



PORTFOLIO HOLDER DECISION NOTICE

INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR STRATEGIC PLANNING AND ECONOMIC DEVELOPMENT

TOPIC – LOCAL PLAN ANNUAL MONITORING REPORT 2012

PROCEDURAL INFORMATION

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

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

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

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SUMMARY

The 2012 Annual Monitoring Report (AMR) is concerned with strategic planning policies covers the period 1 April 2011 – 31 March 2012. The full AMR is appended and is comprised of two elements:

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

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

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

Local Plan Review 2006 (WDLPR). Parts of the WDLPR will be superseded by policies within the Local Plan Part 1 – Joint Core Strategy when it is adopted in early 2013. The remaining WDLPR policies will continue to be saved until the Local Plan Part 2 is adopted.

In relation to policy progress the main area of work this monitoring period was the continuing development of the Local Plan Part 1 (Joint Core Strategy) and its Pre-Submission in January 2012. The monitoring period only extends until April 2012, the Local Plan Part 1 has of course been submitted and examined, since that time.

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

The main result of the housing analysis shows that completions have decreased this year to 317 (net). This is down from the previous year's 503, but up on the 286 of 2010. Average completions over the past 5 years was 405.

An analysis of the 5-year land supply shows that the District will have an adequate 5-year land supply (including the 5% 'buffer' required by the National Planning Policy Framework) when the Local Plan Part 1 is adopted and the strategic allocations can contribute to housing supply. It is expected that the Local Plan Part 1 will be adopted in March 2013.

In relation to the Business topic, development activity has been very limited, in fact there has been a slight loss of floorspace overall. However, several retail projects are progressing, most notably the redevelopment of Whiteley town centre. With regard to the Environment topic, there has been little change to report, although there has been considerable increase in the amount of solar panels permitted and becoming operational in the last year.

DECISION

1. That the Portfolio Holder for Strategic Planning and Economic Development authorises the publication of the 2012 AMR in accordance with the relevant requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Section 34 of the Local Planning Regulations 2012.
2. That authority be delegated to the Head of Strategic Planning to make any minor changes necessary to correct any typographical/factual errors prior to publication

REASON FOR THE DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by para 113 of the Localism Act 2011) requires planning authorities to make public, monitoring reports on the implementation of the Local Development Scheme and the performance of planning policies on at least a yearly basis. The Local Planning Regulations 2012 contain more details as to what is required and require that information is made available at the local authority's principal offices as appropriate and on the internet.

Prior to the Localism Act (November 2011) and the new Regulations (April 2012) monitoring had to be in a single report, submitted to the Secretary of State by the end of the calendar year. Since the passing of this legislation, monitoring can be made in a series of reports and planning authorities are free to monitor policies in the way best suited to them, apart from the small number of issues that they are required to provide information on as specified in the Regulations, which mainly relate to housing delivery. Reports can also be produced at any time, but no longer than one year since the last report. There is a requirement to make information available as soon as possible after it is recorded.

It is considered that it is sensible to carry on with a single report at present. It is also best to continue to produce this in December as this would be a year since the last monitoring report. It is not practical to produce a comprehensive report before this time. Much of the information is not available until the autumn of the year following the end of the financial year. Although draft information on housing and commercial developments is received from HCC during the summer, this information needs to be checked and analysed and – in the case of housing – used to inform the development of trajectories and re-assess the 5yr land supply. It is therefore considered that producing this information at the end of the year is in fact the earliest date by which it can reasonably be prepared.

This monitoring report attached follows the same format as in previous years. It is considered worthwhile to continue with this process whilst the policies being monitored are still the saved policies of the WDLPR 2006. Although it is anticipated that the JCS will be adopted early in 2013, the WDLPR is still likely to form the statutory plan for most of the 2012-2013 monitoring year as well as for this current year.

