA starts delivering housing, although this is expected to be in the near future. In the medium to longer term, new allocations through the LDF will also be important. For the non-PUSH area, the trajectory shows that completions are expected to exceed the RSS requirement until the later stages of the plan period, with new allocations through the LDF being needed in the medium and long-term. Both trajectories indicate that the RSS requirement can be exceeded by the end of the plan period.

Given the increase in housing requirements between the Structure Plan and the RSS (31%), it is not surprising that housing delivery will take a short time to adjust. It is appropriate that this should be achieved in a plan-led way, through the LDF Core Strategy. Nevertheless, the combined trajectories for the PUSH and non-PUSH areas suggest that an adequate supply of housing land can be maintained in the District throughout the plan period.

Previously Developed Land

National and regional guidance has set a target of 60% of all dwellings to be completed on previously developed land. This is in accordance with the aims of increasing the efficient use of land and preserving greenfield land where possible. This monitoring year, 585 dwellings (gross) were built on previously developed land, 96% of the total. This reflects the high number of completions on windfall sites within the built-up areas of the larger settlements. It is anticipated that the trend over recent years for a high percentage of completions on previously developed land will decrease once completions start to come forward on the major greenfield allocation at West of Waterlooville.

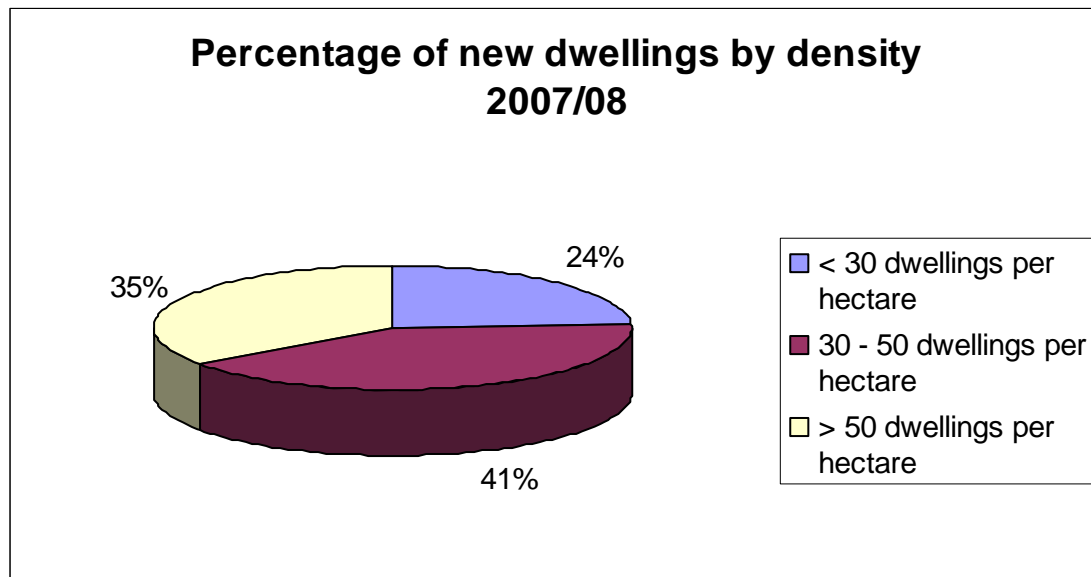
Figure 1 New and Converted Dwellings on Previously Developed Land (source: HCC)



Density

Also in the interests of efficient use of land, national guidance recommends that housing should be built at between 30-50 dwellings per hectare (dph), with higher densities at places with good public transport accessibility. Policy H7 (iii) of the WDLPR requires developments to achieve a net density of between 30 -50 dph, with potential for higher densities on sites close to town centres or public transport corridors. (See Inclusive Society for the housing mix part of policy H7).

Figure 2 Density of New Dwellings (HCC) (in spread sheet Density 2008



Note: Densities have been calculated based on the red-line of development sites not the developable area. Therefore, the densities above are a mix of net and gross (data provided by Hampshire County Council, Environment Department).

The densities achieved this year, show that 76% of dwellings were built at a density of 30 dph or more. This is significant increase from the previous two monitoring years as shown in the table below. This is likely to be a result of permissions based on lower (pre-PPG3/Local Plan) densities having been largely built out and newer permissions now being implemented.

Table 6 density of new dwellings over time

Year	Percentage of completions at 30+ dwellings per hectare
2005/06	42%
2006/07	56%
2007/08	76%

Local Reserve Sites

Policy H2 describes four Local Reserve Sites (LRS), that the Local Plan Inspector considered should be reserved in case monitoring indicates that the Structure Plan baseline requirement is unlikely to be achieved. These sites are as follow:

- Pitt Manor, Winchester 200 dwellings
- Worthy road/Francis Gardens, Winchester 80 dwellings
- Little Frenchies Field, Denmead, 70 dwellings
- Spring Gardens, New Alresford 35 dwellings

The Council has adopted a Supplementary Planning Document to guide the process of considering whether these sites need to be released. With the SHLAA now largely complete it is possible to assess the need for any of the Local Reserve Sites and to consult on this, early in 2009. The requirement in PPS3 to maintain a 5-year supply of available housing land will also need to be taken into account.

Development Within Policy Boundaries (H3)

H3 outlines the settlements within which development proposals are considered acceptable in principle. During the monitoring year, 540 new dwellings were completed within these boundaries (96%) and 22 outside (4%). Policy H4 which considers housing outside policy boundaries is considered under the Built and Natural Environment Theme.

Employment

E1 (New Employment Development), E2 (Existing Employment) & E4 (Office Development Elsewhere Within Winchester Town).

E3 (Office Development Within the Town Centre of Winchester), was included in previous AMRs, but is not proposed to be retained beyond 7th July 2009, when the WDLPR automatic saved period expires. E3 restricts office development within the town centre of Winchester. An 'Economic and Employment Land Study' (SQW Consulting, December 2007) was carried out as part of the evidence gathering for the Core Strategy, and considered that office restraint within the town centre was no longer appropriate.

The employment information contained within this AMR has been compiled by HCC from planning permissions and completions information. The data is collected using financial years, however, prior to the introduction of AMRs, HCC collected data using calendar years. The information in the 2004-2005 AMR was for the period January 2004 – March 31st 2005, in order to adjust to the new monitoring period.

The historic floorspace figures shown relate to gross external floorspace rather than gross internal as required by the DCLG Core Indicators, as this was the way that information had been recorded on planning application forms and in planning permissions that specify the amount of business floorspace approved. The new APP1 form now requires net floorspace information to be submitted. Permissions which specify amounts of net floorspace 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.

The tables below show the amounts of employment land developed by type, on previously developed land, and the total amount of employment land available for development.

Core Indicator BD1: Amount of floorspace developed for employment by type

Table 7: Amount of floorspace developed for employment by type 2006 – 2008 (HCC)

Use Class	Completed floorspace (m2) April 05 – March 06 (gross)	Completed floorspace (m2) April 06 – March 07 (gross)	Completed floorspace (m2) April 07 – March 08 (gross)	Completed floorspace (m2) April 07 – March 08 (net)
B1	6297	6252	2926	2816
B1-8	9664	23873	18465	17773
B1a	27646	10118	7385	7108
B8	1970	1156	0	0
B2	2266	2157	486	468
B2-7	1265	68	179	172.29
Total	49108	43624	29441	28337*

*figures may not tally due to rounding

Core Indicator BD1 (Table 7) shows that 29,441m² gross of employment floorspace was completed during the last monitoring period (28,337m² net internal floorspace). This is a large decrease from figures in previous years. However, figures in previous years reflected the undue influence of number of very large sites in the south-western part of the District in the PUSH area around Whiteley. This helped to make Winchester the District with the greatest amount of new floorspace in the whole of Hampshire, despite being a largely rural District, with historic towns that have constraints on development and with no large urban areas. Two large sites were completed around Whiteley in the previous year (as reported in last year's AMR), which more than account for the difference between this year and last year's figures on their own. The downturn in the national economy is also likely to have had an influence of development, though it is difficult to quantify the effect that may be due to this factor specifically.

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.

The largest development this year was for a 15,188m² business park at Whiteley, part of which is in the Fareham District. This is only partially completed and forms part of the WDLPR allocation S14 (Solent 2). 35,656m² is expected to be completed in total. Other large developments included 5,594m² office building, which is part of the Solent 1 WDLPR allocation S13, at Whiteley and 2,031m² B1 at Segensworth, also near Whiteley. The only other large completion was at Northfields Farm, near Twyford, where

buildings at a former poultry farm are being converted to industrial use. 1,936m² of this development was completed last year. The development will comprise 5,048m in total, when it is fully completed.

There are also some large schemes in the pipeline. 48,479m² of B1a offices are still outstanding at Solent 1 (21,765 has already been completed). A 1,845m² B2-B7 scheme is being implemented at Trucks Holdings on Highbridge Road, Colden Common. Permission has been granted for 1,335m² of B8 at Beckless Farm, Brook Lane, Hambledon and for 3,783m² of office use as part of the Silver Hill redevelopment in central Winchester. Employment uses will also be provided as part of the development at West of Waterlooville (MDA1), which has permission. However the precise employment component of the scheme is not yet known.

Core Indicator BD3: Employment land available by type –

i)	allocated sites without planning permission	37.00 ha
ii)	all sites in the District with planning permission, but not yet complete	29.42 ha
	Total employment/mixed use land available	66.42 ha

Table 8: sites allocated for employment/mixed use in WDLPR

Site location	Policy	Area of site (ha)	Status	Available ha (with no planning permission)	Available ha (not yet completed)
West of Waterlooville	MDA1	30	PP subject to s106	30	
Hilson's Rd, Curdridge	S7	4.1	No planning permission yet	4.1	
Solent 1, Whiteley	S13	9.8	Remainder under construction (part previously completed)		1.86
Solent 2, Whiteley	S14	8.7	Part completed. Part not started		4.06
Little Park Farm, Whiteley	S15	1.3	No planning permission yet	1.3	
Abbey Mill, Bishop's Waltham (mixed use)	S3	1.9	Planning permission issued 7.01.08		2.44*
Freeman's Yard, Cheriton (mixed use)	S6	1.1	Planning permission issued 08.10.07		1.10
Station Yard,	S10	1.6	No planning	1.6	

Sutton Scotney (mixed use)			permission yet		
Other sites with pp but not yet complete					19.96
Total		58.5 ha		37	29.42

* The site approved is larger than the WLDPR allocation site.