There are no alternative options for the report relating to this Decision as the preparation and publication of monitoring reports, and some of their content, are statutory requirements. As the report contains mainly factual information, it could be agreed and published by officers without Member approval. However, in view of the significance of some of the information, a Portfolio Holder Decision Notice is considered the most appropriate approval process.

The risk of not producing the AMR is of a challenge from a third party that the Council is not fulfilling its statutory requirement publish monitoring information within a year of last reporting on these matters, as required by the Planning and Compulsory Purchase Act.

RESOURCE IMPLICATIONS:

No implications

CONSULTATION UNDERTAKEN ON THE DECISION

Consultation on a draft report with the Portfolio Holder for Strategic Planning and Economic Development.

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: 21.12.12

Councillor Robert Humby – Portfolio Holder for Strategic Planning and Economic Development

WINCHESTER DISTRICT
LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT 2012
(1st April 2011 – 31st March 2012)

December 2012



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List of Indicators

Theme One: Active Communities

Local Indicator No	Former Core Indicator No (where applicable)	
LI.12/01	H1	Plan period and housing targets
LI.12/02	H2 (a)	Net additional dwellings – in previous years
LI.12/03	H2 (b)	Net additional dwellings – for the reporting year
LI.12/04	H2 (c)	Net additional dwellings – in future years
LI.12/05	H2 (d)	Managed delivery target
LI.12/06	H3	New and converted dwellings – on previously developed land
LI.12/07		Development within policy boundaries
LI.12/08		Number of net completions in H.4 settlements
LI.12/09		Residential development in the countryside
LI.12/10	H4	Gypsy and Traveller Pitches
LI.12/11	H5	Gross affordable housing completions
LI.12/12		Dwellings completed on exception sites
LI.12/13		Density of new dwellings
LI.12/14		Average density of new dwellings
LI.12/15		Percentage of residential completions 1 or 2 bed
LI.12/16		Open space provided with new developments
LI.12/17		Open Space Fund Receipts
LI.12/18		Improvement in recreational provision

Theme Two: Prosperous Economy

Local Indicator No	Former Core Indicator No (where applicable)	
LI.12/19	BD1	Amount of floorspace developed for employment by type
LI.12/20	BD2	Total amount and percentage of employment floorspace, on previously developed land
LI.12/21	BD3	Employment land available – by type
LI.12/22	BD4 (i)	Total amount of floorspace for ‘town centre uses’
LI.12/23	BD4 (ii)	Total amount of floorspace for ‘town centre uses’ within town centres
LI.12/24		Number visitor accommodation bedrooms completed

Theme Three: High Quality Environment

Local Indicator No	Former Core Indicator No (where applicable)	
LI.12/25	E1	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
LI.12/26	E2	Change in areas of biodiversity importance.
LI.12/27		Extent of BAP Priority Habitats
LI.12/28	E1(a)	Renewable energy developments/installations granted planning permission
LI.12/29		Number of dwellings permitted in the Strategic and Local Gaps
LI.12/30		Percentage of Conservation Areas with a Conservation area Appraisal
LI.12/31		Percentage of Conservation Areas with a Management Assessment Plan
LI.12/32		Number of Buildings at Risk
LI.12/33		Land safeguarded to enable road construction
LI.12/34		Progress in meeting settlement proposals