Core indicator BD3 (table 8) shows that out of the 8 allocated sites, 2 are under construction and 3 have recently gained planning permission, including the very large allocation at West of Waterlooville MDA. 3 have yet to obtain planning permission.

Potentially there is therefore a great deal of employment floorspace in the pipeline in the District. Completion however will be subject to national and local economic circumstances, which are currently uncertain. Forecasting has suggested that completions (and new permissions) are likely to fall in the short-term.

Core Indicator BD2: Amount and % of employment floorspace, by type on previously developed land.

Table 9: Amount (gross) and % of floorspace developed on previously developed land

Use Class	2005-06	2006-2007	2007-2008	
	Percentage of total completed floorspace	Percentage of total completed floorspace	Amount of completed floorspace (sqm)	Percentage of total completed floorspace
B1	60.12	97	0	0
B1-8	39.33	13	1343	7.3
B1a	5.02	11	873	11.82
B8	0	0	-	-
B2	0	12	486	100
B2-7	94.62	0	0	0
Total	20.71	27	2,702	9.2

Only 9.2% of completed employment floorspace was on previously developed land. The draft SEP recommends 60% in line with government advice, across the region as a whole. This is not an unusual figure for Winchester though. Although in 2007, the total was 27%, and in 2006 it was 20.7%, in 2005 the figure was only 8%. Only 4 sites were completed last year on previously developed land. Two were at Waltham Business Park in Swanmore, the third

was the re-development of Documentation House at Staple Gardens, central Winchester, and the final site was a re-development of an old British Gas site at Moorside Road in the Winnall industrial part of Winchester. Much of the recent employment development has been on large greenfield sites in the south-west of the District around Whiteley in the PUSH area, where the SEP encourages employment growth.

Winchester is a very rural District with constraints amongst the historic towns offering few opportunities for redevelopment. Within settlements and on un-allocated sites, the pressure for residential development means that few sites are developed for employment uses. The sites that do come forward in these circumstances tend to be small.

Despite the low amount of development on brownfield sites, it is difficult to see how this can be increased. The factors referred to above are likely to continue to prevail within settlements. There is occasional scope for development on brownfield sites within the countryside, such as on old MOD sites, however, these are sporadic and difficult to predict and tend to be fairly small in scale. It is clear that any major new development is likely to occur on allocated sites and that these are likely to have to be greenfield sites.

Information on the loss of employment land (former CIs 1e and 1f) is no longer part of the DCLG Core Indicators. However, information is still being gathered on this and provides useful information on the overall losses of land and – in particular – the amount lost to residential development. This will form part of the evidence base for the Core Strategy.

Local Indicator: Loss of employment land, and loss to residential.

Table 10: Loss of employment land (HCC)*

LOCATION	PROPOSAL	LANDUSE	LOSS(m2)
ABBEY MILL STATION ROAD	DEMO INDUSTRIAL BUILDING. ERECT NEW OFFICES & WORKSHOPS & 70 DWELLINGS	B1(a)	432
ABBEY MILL STATION ROAD	DEMO INDUSTRIAL BUILDING. ERECT NEW OFFICES & WORKSHOPS & 70 DWELLINGS	B1(c)	2943
108 STOCKBRIDGE ROAD WINCHESTER	REDEV TO CONSTRUCT 4 X 2 BED, 2 X 3 BED FLATS	MIXED UNSPECIFIED B1	350
CHAUCER BUSINESS CENTRE EASTON LANE WINCHESTER	2 CAR SHOWROOMS	MIXED INDUSTRY	216
CORTUSEL LTD NEW ROAD	DEMO FACTORY ERECT 10 DWELLINGS AND OFFICE BUILDING	MIXED INDUSTRY	700
MAYHILL FARM MAYHILL LANE SWANMORE	COU FROM OFFICE TO RESIDENTIAL	B1(a)	227
Total Loss (sqm)			4868

* The sites listed indicate those where the loss of employment occurred during the monitoring period. The developments have not necessarily been completed yet.

A total of 4,868m² (gross) of employment land has been lost to other uses this year, as outlined in Table 15 above. The losses involve 5 sites. The major development is at Abbey Mill, Bishops Waltham, which involves the loss of 3,375m² of the total land lost and will provide 70 new residential units, alongside 1565 m² of B1/ B use. It can be seen that residential development is often part of the redevelopment involved and 87 units will be provided when all these developments are complete. However, most of these residential sites will comprise a mixture of uses, including some degree of employment use, apart from the developments at Stockbridge Road, Winchester and Mayhill Farm, Swanmore.

Information on the amount of floorspace developed for employment in employment or regeneration areas is no longer part of the DCLG Core Indicators. Winchester has very little regeneration or derelict land. There is no specific regeneration policy within the WDLPR. Employment and regeneration are only defined in the WDLPR where specific proposals are planned. Much development takes place in existing industrial areas (such as Segensworth North, near Whiteley, or Winnall Industrial Estate), which do not have any new allocations. In these circumstances, it is not considered useful to monitor this factor at present.

Conclusion.

Development is continuing throughout the District, although at a reduced level from previous years. Development is particularly occurring in the PUSH area as promoted by the draft SEP. The allocations are generally proceeding.

The Council has recently undertaken an economic study ('Economic and Employment Land Study' SQW Consulting, December 2007) which examines employment issues in more detail, including the 'fitness for purpose' of the current allocations. An employment strategy for the District is currently being explored through the development of the Core Strategy Issues and Options consultation (January – February 2008).

Town Centre and Retail (Policies SF1 – SF5 & W2)

SF1 (Town Centre Development - New), SF2 (Town Centre Development – Loss), SF3 (Town Centre Development – Food & Drink), SF5 (Primary Shopping Areas), W2 Broadway/Friarsgate (Silver Hill), Winchester.

SF4 (Town Centre Development – Residential), was included in previous AMRs, but is not proposed to be retained beyond 7th July 2009, when the WDLPR automatic saved period expires. SF4 encourages use of the upper floors of town centre properties for residential purposes. This was especially so in relation to the particular character of some of the historic town centres within the District. However, it is no longer considered necessary to have a specific policy relating to this.

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

Table 11: Amount of completed retail, office and leisure development (gross) 2005 – 2008 (HCC)

Use	2005 sqm	2006 sqm	2007 sqm	2008 sqm
Retail (A1)	306	0	627	924
Office (B1a, A2)	0	348	0	0
Leisure (D2)	1690	2486	0	0
Total	1996	2834	627	924

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

Table 12 Completed retail, office and leisure development in town centres

Use	2005		2006		2007		2008	
	Amount	%	Amount	%	Amount	%	Amount	%
Retail (A1)	0	-	0	-	0	-	924	100
Office (B1a, A2)	0	-	348	100	0	-	0	-
Leisure (D2)	0	-	0	-	0	-	0	-
Total	0	0	348	14	0	0	0	100

The information for Core Indicators 4a and 4b shows very little completed development for these categories in the Winchester District. The only development shown in the current monitoring year is for A1 retail and comprises only 2 schemes.

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 200m². Many retail sites and town centre B1a and A2 units are smaller than this and would not fall within this monitoring. 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. Again, therefore, these would not be picked up by this monitoring regime.

There is considerable development now in the pipeline for Winchester Town Centre, as permission has been granted (subject to a legal agreement) on the Broadway/Friarsgate (Silver Hill) site for a mixed use scheme, including over 10,000m² of retail. A revised scheme has recently been permitted, which slightly increases the amount of retail, and this will be shown in next year's monitoring report. This revised scheme is also subject to a legal agreement.

It is not clear when the Silver Hill scheme will be developed. The site is large and complex. There are historic constraints, an archaeological investigation needs to be undertaken and flooding issues addressed. There are also highways issues and further detailed planning to be considered, before development can commence. The current economic situation is also likely to have a large effect on the implementation of this scheme.

Other smaller retail schemes are also in the pipeline across the District, including a new Waitrose store at Weeke, and the expansion of the Tesco store at Winnall and the Sainsbury store at Badger Farm; all within the Winchester urban area.

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.

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.

Conclusion

In terms of measuring the success of the policies, SF1 permits retail, commercial and leisure developments within the identified Town Centre boundaries. A measure of the amount of development completed does not explain whether the policy is a success or not. Studies such as the Retail Study which analyse why town centre developments are not coming forward (lack of suitable sites and high land values) are useful, but are not carried out regularly. SF2 attempts to resist loss of town centre uses within the Town Centres. HCC do not collect this data, so WCC would have to develop a monitoring system for this. SF3 is discussed in the preceding paragraph. SF5 seeks a balance of predominantly retail uses within Primary Shopping Areas. Again, this is best obtained from a manual survey, for the reasons outlined above. The NLP survey provides baseline data that can be monitored in future.

Tourism (RT15 – RT17)

RT15 (Facilities for Visitors in the Settlements), RT16 (Facilities in the Countryside), RT17 (Camping/Caravanning Sites).

Hotel development is monitored by HCC. 68 bedrooms were completed in 2007/2008. This comprises an extension at Norton Manor hotel in Sutton Scotney. There are other permissions in the pipeline, including bunk house accommodation at Marwell Activity Centre and the remainder of the permission for holiday chalets at South Winchester Golf Club. One large new permission is for a 120 bedroom hotel at Morn Hill, outside Winchester, which has not been started as yet

Transport (T9, T11, T12)

T9 (Safeguarding Rail Freight Facilities at Micheldever and Botley), T11 (New Road Schemes), T12 (New Roads – Botley Bypass & Whiteley Way)

Transport issues are cross-cutting in nature, affecting the economy, the natural and built environment, having implications for health via pollution (fumes and noise); and working towards an inclusive society by reducing the need to travel and increasing public transport accessibility. Although cross-cutting in nature, due to the need to have a structure for the AMR, transport policies are considered under the themes that it is considered that they relate to most closely, and so further transport policies are included under other themes.

Many transport issues are covered within the Local Transport Plan (LTP) and are as influenced by engineering issues as they are by planning other policies within the WDLPR. The rail freight facilities continue to exist at Micheldever and Botley. No major new road schemes are planned. The land outlined in T12 is continuing to be safeguarded, and will be particularly important if the proposed SDAs at Hedge End and Fareham go ahead.

Misc:

MDA1 (West of Waterlooville Reserve MDA area), MDA2 (Winchester City North Reserve MDA)

Monitoring of HCSP Policy H4, has shown that these strategic reserve sites are not required to be released to meet the Structure Plan's housing requirements. It is anticipated that the SEP will soon be adopted, so there will be no requirement for future monitoring of these sites by HCC. The City Council will need to establish whether these sites should now be allocated in the Core Strategy of the LDF.