INTRODUCTION

1. This Annual Monitoring Report (AMR) for the Winchester District covers the period April 2011 to March 2012.
2. The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce monitoring reports on at least a yearly basis (see Background Section for more detail). The purpose of the AMR is twofold:
 - To monitor the progress of the local development documents set out in the Local Development Scheme
 - To monitor the effectiveness of the policies set out in the local development documents.
3. This AMR is broken down into the following sections:-
 - The background section explains the requirements for monitoring as set out in legislation. Recent changes brought about by the Localism Act, the Local Planning Regulations and the NPFF are outlined. This section discusses the content of the 2012 and of future monitoring reports
 - Part One of this AMR provides further details of progress in developing policies including the current Local Development Scheme and any changes in the timetable for producing the local development documents.
 - Part Two of the AMR monitors the performance of adopted policies within local development documents and is set out using the three 'themes' of the Council's Community Strategy. The Introduction to Part Two explains the methodology of this in more detail.
4. The development plan monitored is the Winchester District Local Plan Review (WDLPR), adopted in 2006. Only the policies that were 'saved' in July 2009 are now monitored. The 2006 Local Plan is in the process of being replaced by a new 2-part Local Plan and some of the policies in the WDLPR were not written with a view to detailed monitoring. This AMR therefore only focuses on those policies which can be monitored effectively.
5. This Annual Monitoring Report includes an assessment of the five year housing land supply. The National Planning Policy Framework requires Local Planning Authorities to identify and maintain a five-year supply of deliverable land for housing. For the purposes of this Annual Monitoring Report, the five years being assessed run from 1st April 2012 to 31st March 2017, but in accordance with the advice that assessments should be forward looking, the five year period from April 2013 to March 2018 is also considered.
6. The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council and the Hampshire Biodiversity Information

Centre in undertaking the monitoring of particular key indicators on behalf of the District.

BACKGROUND

Planning and Compulsory Purchase Act 2004 (As amended)

7. The requirement to produce monitoring reports is contained within Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by para 113 of the Localism Act 2011). Planning authorities are required to prepare reports containing information on;

- a) the implementation of the local development scheme (LDS)
- b) the extent to which the policies set out in local development documents are being achieved.

Reports must be prepared within at least 12 months since the last report(s). The reports must be made public.

8. The previous version of Section 35 had required that an annual monitoring report (AMR) was prepared and submitted annually to the Secretary of State. The changes to Section 35 mean that reports will now just be published at the local level and not formally submitted to other bodies or persons.

9. Although monitoring information can now be provided via a number of reports, it has been considered in Winchester that it is most practical to continue to produce a single report on an annual basis, which contains most of the relevant information for monitoring of local development documents, for the present time. It may be considered prudent to produce additional reports into various aspects of monitoring at other periods, particularly as the WDLPR 2006 is superseded by the new Local Plan; however there are no plans to do so currently. The single report will therefore continue to be called the Annual Monitoring Report or AMR.

10. The AMR will continue to be produced by the end of the December to which a particular financial year relates. Much of the information is not available until the autumn following the end of the financial year. Although draft information on housing and commercial developments is received from HCC during the summer, this information needs to be checked and analysed and – in the case of housing – used to inform the development of trajectories and to re-assess the 5yr land supply. It is therefore considered that producing this information at the end of the year is in fact the earliest date by which it can reasonably be prepared.

Local Planning Regulations 2012

11. The Local Planning Regulations contain specific requirements for the content of monitoring reports. Requirements were previously contained in the Town and Country Planning (Local Development Framework) Regulations 2004, which the 2012 Regulations supersede. Although many of the requirements are the same, or similar, there are now additional obligations in relation to the reporting of affordable housing delivery,

Neighbourhood Plans, CIL receipts and Duty to Co-operate actions. These will therefore be covered for the first time in this report, under Part One.

12. Regulation 34 of the 2012 Regulations sets out the requirements for monitoring reports. In summary these are as follows;
 1. Review actual progress against the LDS timetable. List any adopted or approved local plan or SPDs that were listed in the LDS.
 2. Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy
 3. Specify the number of net additional dwellings (including affordable dwellings) during the report period and since the policy began in any part of the area as relevant.
 4. Detail any Neighbourhood Development Orders or Neighbourhood Development Plans made
 5. Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012
 6. Detail action taken under Duty to Co-operate requirements during the report period
 7. Make up-to-date information collected for monitoring available as soon as possible.

The Annual Monitoring Report 2012

13. Part One of the 2012 AMR reviews the progress in producing local development documents made during the year. Progress is assessed against the LDS and changes to the LDS itself are also explained. Part One details all of the requirements of the 2012 Regulations apart from those relating to housing delivery. These are considered in the context of the adopted and proposed Local Plan policies in Part Two of the AMR.
14. Part Two of the AMR considers the performance of adopted planning policies – including those relating to housing delivery. The adopted Plan comprises the saved policies of the Winchester Local Plan Review 2006 (WDLPR). Performance is therefore measured against these saved policies. Part Two follows the three themes of the Community Strategy. The WDLPR policies are considered under the themes to which they best relate. Tables at the introduction to each of the themes show what policies are covered in each chapter.
15. A revised Community Strategy 2010-2020 was adopted by the Council in 2010. This set a long-term vision for the area, and identified three overarching outcomes for the Winchester District. Planning policies are a key delivery mechanism for the Community Strategy and the Local Plan Part 1 (Joint Core Strategy) is themed around the three outcomes of the Strategy. It is therefore considered logical to theme the AMR in this way

as a bridge to the forthcoming Local Plan Part 1 and to provide for comparisons against the aims and outcomes of the Community Strategy.

16. The requirements in relation to housing under paragraph 34(3) of the Regulations are contained in Part Two of the AMR, under the heading of 'Active Communities'. The net numbers of additional dwellings and affordable dwellings completed are given and the five year land supply is discussed. Housing trajectories are included (as Appendices) for the District as a whole and for the PUSH spatial area. The trajectories consider the situation based on the requirements of the South East Plan and those of the Local Plan Part 1. Information is also provided on other aspects of housing policies such as housing need, gypsy and traveller sites, housing mix and density.
17. Information is provided on policies and topics where it is available. Performance is often shown in relation to various indicators throughout this section (and listed in the contents to the AMR). The introduction to Part Two explains the past, present and future role of indicators in relation to policy monitoring.

The New Local Plan

18. Two local development documents are intended to be produced that together will form the new Local Plan. The Local Plan Part 1 (Joint Core Strategy) contains core policies and strategic allocations. The Local Plan Part 1 has been submitted to the Secretary of State in June 2012 and it was examined during the summer and autumn. The Inspector's report is expected in January 2013 and the Local Plan Part 1 (Joint Core Strategy) should be adopted by March 2013.
19. The Local Plan Part 1 will supersede many of the current saved policies of the WDLPR. However, other more detailed policies, smaller site allocations and the policy boundaries around settlements will still remain until they are superseded by the Local Plan Part 2 (formerly referred to as the Development Management and Allocations DPD). Appendix 2 of the Local Plan Part 1 comprises a list of the saved policies of the WDLPR and indicates in which document they will be replaced. The Local Plan Part 2 will not be adopted until 2015, so some WDLPR policies will remain valid until that time.

Future Monitoring Reports

20. As the Local Plan Part 1 – Joint Core Strategy, will not be adopted until March 2013, the WDLPR policies are likely to remain those being monitored for the 2013 AMR. However, the Local Plan Part 1 housing requirements will supersede those of the yet to be abolished South East Plan and it will also replace some policies from the 2006 Local Plan, so will be monitored with the remaining WDLPR saved policies. This situation will continue until the Local Plan Part 2 is adopted.

21. Appendix D of the Local Plan Part 1 – Joint Core Strategy consists of a proposed monitoring framework for the Core Strategy. This will form the basis of monitoring of these policies. The framework includes many of the indicators currently used, where they are still considered useful. More indicators have been added, including greater use of contextual indicators where direct monitoring of individual policies may be difficult.
22. The amended Section 34 of the Town and Country Planning Compulsory Purchase Act and the 2012 Regulations do not specify indicators, except for housing delivery, but the Council still has the general requirement to report annually (at least) on planning policies, so generally all policies should be monitored if possible. However, it needs to be considered whether it is an efficient use of resources to provide information every year on every policy, particularly if some policies cover very specialised areas, or have not been used very frequently. There may also be a case for considering policies as a group if low numbers are involved, or where it is difficult to quantify the effects of a particular policy. The monitoring framework of the Joint Core Strategy will provide a starting point for monitoring of the policies when the Joint Core Strategy is adopted.