SF8 (Further and Higher Education Establishments in the Countryside)

This policy is likely to be used sporadically. A Masterplan has been approved for development at Sparsholt College under this policy.

THEME FOUR: HIGH QUALITY ENVIRONMENT

Policies that relate to this theme of the Community Strategy form the following groups from the WDLPR:

Design and Development Principles: DP1 – DP5, DP9 – DP14
Countryside and Natural Environment: CE1 – CE6, CE8 – CE11, CE23, CE25, CE28
Historic Environment: HE1 – HE12, HE14, HE17
Transport: T1 – T6,
Winchester Policies: W1, W4 – W7, W9
Settlement Proposals: S1, S5, S8, S16
Misc: H4, RT18,

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

DP6, DP8, DP15, CE7, CE12, HE13, HE15, HE16, RT19, T7, T8, T10 and W8 have been included in previous AMRs, but are not proposed to be retained beyond 7th July 2009, when the WDLPR automatic saved period expires. DP6 (Efficient Use of Resources) will be covered by policies within the draft SEP. DP8 (Flood Risk) has been superseded by PPS25 and DP15 (Renewable Energy Schemes). will also be covered by draft SEP policies. CE7 (Nature Conservation – International Sites) is covered by PPS9, CE12 (Good Agricultural Land) is considered covered by PPS7. HE13 (Historic Buildings – Change of Use) and HE16 (Setting of Listed Buildings) are covered by PPG15 and HE15 (Demolition of Listed Buildings) is covered under other legislation. RT19 (Enabling Development) is not considered necessary with other countryside policies.

T7 (Re-use of Railway Lines) is no longer considered useful, as some lines have been developed, T8 (Footpath, cycling network improvements) is no longer considered necessary, as most do not require planning permission and those that do can be covered by general countryside and design and recreation policies. T10 (Traffic Management B3354/B2177) has been completed. W8 (Parking Controls and Servicing within Winchester) is not considered necessary, as other policies cover this area sufficiently. These policies will no longer be monitored in the AMR.

Design and Development Principles (DP1 – DP5)

These policies outline the principles that should be used when designing developments. Measuring the quality of the environment is a difficult to achieve objectively. A general indication of people's satisfaction with their local environment was obtained in the Council's Citizen's Panel survey of

2006, where respondents were asked to rate the quality of the environment where they lived. No new data is available at present, but a survey is currently undertaken and results should be available for next year's AMR.

Policy DP1 requires the submission of design statements with applications. DP2 requires master plans to be submitted for large sites. Many of these requirements are now contained within government guidance, and these policies are unlikely to be continued into the LDF in their current form. With regard to the other policies relating to design criteria, monitoring regimes would have to be developed. DP7 is included in Theme One.

Design and Development Principles (DP9 – DP14)

DP9 (Infrastructure for New Development), DP10 (Pollution Generating Development), Un-neighbourly Uses (DP11), Pollution Sensitive Development (DP12), Contaminated Land (DP13), DP14 (Public Utilities and Telecommunications),

These policies are concerned with the environmental impact of development. The individual policies are specific to particular types of development and it may be more practical to develop monitoring of the policies as a whole, rather than individually. In relation to these issues, the numbers of refusals and appeals may be more useful than the number of permissions.

A new policy on energy conservation and generation is being developed as part of the Core Strategy (replacing DP6 and DP15). There will be a target for development and systems will need to be developed to monitor this.

Infrastructure (DP9).

One aspect where information already exists, is in relation to flood risk.

Core Indicator E1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality – None.

The Environment Agency have now provided information on their website, listing their initial objections to applications. The EA initially objected to 10 applications on flood defence grounds, 8 of these being due to a lack of a FRA/FCA. No objections were made on the grounds of water quality.

5 of the applications were withdrawn. One is still pending a decision although the EA have withdrawn their objection. Of the 4 applications that have been decided, 2 were refused and cited the lack of FRA/FCA as one of the reasons for refusal. 2 applications were approved, but the EA had withdrawn their objections (one subject to suitable mitigation and imposition of relevant planning conditions).

Core Indicator E3: Renewable energy capacity installed is 0.47kw electric & 7.5kw thermal. (Source SEE-Stats)

The data for this Indicator is obtained from the Environment Centre, based in Southampton, which feeds into the SE-Stats data, which is used in the monitoring of RPG9. The above information comes from just two schemes – Solar PV panels (0.47kW) at Sparsholt College, and thermal generation (7.5kW) from biomass at Hampshire & Isle of Wight Wildlife Trust in Curdridge. The information is compiled when the Centre becomes aware of schemes, so this may not accurately reflect the situation in the monitoring year 2007 - 2008. In fact the Sparsholt scheme was installed in 2002 and the Curdridge scheme in 2004. It is also possible that the Centre is not aware of all schemes. Some smaller schemes (eg solar panels) do not always require planning permission. It is therefore likely that this is not a complete picture of the situation. It is recognised that the amount shown for the District is low, although there is no prospect for wave power, hydro-electric or geo-thermal generation in the District. The presence of the Area of Outstanding Natural Beauty (AONB) across a large part of the District will make it problematic to have large-scale wind farming in that area.

There have been no new schemes recorded in this year, and the slight differences in the figures between this year and last year is likely to be due to the methods used to calculate the figures.

This indicator related to DP15. It is intended not to save this policy as policy NRM15 of the draft SEP is more up-to-date and contains more detail and requirements than the WDLPR policy. The Core Strategy will have a policy on renewable energy with targets in it. Requirements are likely to be further specified in development control policies.

Countryside and the Natural Environment

All the policies from the Countryside and Natural Environment Chapter of the WDLPR are included under this theme, except CE12-CE22, CE24 & CE26 which are related to the economy and CE27, which is part of inclusive society.

Gaps (CE1 – CE3)

CE1 (Strategic Gaps), CE2 (Local Gaps), CE3 (Development in Gaps)
These policies seek to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps. In the last monitoring year, out of the total of 34 dwellings completed outside the policy boundaries, only 2 developments have taken place within gaps - both are replacement dwellings, with one being completed within the year and the other demolished, giving a net total of -1.

Natural Environment (CE7 – CE11)

CE7 (Nature Conservation – International Sites), CE8 (National Sites), CE9 (Local Sites), CE10 (Other Sites of Nature Conservation Interest), CE11 (New or Enhanced Sites)

Information is collected on nature conservation and management by the Hampshire Biodiversity Information Council (HBIC) on behalf of the Districts. Monitoring is still evolving in this field, so there are some gaps in the data and comparisons between years are difficult in some areas.

Core Indicator E2: Change in areas of biodiversity importance

This indicator covers all international, national, regional and locally designated sites.

Winchester has the following types of sites for nature conservation –

International Sites (as covered under Policy CE7). These are statutory designations of European importance:

Special Protection Area (SPA) – the Solent and Southampton Water SPA at River Hamble

Special Area of Conservation (SAC) – Itchen Valley, Hamble Valley
Ramsar (wetlands sites of international importance) – the Solent and Southampton Water SPA as above

It is proposed that CE7 no longer be retained as a saved policy. This is because it was not considered to offer any additional protection to that already afforded internationally designated sites under PPS9. However, the statutory sites above still remain within the District and so changes in their areas will need to continue to be monitored.

National Sites (as covered under Policy CE8). There are 17 Sites of Special Scientific Interest (SSSIs) of key importance nationally. Some of these have also been designated as National Nature Reserves (NNRs). See also Table 13 below.

Local Sites. There are also numerous locally designated Sites of Importance for Nature Conservation (SINCs). These are covered under Policy CE9. (See also Table 23 below). Some areas have also been designated as Local Nature Reserves (LNR). These are not specifically covered by HBIC monitoring.

Other sites of nature conservation interest. Other undesignated sites may contain wildlife interest, such as smaller woodlands, wetlands and hedgerows. These are covered under Policy CE10, but not monitored by HBIC.

Table 13: Areas of nature conservation designation

Designation	Area in WCC (ha)
SAC	182

SPA	23
RAMSAR	23
NNR	103
SSSI	1313
LNR	52
SINC	6567 (6562 in 2007 6484 in 2006)

Table14: Changes to SINCS observed and recorded 2007/8

SINCS 2006		SINCS 2007		SINCS 2008	
No	Area	No	Area	No	Area
623	6484	646	6562	649	6567

NEW SINCS		AMENDED SINCS		DELETED SINCS		NET CHANGE 07/08		
No	Area	No	Area	No	Area	No	Area	% change in area
3	4.49	6	0.86	0	0	3	5.35	0.08

The number of SINCS recorded varies year on year. This is primarily because only a sample of sites are surveyed each year, except for in 2007 when Winchester was subject to a more comprehensive survey, which led to a sudden jump in the number of recorded sites. Many of the amendments and deletions will relate to events that may have occurred many years before the sites were surveyed but were only recorded during this reporting period when recent survey data was evaluated.

The condition of priority habitats is currently known for the yearly random sample of SINCS and those Sites of Special Scientific Interest (SSSIs) which have been surveyed. SSSIs are surveyed on a 5yr rolling programme by Natural England with HBIC assistance.

Table 15: Conditions of SSSIs in Winchester compared with Hampshire as a whole

	Favourable		Unfavourable Recovering		Unfavourable No change		Unfavourable Declining	
	Area (ha)	%	Area	%	Area	%	Area	%
Winchester	479.62	36.5	309.01	23.5	183.79	14.0	324.82	24.7
Hampshire	15317.88	30.6	24666.10	49.3	2702.61	5.4	7126.11	14.2

	Part Destroyed		Destroyed		Not Assessed		Grand Total
	Area	%	Area	%	Area	%	Area (ha)
Winchester			15.38	1.2	-		1312.63
Hampshire	12.18	0.0	24.09	0.0	164.46	0.3	50013.43

The figures above show a fairly even split between sites in a favourable condition, sites which are unfavourable but recovering and sites which are unfavourable and declining. There is a smaller percentage of sites which are unfavourable, but have no change. This is a downturn from last year when

53.6% of sites were favourable. However, there are only 17 SSSIs in total and only a proportion are measured each year. It will therefore be difficult to determine trends until all the sites have been through a complete cycle of surveying.

Local indicators on priority habitat and priority species

Although changes in areas of priority habitats and species is no longer a Core Indicator, HBIC will continue to gather information on habitats, designated sites and species, particularly as much BAP habitat & many BAP species lies outside the designated sites.