The South Downs National Park

23. The South Downs National Park (SDNP) covers a significant part of the District. The South Downs National Park Authority (SDNPA) became the planning authority for that area on 1st April 2011. The SDNPA intends to produce its own Local Plan (covering both strategic and detailed matters) by 2016. In the meantime, the Winchester District Core Strategy (Local Plan Part 1) has been prepared with the SDNPA and will be jointly adopted to act as the Core Strategy for the whole of the Winchester District (including the SDNP). As the SDNPA intends to produce a Local Plan soon after the Winchester Local Plan Part 2 would be adopted, it is not proposed to include any policies for the SDNP area in Winchester's Local Plan Part 2.
24. Winchester's Local Plan Part 1 - Joint Core Strategy contains a policy relating to the SDNP. The JCS covers the whole of the Winchester District - as the WDLPR did – for the time being. However, some statistics will now be separately identified for the SDNP area as well as forming part of the overall figure. These largely relate to housing development and economic activity and will be identified within the AMR as appropriate.

Terminology

25. Following the passing of the Localism Act, it is becoming common practice to refer to Core Strategies as the 'Local Plan Part 1'. Other Local Plan DPDs will form the 'Local Plan Part 2', etc. When referencing the anticipated Joint Core Strategy, this AMR therefore refers to this as the Local Plan Part 1 (or LPP1) from now on. The former Development Management and Allocations DPD is now the 'Local Plan Part 2' (LPP2).

AMR PART ONE: Monitoring Policy Process

26. Part One of this AMR reviews the progress of production of the policy documents of the LDF. It describes the progress that has been made during the monitoring year in general and discusses future development. Specific mention is made of progress against the LDS timetable and how the LDS itself has been subject to alteration during this period and how it is planned to proceed in the future. It also covers matters in relation to the duty to co-operate, neighbourhood planning and CIL, as required under the 2012 Regulations.

Local Development Scheme (LDS)

27. Section 34(1) of the Regulations requires details of local development documents listed in the LDS to be provided together with information as to their progress against the timetable. Information should also be provided on any documents adopted or approved during the monitoring period.

28. The Winchester District LDS refers to the production of three local development documents:

- Core Strategy (Local Plan Part 1)
- Development Management Document (Local Plan Part 2)
- Community Infrastructure Levy (CIL) Charging Schedule

The Local Development Scheme (LDS)

29. Production of policy documents should be reviewed against the timetable in the LDS. This process highlights if any changes are required to the LDS. The tables below compare the timetables in the 2010, 2011 and 2012 LDSs and indicate where documents identified in the LDS have been adopted or approved.

Table 1: Comparison of Key Milestones – 2010, 2011 & 2012 Local Development Schemes

DPD	2010 LDS	2011 LDS	2012 LDS
Core Strategy			
<i>Pre-submission consultation (Regs 27 & 28)</i>	Oct 2010	Dec 2011	Jan 2012
<i>Submission (Reg 30)</i>	Jan 2011	April 2012	June 2012
<i>Adoption</i>	Dec 2011	Dec 2012	Mar 2013
Development Management			
<i>Pre-submission consultation (Regs 27 & 28)</i>	Dec 2011	April 2013	June 2014

<i>Submission (Reg 30)</i>	Mar 2012	July 2013	Sep 2014
<i>Adoption</i>	Jan 2013	Feb 2014	May 2015
CIL Charging Schedule	N/A		
<i>Draft Charging Schedule Consultation</i>		Dec 2012	Dec 2012
<i>Submission</i>		Feb 2013	April 2013
<i>Adoption</i>		Sep 2013	Oct 2013

Table 2: Adoption/Approval of LDDs

Date	Title	Details
8th Dec 2011	Pre-Submission Core Strategy	Approved by Full Council
14th Dec 2011	Pre-Submission Core Strategy	Approved by SDNPA Full Council