The full extent of priority habitats is still not fully known and information is increasing as areas continue to be surveyed. For the moment it is still the case that any ‘gains’ in BAP habitat are due to more Priority Habitat being discovered that having been re-created. The baseline is therefore still continuing to evolve. it is difficult to assign any ‘loss’ of a BAP Priority habitat to either development or agricultural improvement/ neglect unless it is within a SINC which has been recently surveyed.

A new classification system has been developed this year for HBIC, along with other biological records centres in the SE Region, part-funded by Natural England called (Integrated Habitat System). The new and old classification systems are not entirely interchangeable and some re-arranging of the data has to be made. HBIC are now solely using the new system, so there have been some changes to the baseline which are solely due to the way the data is interpreted using the new system.

The Government has recently added a further 16 Priority Habitats to the UK List of which a few affect habitats in Hampshire. The definitions have now been refined and but it will take some time before any data appears for the new Priority Habitats relevant to Hampshire. Additional surveys are required.

The table below shows the extent of the BAP priority habitats within Winchester District.

Table 16: Extent of BAP Priority Habitats in Winchester and Hampshire

BAP Priority Habitat	Area in Hants (ha)	WCC
Cereal Field Margins	31	1
Lowland Calcareous Grassland	2,180	433

BAP Priority Habitat	Area in Hants (ha)	WCC
Lowland Heathland/ Lowland Dry Acid Grassland	14,094	14
Lowland Meadows	1,877	339
Purple Moor Grass and Rush Pastures	234	36
Fens, Swamp and Reedbeds	921	190
Coastal and Floodplain Grazing Marsh	8,187	1,105
Coastal Saltmarsh	1,727	2
Intertidal Mudflats & Seagrass Beds	3,692	6
Lowland Mixed Deciduous Woodland	46,862	6,578
Wet Woodland	1,774	250
Chalk Rivers ¹	632	118

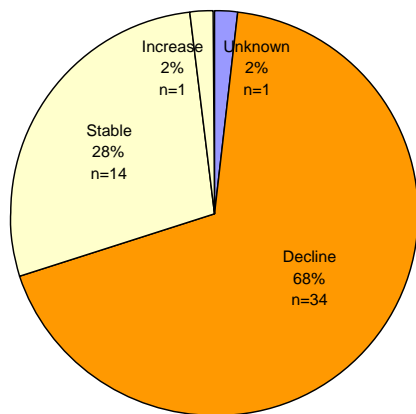
There have also been changes to the UK list of BAP Priority Species. The number has increased from 577 to 1149 with 123 species from the old list now being excluded. The Hampshire BAP Priority List is currently being reviewed but it is unlikely to lead to any changes to the 50 chosen species in the short term, if only for continuity of reporting.

Figure 3 below outlines the trends for the representative BAP species in Hampshire, at the publication of the BAP in 2000, and as assessed for trends up to 2008.

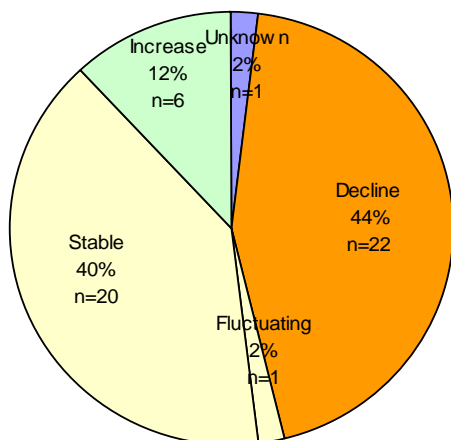
Figure 3: Trends for the representative BAP species in Hampshire

As assessed in Hampshire Biodiversity Action Plan (Vol.2) 2000

¹ For the Test, Itchen, Avon, Meon, Wey, Whitewater, Loddon, Lyde, & Hart



As assessed October 2008 for trends 1997-2007



The last decade has seen rates of declines slowing for many of Hampshire’s BAP priority species. There are, however, concerns that “Stable” for some species means stabilised at low levels, i.e. the species had previously declined by a lot and has now levelled off at low levels, rather than stabilising at a high (long-term sustainable) level. Since reporting in 2007 there have been further changes to the status assessment whereby more species thought to be stable are now showing signs of decline; such as lapwing, bullfinch, dormouse and narrow-leaved lungwort. In 2007 15 (30%) species were declining, in 2008 22 species are thought to be declining reflecting recent national concerns for many species.

Baseline data is now available for the 50 BAP representative species in Hampshire. Data on the status of those representative species recorded in Winchester, is given in the table below. The table shows increases in very few species, with various stages of decline in many species.

Table 17: Extent of Hampshire’s BAP’s representative 50 sample species in Winchester

Scientific name	Common name	Group	Trend 1997-2007 assessed Oct. 2008
<i>Triturus cristatus</i>	great crested newt	Amphib	Decline
<i>Lucanus cervus</i>	stag beetle	Beetles	Stable

<i>Alauda arvensis</i>	skylark	Birds	Decline*
<i>Branta bernicla bernicla</i>	dark-bellied brent goose	Birds	Decline*
<i>Caprimulgus europ.</i>	nightjar	Birds	Stable
<i>Lullula arborea</i>	woodlark	Birds	Increase
<i>Luscinia megarhynchos</i>	nightingale	Birds	Decline**
<i>Emberizac alandra</i>	corn bunting	Birds	Decline**
<i>Perdix perdix</i>	grey partridge	Birds	Decline**
<i>Pyrrhula pyrrhula</i>	bullfinch	Birds	Decline?
<i>Streptopelia turtur</i>	turtle dove	Birds	Decline**
<i>Tringa totanus</i>	redshank	Birds	Decline?
<i>Vanellus vanellus</i>	lapwing	Birds	Decline*
<i>Argynnis paphia</i>	silver-washed fritillary	Butterflies	Stable
<i>Cupido minimus</i>	small blue	Butterflies	Decline*
<i>Hamearis lucina</i>	Duke of Burgundy	Butterflies	Decline**
<i>Hesperia comma</i>	silver-spotted skipper	Butterflies	Increase
<i>Lysandra coridon</i>	chalkhill blue	Butterflies	Fluctuating
<i>Coenagrion mercuriale</i>	southern damselfly	Dragonfly	[Stable]
<i>Asilus crabroniformis</i>	hornet robberfly	Flies	[Stable]
<i>Chamaemelum nobile</i>	chamomile	Flw Plants	Stable
<i>Epipactis phyllanthes</i>	green flow. helleborine	Flw Plants	Decline
<i>Juniperus communis</i>	juniper	Flw Plants	Decline*
<i>Lithospermum arvense</i>	corn gromwell	Flw Plants	Decline*
<i>Oenanthe fluviatilis</i>	river water-dropwort	Flw Plants	Decline*
<i>Orchis morio</i>	green-winged orchid	Flw Plants	Stable
<i>Thesium humifusum</i>	bastard toadflax	Flw Plants	Stable
<i>Arvicola terrestris</i>	water vole	Mammals	Stable
<i>Eptesicus serotinus</i>	Serotine bat	Mammals	Decline?
<i>Lepus europaeus</i>	brown hare	Mammals	Stable
<i>Muscardinus avellan.</i>	dormouse	Mammals	Decline*
<i>Vertigo moulinsiana</i>	Desmoulin's whorl snail	Molluscs	Stable
<i>Apoda limacodes</i>	festoon	Moths	Increase
<i>Hemaris fuciformis</i>	broad-bord. bee hawk	Moths	Stable
<i>Hypena rostralis</i>	buttoned snout	Moths	Increase
<i>Minoa murinata</i>	drab looper	Moths	Stable
<i>Shargacucullia lychnitis</i>	striped lychnis	Moths	Stable

Decline* = Decline (slowing) **Decline**** = Decline (continuing) **Decline?** = possibly stabilising (at low level)

Changes in areas of priority habitats and species is no longer one of the DCLG Core Indicators. However, there is now NI 197 on local biodiversity, which considers the proportion of local sites where positive conservation management has been or is being implemented. HCC and the Hampshire Biodiversity Action Plan (BAP) Local Authorities Forum are currently looking into capturing additional information on completed developments detailing impact of development, mitigation measures, or restoration/ re-creation opportunities in order to predict a net loss or gain in biodiversity. This will assist in assessing the success of WDLPR where changes can be more directly attributable to planning policies. HBI intends to use this new information as part of it's reporting on the National Indicator 197 in March 2009.

Other CE policies under this theme.

CE5 (Landscape Character). This is an important issue, however, developing a monitoring indicator for this subject is problematic, due to the subjective nature of character. The indicators above that monitor the change in amounts of priority habitats and nature conservation designations and that monitor the changing condition of SSSIs, act as a useful proxy contextual measure of the quality of the Winchester environment.

CE23 (Extension & Replacement of Dwellings). This too is an important issue in the context of the District. Monitoring of this policy could be developed by monitoring planning applications and Appeals, if specific monitoring was considered worthwhile, particularly given the number of applications for extensions that are received.

CE4 (Essential Services). The low numbers of applications that fall within this policy mitigate against specific monitoring.

CE25 (Conversion of Larger Buildings in Extensive Grounds) and CE28 (Sustainable Recreation Facilities). The low numbers of applications that involve these policies makes developing specific monitoring difficult to justify. It is unclear whether these specific policies will be retained within the LDF, when the need for these policies will be reviewed.

Historic Environment (HE1 – HE12, HE14, HE17)

The WDLPR has many detailed policies relating to the historic environment, reflecting the importance of this area within the District. It is unlikely that all of these policies will continue into the LDF in their current form and complexity. HE13 (Change of Use of Historic Buildings) HE15 (Demolition of Listed Buildings) and HE16 (Setting of Listed Buildings) are not proposed to be saved policies following July 2009.

Due to the number and detail of the HE policies, it is considered appropriate to develop indicators relating to groups of policies. For some areas, such as Archaeological Sites (HE1 & HE2) and Historic Parks (HE3), this is still difficult, due to the small number of applications that arise relating to these sites.

Analysis of Appeals and success rates is considered to be a good Local Indicator of the success and appropriateness of Listed Building and Conservation Area policies. A monitoring regime will need to be developed for this. In addition to this, there is currently a Best Value Indicator relating to Conservation Areas, which is outlined below –

Local Indicator 5: Percentage of Conservation Areas with a Conservation Area Appraisal (BVPI 219b) – 5.4%

Local Indicator 6: Percentage of Conservation Areas with a Management Assessment Plan (BVPI 219c) - 5.4.7%

There are 37 Conservation Areas in the District. There are currently two draft Conservation Area Appraisal and Management Strategies in the process of adoption, at Sparsholt and Hambledon. Policies HE5 – HE8 deal with Conservation Areas. It is unclear whether information on these indicators will continue to be collected following the replacement of BVPIs with Nis.

Another Contextual Indicator is the annual list of the number of historic Buildings At Risk (BAR) of demolition.

Local Indicator 7: Number of Buildings at Risk in District – 2005 36 2006 49 2007 56

The number of buildings has increased. The implementation of Conservation Area Management Assessment Plans and dealing with the issue of BAR have implications for the Council's resources. Progress in these areas is to some degree a reflection of this.

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 (only 1.4% of all Listed Buildings in the country are Grade I Listed).

Transport (T1 – T6)

T1 (Development Location), T2 (Development Access), T3 (Development Layout), T4 (Parking Standards), T5 (Off-site Transport Contributions), T6 (Integrated Transport Infrastructure), T7 (Re-use of Railway Lines), T8 (Footpath etc Networks), T10 (Traffic Management).

T7 (Re-use of Railway Lines), T8 (Footpath Networks) and T10 (Traffic Management) were included in previous AMRs, but are now not proposed to be retained as saved policies beyond July 2009.

Transport is an issue which cuts across several of the themes of the Community Strategy. Policies which aim to reduce the need to travel by car and those which promote acceptable layout and access routes fall within this section on the Built and Natural Environment. There are also links to the economy. Policies that improve accessibility, access to public transport and reduce dependence on the car, all help to develop an inclusive society.

Policy T1 (Development Location) aims to locate new development in areas that minimise travel demand and are highly accessible locations. The recording of new developments within 30 minutes public transport time of key facilities is no longer a DCLG Core Indicator. However, the data does provide some measure of accessibility and it is intended that the information should continue to be gathered. Updated information is not ready in time for this

year's AMR, but it is hoped that it can be included as a Local Indicator in the 2009 AMR.

The data gained is a crude measure of accessibility as factors such as number and frequency of services are not taken into account. Nevertheless, it should be used in conjunction with other information to measure accessibility. It is a goal of the SCS that all members of society should be able to access services and also to reduce the number of car journeys within the District, by having services accessible by public transport as much as possible. It is anticipated that the Core Strategy will promote accessibility as one of the key aims of sustainability, both in order to minimise unnecessary private car journeys and as part of working towards a more inclusive society.

Policy T4 (Parking Standards)

Compliance with LDF parking standards is no longer one of the DCLG Core Indicators. However, DCLG advise that authorities should continue to report on any relevant policies. In the past, Winchester City Council has used standards derived by HCC, but is currently developing its only locally derived parking standards in accordance with the guidance in PPS3.

T5 (Off-site Transport Contributions). It would be possible to provide information on these annually via the Planning Agreements and Section 278 Agreements. However, a monitoring regime would need to be developed for this.

The remaining transport policies that are listed under this theme (T2, T3 and T6) are not specifically monitored. These policies are difficult to monitor because of their complex nature. The policies on layout and integrated transport could apply to a number of applications, to various degrees.

Transport policies within the LDF are likely to be less in number than the current policies, many of which now overlap with the Local Transport Plan and strategies such as the emerging strategy for movement around Winchester.

Winchester Policies (W1, W4 – W9)

W1 (Winchester's Special Character), W4 (Park and Ride), W5 (Town Centre Traffic Management), W6 (New Public Car Parks), W7 (Parking Standards), W9 (Environmental Traffic Management) W11 (New Bridleway Proposal).

W1 calls on developments to protect and enhance the special character of Winchester and its landscape setting. A monitoring regime has not been devised for this policy and it is likely that in future, this issue will be covered under that part of the Core Strategy relating to the role and function of Winchester.

W4 calls for Park and Ride sites to be provided around Winchester. The existing St Catherine's Park and Ride has been expanded a few years previously. W4 refers to a Park and Ride site at Bushfield Camp in

conjunction with the recreation Proposal there (W3). HCC have recently started work on an additional Park and Ride site at a nearby site known as the Itchen Farm site adjacent to Junction 11 of the M3. This makes it less likely that additional Park and Ride will also be provided at Bushfield Camp.

W5, W6, W7 and W9 are all detailed traffic and parking management policies, which are difficult to monitor via the planning process. Parts of these policies are covered by the LTP. Parking Standards are covered under T4. W11 has not been implemented to date and remains an aspiration. W2 is covered under the Economic Theme and W3 is covered under the Health and Well-being Theme. Although there will be policies on Winchester urban area in the LDF, they are unlikely to be as detailed as those within the existing WDLPR.

Settlement Proposals (S1, S5, S8, S16)

Other settlement proposals are covered under the Economic Theme (S2, S3, S6, S7, S10, S11, S12, S13, S14 & S15), or Health and Wellbeing (S4 & S9).

Table 18: Progress on Settlement Proposals in relation to Natural and Built Environment Theme

Ref	Site	Description	Implementation
S1	Bishop's Waltham Ponds	Environmental improvements to the Ponds	Ongoing
S5	Bishop's Waltham Transport	Environmental and safety improvements, encouraging use of distributor road around the centre	Improvements have been completed and this Proposal will not be saved after July 2009
S8	Demead – Centre	Improvements to access and parking, pedestrian facilities and environmental enhancement.	Improvements have been completed and this Proposal will not be saved after July 2009
S16	Pegham Coppice (Wickham)	Resist expansion of existing commercial activities	Development on site has been regulated and countryside policies can be used to resist expansion. This Proposal will therefore not be saved after July 2009

The above table shows that sufficient progress has been made on 3 of the 5 Proposals that relate to this theme for them to be no longer required as saved policies in the LDF.

H4 (Development Outside Policy Boundaries)

Local Indicator 8: Residential development outside policy boundaries

Table 19 Completed Dwellings (net) Outside Policy Boundaries 2007 – 2008

Category	Net completions
Essential rural worker	3
Replacement dwelling	-3
Permission granted 1998 Local Plan	10
Travelling Showpeople	9
Mobile home	1
Conversion	4
Annex	2
Departure from local plan	1

It can be seen that the majority of sites permitted outside settlement boundaries accord with Local Plan policies, relating mainly to replacement dwellings, conversion of existing buildings and agricultural workers' dwellings. A few dwellings were allowed on appeal due to the particular circumstances of the site involved, but these do not highlight any general failure of the relevant policies.

Policy H4 of the WDLPR replaces the frontage policy which in place in the Winchester District Local Plan (1998) and included in the WDLPR until the Inspectors' recommendation for a criteria-based infilling policy to be introduced.

As Policy H4 was introduced when the WDLPR was adopted in July 2006, the most comprehensive way of assessing whether this has changed the number of dwellings which will come forward in the affected villages, is to set out the number of dwellings permitted. Table 20 shows the number of dwellings permitted in H4 villages since April 2004.

Table 20 Permissions in Frontage/H4 policy settlements

Settlement	Monitoring year				Total
	2004/05	2005/06	2006/07	2007/08	
Abbots Worthy	0	0	0	2	2
Bighton	0	0	0	1	1
Compton	0	0	0	1	1
Compton Street	3	0	3	0	6
Curdrige	3	2	3	3	11
Durley	3	-1	2	3	7
Durley street	2	3	2	0	7

Itchen Abbas	0	8	0	1	9
Lower Upham	0	1	1	0	2
Martyr Worthy	0	0	0	6	6
Meonstoke	1	1	2	0	4
Newtown	5	0	1	0	6
North Boarhunt	2	1	2	0	5
Otterbourne	0	0	0	1	1
Owslebury	3	0	0	1	4
Shawford	0	0	1	1	2

Miscellaneous policies related to high quality environment

RT18 (Permanent Short-Stay Accommodation in the Countryside) relates to a small number of applications each year and no specific monitoring regime has been developed. RT19 (Enabling Development with Tourism and Recreation Development) is not proposed to be saved beyond July 2009, as it is considered to be sufficiently covered by general countryside policies. There are likely to be policies relating to tourism in the LDF and an associated monitoring regime will need to be developed alongside these.

THEME FIVE: INCLUSIVE SOCIETY

WDLPR policies that relate to this theme of the Sustainable Community Strategy comprise the following:

Housing (H5 – H7, H9, H10)
Gypsies and Travelling Showpeople (CE27)
New Facilities and Services (SF6), Loss of Facilities and Services (SF7)
New Footpath Proposals (W10), New Bridleway Proposal (W11)

Housing (H5 – H10)

Affordable Housing (H5), Exception Sites (H6), Housing Mix and Density (H7), Mobile Homes – New (H9), Mobile Homes – Loss (H10). Housing is a cross-cutting issue. Aside from improving the inclusivity of society, there are links to the Economic Theme (H1, H2, H3) and to the Built and Natural Environment Theme (H4) with the appearance and design of housing. The provision of decent housing will also have an impact on Health and Wellbeing. Special Needs Housing (H8) is considered to be unnecessary and is not proposed to be saved beyond July 2009.

Core Indicator H5: Affordable Housing Completions (Gross)

Policy H4 of the draft South East plan requires 25% of all new housing to be social rented accommodation and 10% to be other forms of affordable housing.

Policy H5 of the Local Plan Review 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. The DCLG Core Indicator on affordable housing has changed its definition to specifically identify information on intermediate homes. Between April 2007 until March 2008, 66 social rented and 104 intermediate homes were completed, providing a total of 170 homes.