30. The 2011 AMR explained how major changes in the planning system during 2010 led to delays in progressing the Core Strategy and that it became necessary to revise the timetable for the its production and prepare a new LDS. The 2011 LDS was prepared by June 2011 and brought into effect from 6th July 2011.
31. Although the monitoring period of this AMR begins in April 2011, the revisions to the 2010 LDS were already being developed at that time. The timetable of the 2011 LDS therefore provided the most relevant timetable for most of this year's monitoring period.
32. The production of the Core Strategy progressed in broadly accordance with the LDS 2011 timetable, with the Pre-Submission consultation occurring between 25th January 2012 and 12th March 2012. It was programmed for submission in April 2012, but the production of the National Planning Policy Framework (NPPF) on 27th March followed by the Local Planning Regulations on 6th April 2012, led to a need for further consideration before submission. In particular, the Core Strategy had to be checked to ensure that it complied with the NPPF and was not in conflict with this policy guidance. A meeting was held with the Planning Inspectorate (PINs) which discussed these matters in some detail and a checklist of NPPF compliance was compiled and sent to the Inspectorate for their consideration.
33. Some modifications were made to LPP1 as a result of the NPPF considerations and these were included in the submitted LPP1 (Joint Core Strategy) on 15th June 2012. Opportunity was given for representations to be made on these modifications, and on the matter of the Plan's compliance with the NPPF, for a 6 week period following submission.
34. One of the Tests of Soundness is whether the submitted local development document is in accordance with the LDS. It was therefore

necessary to revise the LDS again in 2012, following its submission to the Secretary of State. This revision took account of the delay in submitting the Core Strategy and subsequent delays in the timetable to adoption and in the preparation of the Development Management document. The timetable for preparation of the CIL Charging Schedule was also amended in the 2012 LDS.

Policy Progress 2011-2012

35. The table below illustrates the policy work produced and the reports considered by full Cabinet and LDF Cabinet between April 2011 and December 2012.

Table 3: Evidence Base and Background Work produced in 2011/2012

Date	Action	Description
1 st April 2011	LDF CAB	Feedback on Remainder of Blueprint Responses Infrastructure Study Evidence Base Update
June 2011	Report	Housing Technical Paper
6 th June 2011	LDF CAB CABINET	Publication of Plans for Places – After Blueprint Revised LDS agreed, by LDF & full Cabinet
July – Aug	Consultation	Plans for Places
July 2011	LDF CAB	Market Towns & Rural Area Development Strategy Background Paper (Updated)
6 th July 2011	Publication	Revised LDS comes into effect
28 th Sept 2011	LDF CAB	Plans for Places Responses Evidence Update: Review of Employment Prospects, Employment Land and Demographic Projections St Giles' Hill NDS Revision - Adoption
Oct 2011	Scrutiny Panel Report	Gypsy & Travellers Scrutiny Group Final Report
Nov 2011	Evidence	Bushfield Camp Viability Study
10 th Nov 2011	LDF CAB	Plans for Places Responses for Winchester Town SHLAA Update 2011 Sustainable Buildings Guidance for Planning Applications Compton & Shawford VDS - Adoption
28 th Nov 2011	LDF CAB	Pre-submission Core Strategy (Reg 27 Version)
6th Dec 2011	CABINET	agrees Pre-submission Core Strategy
8th Dec 2011	COUNCIL	agrees Pre-submission Core Strategy
12th Dec 2011	SDNPA Planning Committee	agrees Joint Pre-submission Core Strategy
14th Dec	FULL	agrees Joint Pre-submission Core Strategy