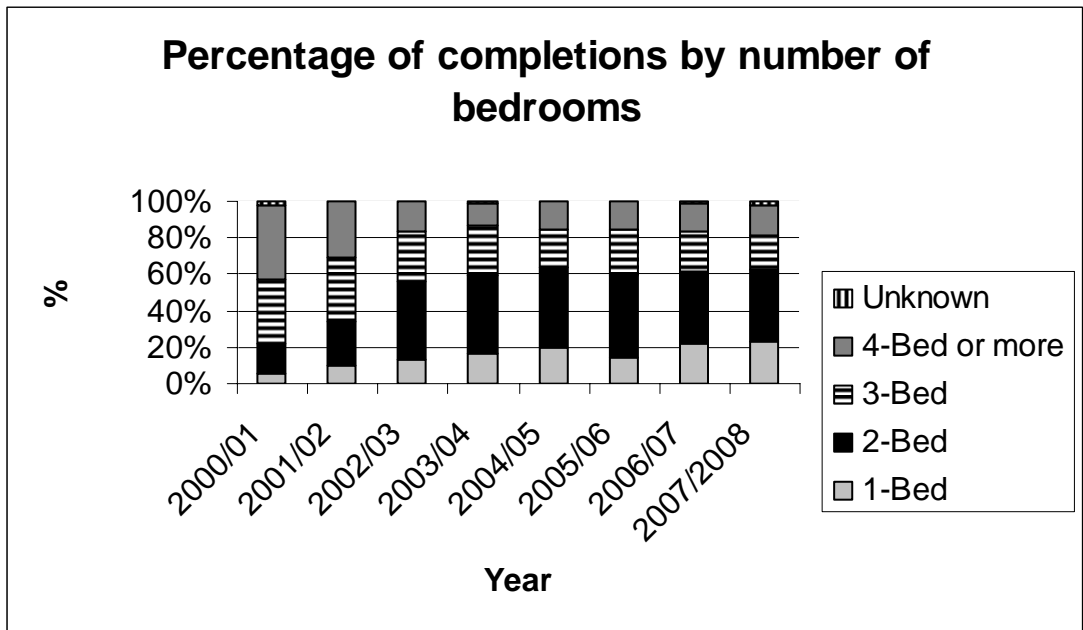
Local Indicator 10: Housing Development of Exception Sites

As part of providing affordable housing, Policy H6 allows for the development of housing outside policy boundaries as an 'exception' to policy if the development is purely for affordable housing to meet an identified local need. No housing was completed on exception sites in the last year.

Local Indicator 11: Housing Mix

The graph below shows the mix of housing that has been built since 2000, when the policy on housing mix was first introduced as part of SPG.

Figure 5; Completions by number of bedrooms



Policy H7 (i) requires 50% of housing development to be small (1 or 2 bedroomed) units. One of the reasons for this is because of past trends towards larger houses and a lack of a range of dwelling types sizes and tenures being provided. This policy has been in effect since 2000 and has had a significant effect in providing a greater proportion of small dwellings throughout the District. In 2007/08, 63% of completed new dwellings consisted of 1 or 2 bedrooms.

The recent Core Strategy Issues and Options consultations and the Housing Market Assessments have highlighted some need for medium-sized family accommodation. Despite this, there is still the longer-term demographic trend towards a greater number of smaller households being formed in the future, which will require appropriate accommodation. This issue will be addressed by a new policy in the Core Strategy.

H9 and H10 refer to specific sections of the housing market. Few applications relate to these policies in any one year. Monitoring regimes have not been set up for these policies. It is likely that not all these detailed policies will exist in their current form in the future Core Strategy.

Core Indicator 6 Housing Quality – Building for life assessments

This is a new DCLG indicator that has been introduced in July 2008. It has not been possible to collect data relating to this issue as yet and a suitable monitoring regime will need to be devised.

Gypsies and Travelling Showpeople (CE27)

Core Indicator H4: Net additional Pitches (Gypsy and Traveller)

Table 21 Gypsies, Travellers and Travelling Showpersons Sites

Category of site	2007 observation	2008 observation
Gypsy caravan sites with planning permission	7 sites, 10 caravans/mobile homes	9 sites, 15 caravans/mobile homes. Appx 10 pitches
Gypsy caravan sites without planning permission	5 sites, 14 caravans/mobile homes	4 sites, 10 caravans/mobile homes. Appx 5 pitches
Traveller sites without permission	4 sites, 24 caravans and one tent	4 sites, 22 caravans and one tent
Travelling Showperson sites with planning permission	3 sites, appx 9 plots in use	4 sites, 11 caravans/mobile homes. Appx 7 pitches
Travelling Showperson sites without planning permission	4 sites, no of plots not known	2 sites, 15 caravans/mobile homes. Appx 7 pitches

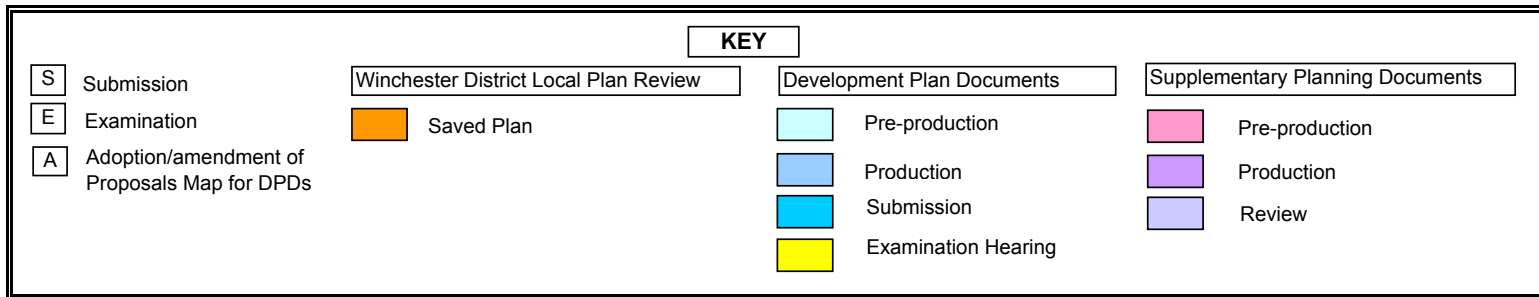
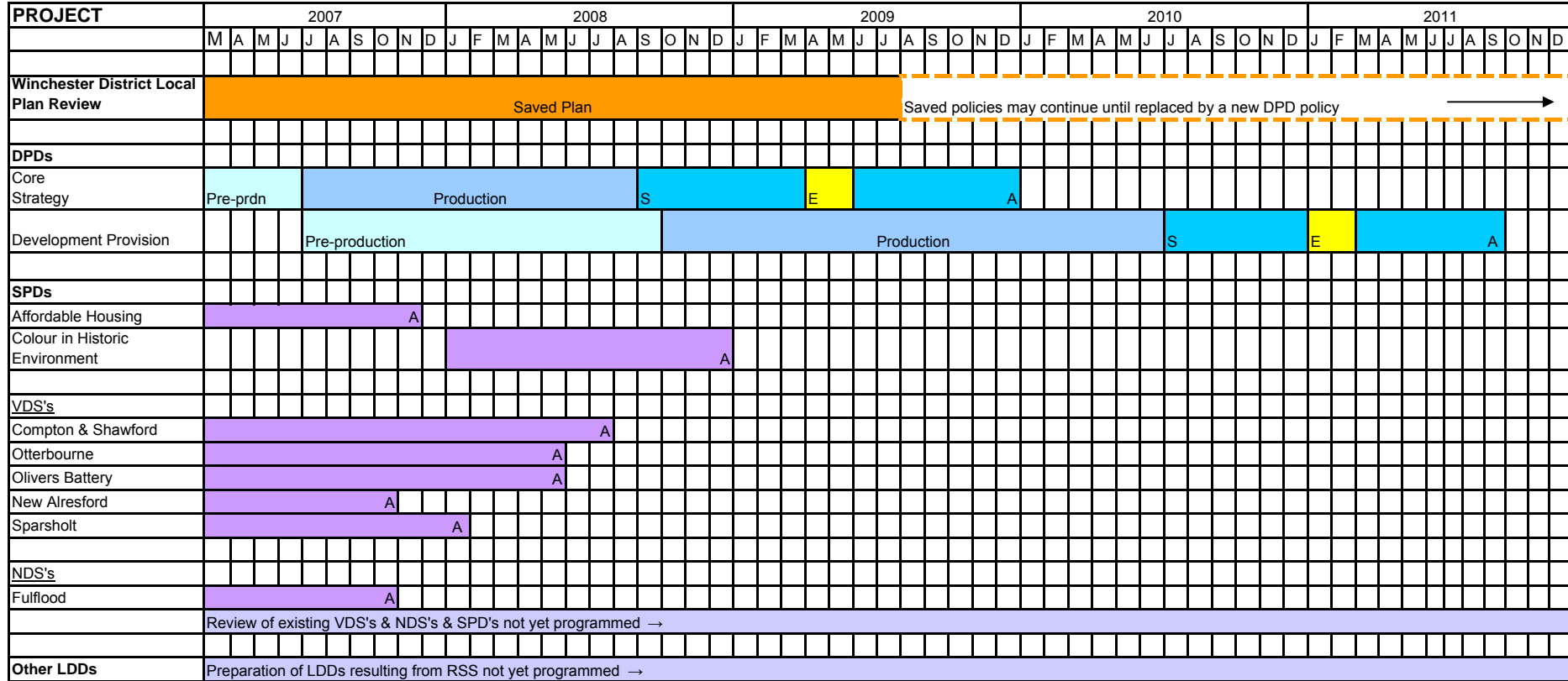
There are also two travelling showmen sites in the District, which have the benefit of lawful use. They are large sites, but the number of pitches is unknown. In addition to these private sites, there is one large County Council site for gypsies at Tynefield, which comprises 18 pitches. The recently 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.

Miscellaneous Policies

SF6 and SF7 relate to facilities and services. No monitoring system has been set up for these policies, which cover a wide range of classes of development. In some cases units that are gained or lost may be small and may not require planning permission. This makes monitoring problematic. However, as part of the LDF evidence base, the Council has just undertaken a survey of the existing facilities and services within the smaller settlements of the District and the retail consultants NLP have carried out a similar exercise within the designated Town Centres of the District. These provide a baseline against which future change can be measured.

W10 and W11 footpath and bridleway proposals, have not yet been implemented and remain an aspiration.

APPENDIX 1: WINCHESTER CITY COUNCIL LOCAL DEVELOPMENT FRAMEWORK - PROGRAMME



APPENDIX TWO:

WDLPR POLICIES/COMMUNITY STRATEGY THEMES

Local Plan Review Policies XREF Community Strategy Themes

Community Strategy		Local Plan Review Strategy
1	Health & Wellbeing	
2	Freedom from fear	
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)

Local Plan Policy Ref	Description	Community Strategy Theme	Comment
Chp 3	<i>Design and Development Principles</i>		
DP1	Design Statement reqmt	4	
DP2	Master Plan reqmt for large sites	4	
DP3	Design Criteria (includes VDS) (includes routes, open space & secured by design)	4 (1, 2) (5)	(good design & layout contributes to wellbeing & provides opportunities for recreation & contributes to freedom from fear) (VDS – participation - inclusive society)
DP4	Landscape and the Built Environment (inc views VDS, vegetation)	4 (1,2) (5)	(high quality landscape contributes to wellbeing & is linked to freedom from fear) (VDS as above)
DP5	Design of Amenity Open Space	4 (1,2)	(as above)
DP6	Efficient Use of Resources Energy efficient layout, renewable energy, protect groundwater resources, suds, recycled construction materials, building life and adaptability etc SAC	1 (4)	X Cutting
DP7	Aerodrome Safety	1 (3, 4)?	Main point is safety
DP8	Flood Risk. Devt in flood risk areas	4 (1, 2)?	What is main category?
DP9	Infrastructure for New Development	4 (1, 5)	This could be X Cutting
DP10	Pollution Generating Development	4 (1)	All these 5 too??
DP11	Un-neighbourly Uses	4 (1)	
DP12	Pollution-sensitive Development	4 (1)	
DP13	Contaminated Land	4 (1)	
DP14	Public Utilities (&	4 (5) (1??)	(5 in terms of providing

	Telecommunications)		internet access etc to all. Also that account should be taken of public concern & schools). (1 if health risks identified).
DP15	Renewable Energy Schemes	4 (1, 3)	X Cutting (if policy was made more encouraging) ('1 contribute to health by cutting down on burning fossil fuels?) (3 green economy')
Chp 4	Countryside & Natural Environment		
CE1	Strategic Gaps	4 (1)	(Wellbeing increased by access to/views of, countryside)
CE2	Local Gaps	4 (1)	(as above)
CE3	Development in Gaps	4 (1)	(as above)
CE4	Essential Services	4 (5, 1, 3)	(5 increasing local accessibility to services) (1 could be a local health service) (3 location in area could be imp for local economy)
CE5	Landscape Character	4 (1)	(Wellbeing increased by quality of environment)
CE6	AONB	4 (1)	(as above)
CE7	Nature Conservation – International Sites	4 (1)	(as above)
CE8	Nature Conservation – National Sites	4 (1)	(as above)
CE9	Nature Conservation – Locally Designated Sites	4 (1)	(as above)
CE10	Other Sites of Nature Conservation Interest	4 (1)	(as above)
CE11	New and Enhanced Sites of Nature Conservation Value	4 (1) (5)	(as above) (5 improving availability of nature conservation sites)
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)	Which is priority?

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)	
Chp 5	Historic Environment		
HE1	Archeological Site Preservation	4 (1)	(wellbeing/quality of life increased by cultural heritage & high quality environment)
HE2	Archeological Site Assessment	4 (1)	Applies to all
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)	
Chp 6	Housing		
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)	
Chp 7	Employment		
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)	
Chp 8	Town Centres, Shopping & Facilities		
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)	
Chp 9	Recreation & Tourism		1 & 5 could apply to most of these
RT1	Important Amenity Areas	1 (4) (5)	(5 – providing opportunities for recreation for all)
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)	(3 - rural economy)
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	
Chp 10	Transport		4 – Sustainability & reducing car travel?
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)	
Chp 11	Winchester		
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)	X Cutting sustainability & (5) assisting bus use
W5	Town Centre Traffic Management	4 (3) (5)	X Cutting sustainability & (5) assisting bus use
W6	Parking Controls and Servicing – Public car parks	4 (3) (5)	X Cutting sustainability & (5) assisting bus use
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)	X cutting (5) safe convenient access for all (1) healthy lifestyle
W11	New Bridleway Proposal	5 (4) (1) (5)	X cutting (5) safe convenient access for all (1) healthy lifestyle
Chp 12	Major Development Areas		X cutting
MDA 1	WOW	3 (4)	
MDA 2	WCN (Reserve)	3 (4)	
Chp 13	Settlements		X cutting, but generally 3 or 4
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	Curdrige – 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	

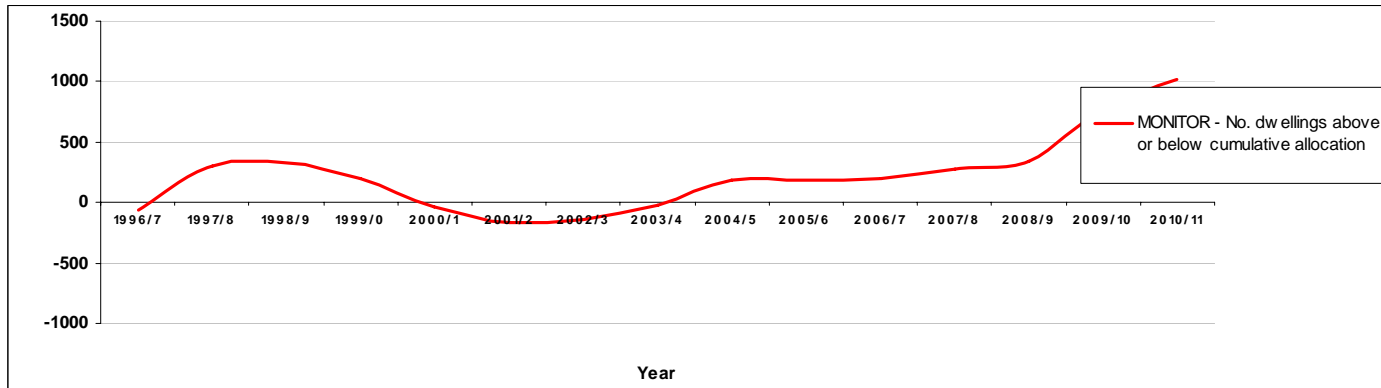
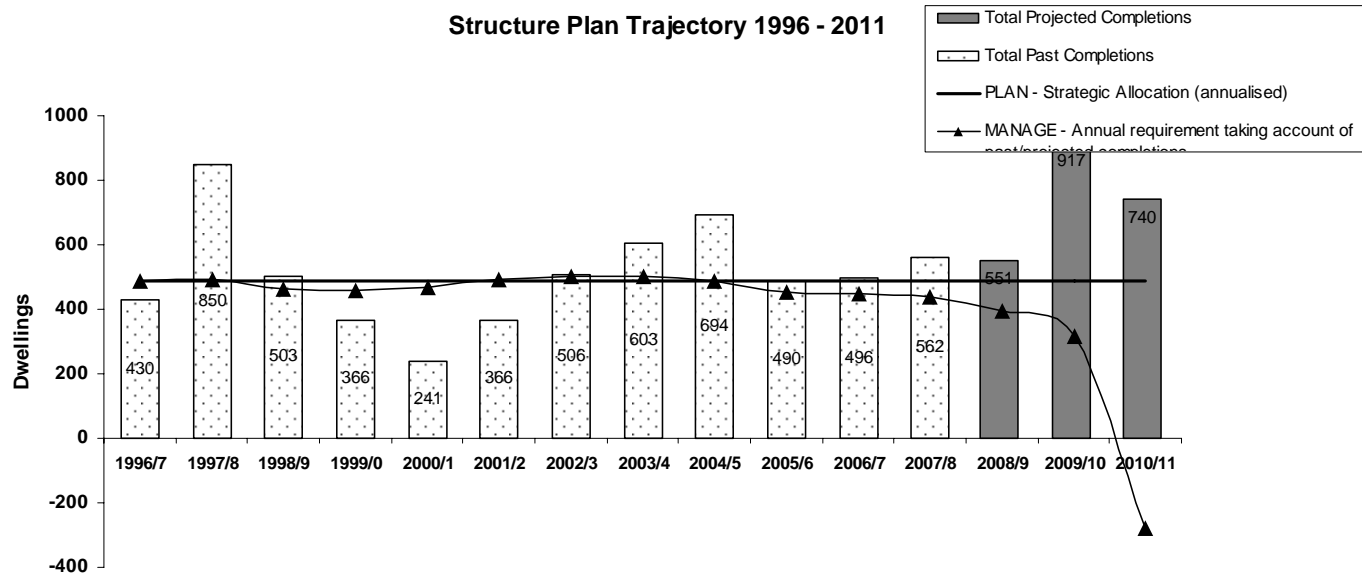
S14	Whiteley – Solent 2	3	
S15	Whiteley – Little Park Farm	3	
S16	Pegham Coppice (Wickham)	4	

Appendix 3 Winchester City Council's Housing trajectories 2008

Structure Plan period 1996- 2011

	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	TOTAL
Past Completions					241	366	506	603	694	490	496	562				
Projections - Major Development Area														100	249	349
Projections - SHLAA sites within H3 settlements and extant permission													551	817	491	1859
Total Past Completions	430	850	503	366	241	366	506	603	694	490	496	562				
Total Projected Completions													551	917	740	8315
Cumulative Completions	430	1280	1783	2149	2390	2756	3262	3865	4559	5049	5545	6107	6658	7575	8315	
PLAN - Strategic Allocation (annualised)	486	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	7295
MONITOR - No. dwellings above or below cumulative allocation	-56	307	324	204	-42	-162	-142	-25	182	186	196	271	336	767	1021	
MANAGE - Annual requirement taking account of past/projected completions	486	490	463	459	468	491	504	504	490	456	449	438	396	319	-280	-590

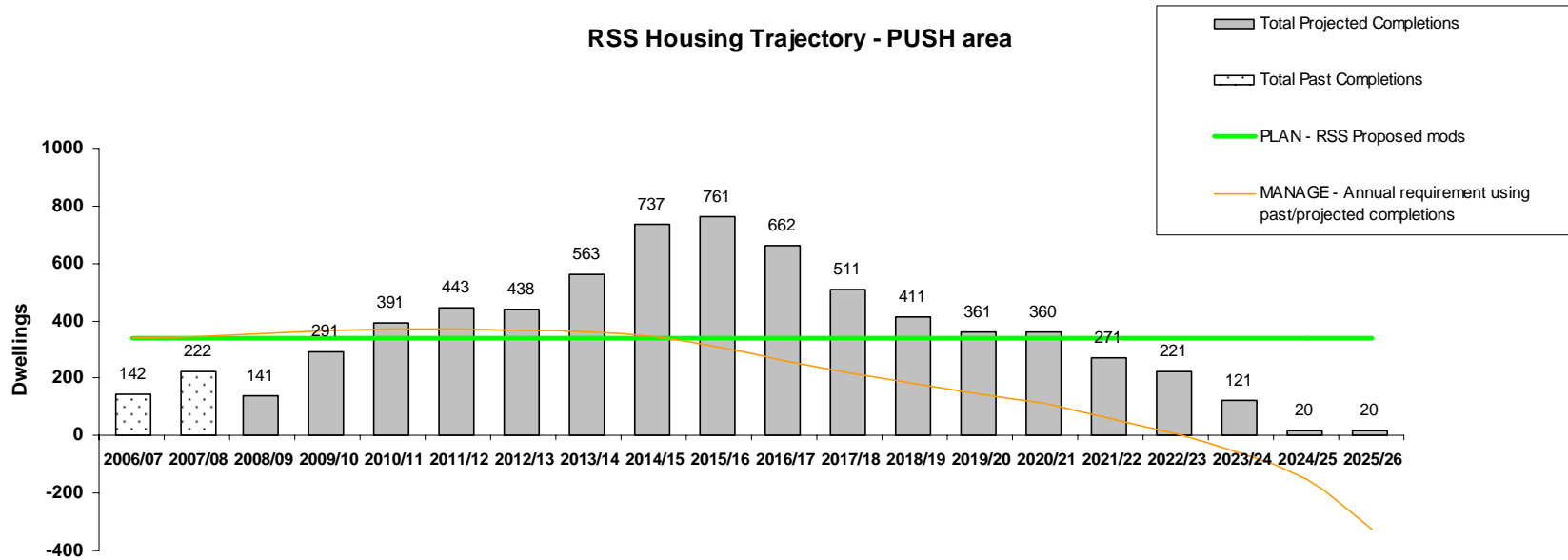
Structure Plan Trajectory 1996 - 2011



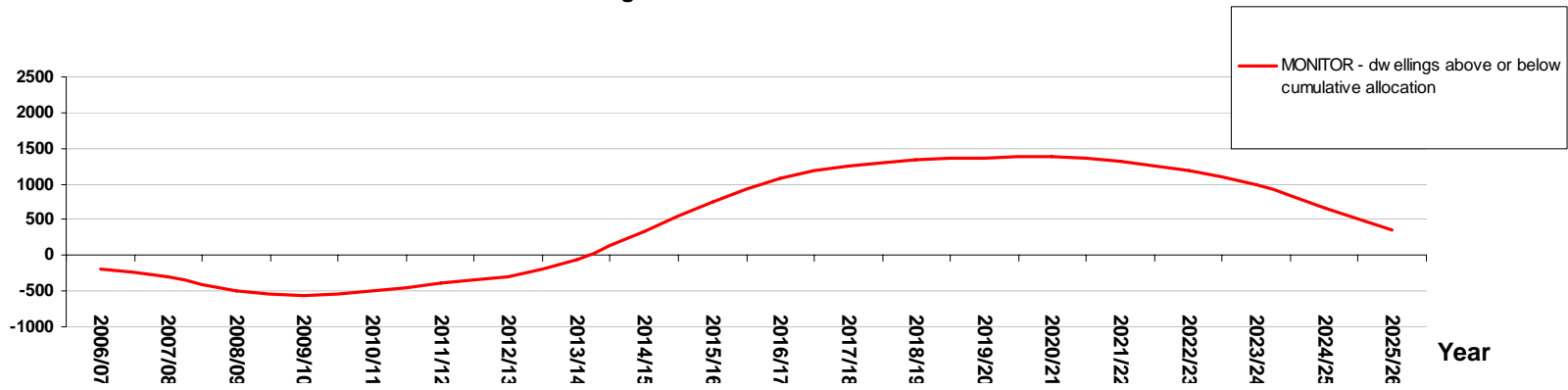
Emerging RSS – Partnership for Urban South Hampshire 2006 - 2026

RSS Housing Trajectory	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																			364
Major Development Area				100	249	299	300	250	200	109											1507
SHLAA sites within H3 settlements and extant permission and small sites allowance			141	191	142	144	88	113	137	102	62	61	61	61	60	21	21	21	20	20	1466
Large greenfield sites to be allocated through the LDF							50	200	400	550	600	450	350	300	300	250	200	100	0	0	3750
Total Past Completions	142	222																			364
Total Projected Completions			141	291	391	443	438	563	737	761	662	511	411	361	360	271	221	121	20	20	6723
Cumulative Completions	142	364	505	796	1187	1630	2068	2631	3368	4129	4791	5302	5713	6074	6434	6705	6926	7047	7067	7087	7087
PLAN - RSS Proposed mods	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	6740
MONITOR - dwellings above or below cumulative allocation	-195	-310	-506	-552	-498	-392	-291	-65	335	759	1084	1258	1332	1356	1379	1313	1197	981	664	347	347
MANAGE - Annual requirement using past/projected completions	337	347	354	367	372	370	365	359	342	307	261	217	180	147	111	61	9	-62	-154	-327	-347

RSS Housing Trajectory - PUSH area



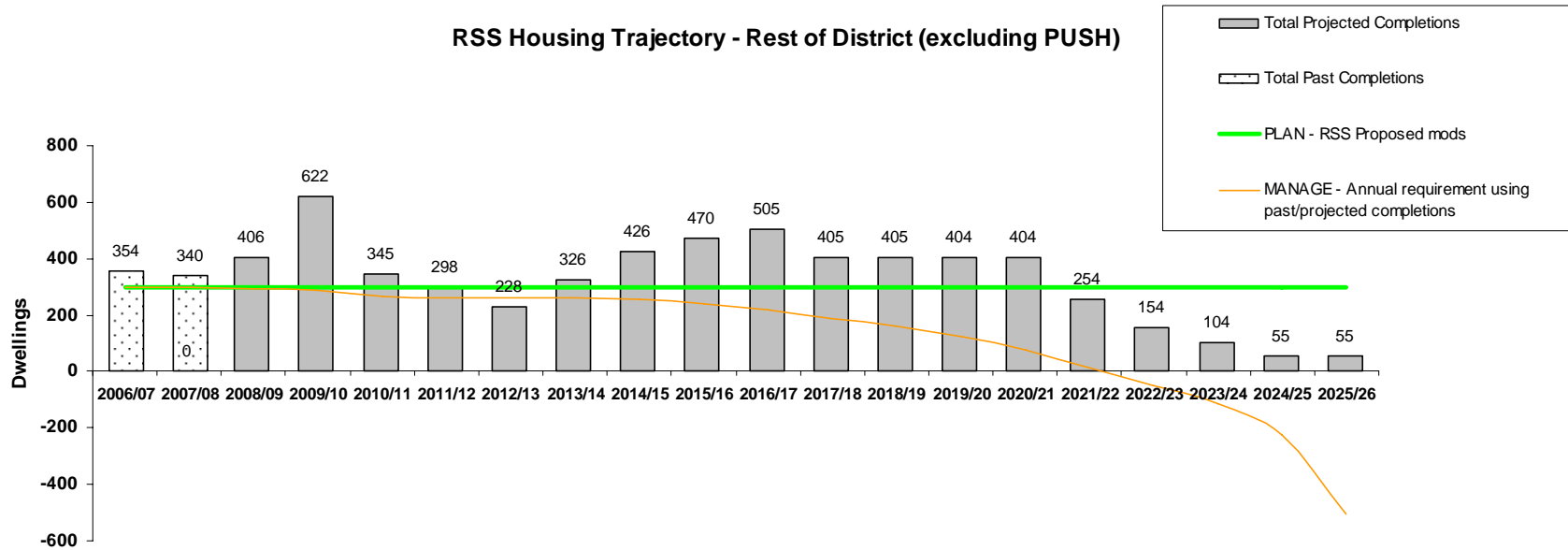
MONITOR - dwellings above or below cumulative allocation - PUSH area



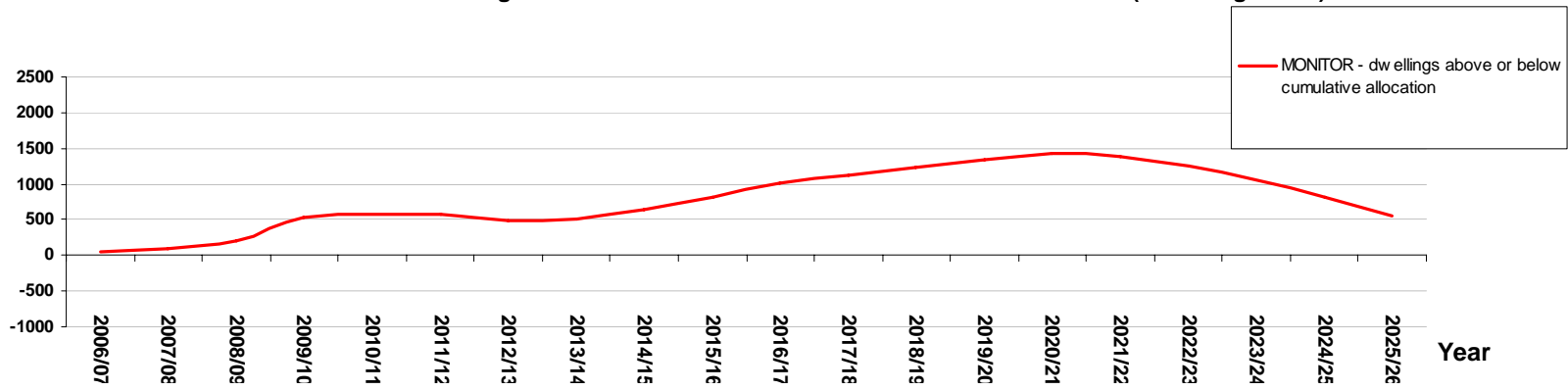
Emerging RSS – Area outside of Partnership for Urban South Hampshire 2006 - 2026

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																			694	
Major Development Area																						0
SHLAA sites within H3 settlements and extant permission and small sites allowance			406	622	345	298	178	226	226	170	205	105	105	104	104	54	54	54	55	55		3366
Other sites to be allocated through the LDF						0	50	100	200	300	300	300	300	300	300	200	100	50	0	0		2500
Total Past Completions	354	340																				694
Total Projected Completions		0	406	622	345	298	228	326	426	470	505	405	405	404	404	254	154	104	55	55		5866
Cumulative Completions	354	694	1100	1722	2067	2365	2593	2919	3345	3815	4320	4725	5130	5534	5938	6192	6346	6450	6505	6560		6560
PLAN - RSS Proposed mods	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	6000
MONITOR - dwellings above or below cumulative allocation	54	94	200	522	567	565	493	519	645	815	1020	1125	1230	1334	1438	1392	1246	1050	805	560		560
MANAGE - Annual requirement using past/projected completions	300	297	295	288	267	262	260	262	257	241	219	187	159	124	78	12	-48	-115	-225	-505		-560

RSS Housing Trajectory - Rest of District (excluding PUSH)



MONITOR - dwellings above or below cumulative allocation - Rest of District (excluding PUSH)



Core Indicator		B1	B1 – B8	B1a	B1b	B1c	B2	B2 – B7	B8
BD1	gross								
	net								
BD2	Gross								
	% gross on PDL								
BD3	hectares								

Core Indicator		A1	A2	B1a	D2	Total
BD4	gross					
	net					

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	12740	Emerging RSS 9