2011	SDNPA	
18 th Jan 2012	CABINET	Agree to publish list of 'saved' and replaced polices from WDLPR as an appendix to JCS
Jan- Mar 2012	Consultation	Pre-Submission Local Plan Part One –Joint Core Strategy (Reg 27 Version)
May 2012	Evidence	Retail Study Update
12 June 2012	Submission	Submission Local Plan Part One –Joint Core Strategy
4 th July 2012	CABINET	Approved Denmead Neighbourhood Area
Summer 2012	Evidence for Examination	Housing Delivery Update Housing Needs Update (2012) North Whiteley Viability Study
5 Sep 2012	LDF CAB	2012 LDS approved Sparsholt VDS adopted as SPD.
12 th Sep 2012	CABINET	2012 LDS approved.(Into effect from 13 th Sept)
28 September 2012	Publication	Local Plan Part One – Joint Core Strategy Further Modifications
Oct 2012	Evidence	CIL viability reports produced
Oct 2012	Hearing Evidence	Council Statements for Hearings & supporting documents
31 st Oct – 9 th Nov	Public Examination	Joint Core Strategy (Local Plan Part 1)
12 Nov 2012	Publication	Local Plan Part One – Joint Core Strategy Further Modifications
14 th Nov 2012	CABINET	CIL Preliminary Draft Charging Schedule approved for consultation
Nov 2012	Evidence	Infrastructure Study Update
5 th Dec 2012	CABINET	Revised CIL Table of Charges
17 th Dec	LDF CAB	SHLAA 2012 Update Colden Common VDS adopted as SPD

36. The main policy task for this monitoring year was work in preparation for the submission of the Core Strategy. The earlier part of the year was comprised of finishing evidence base work and finalising the wording of draft policies. The Plans for Places consultation was undertaken in June 2011, which considered strategic issues only, particularly in relation to the new locally-derived housing figures and their allocation between areas of the District. The results of this contributed to the evolution of the Core Strategy policies, together with the results of further evidence base work such as on employment land (September 2011) and on gypsy and traveller issues. The Pre-Submission Core Strategy was agreed by the LDF Cabinet in November 2011 and put to the Council and the SDNP planning

committee and full NPA in December 2011. This was then followed by the Regulation 27 Pre-submission consultation from January – March 2012.

37. Following the end of the pre-submission consultation at the end of the monitoring year, the main task was preparing for the submission of the Core Strategy. This included checking compliance with the NPPF and preparing submission documents such as the Consultation Statement, Sustainability Appraisal, Soundness and Legal Toolkits etc.
38. The Local Plan Part 1 (Joint Core Strategy) was submitted to the Secretary of State on 15th June 2012. There then followed a period of preparing for the examination, including consideration of additional points made in further submissions on the submitted LPP1 and the submission of Council Statements to the Inspector in October 2012. The examination hearings took place between 30th October and 8th November 2012.
39. Aside from LPP1 work, considerable work has also been undertaken during this year on the development of CIL, following on from the Infrastructure Study of April 2011. A report on viability was undertaken by consultants Adams Integra during the summer of 2012 and an update of the Infrastructure Study was produced in November. The CIL Preliminary Draft Charging Schedule has now been published for formal consultation between 14th December 2012 and 1st February 2013.
40. Another major area of work is in relation to planning for gypsy and traveller needs. The LPP1 Policy CP5 acknowledges that further assessment of the need for pitches is necessary. That work is now in the process of being finalised, so that a figure for pitches and any site allocations can be prepared for inclusion in LPP2.
41. Work has also been progressing on the development of strategic sites at Whiteley, West of Waterlooville and Barton Farm as well as input into the strategic development north of Fareham. There is also ongoing work involving neighbouring authorities and external bodies and this is detailed more under the duty to Co-operate section.

Policy Implementation

42. Section 34 (2) of the Regulations requires that details must be given of any local plan policies not being implemented. Part 2 of this AMR lists all the saved policies of the WDLPR. These are the policies saved since July 2009 and any policies that it was felt were no longer needed were not saved at that time. All the remaining policies are therefore being implemented. There are some policies that are not used very often if they refer to particular sites or topics and so are not discussed in detail in the AMR. Some of the site allocations are awaiting planning applications. Nevertheless, all these policies are still being implemented.
43. The current saved WDLPR policies will be replaced in time, either by the Local Plan Part 1 – Joint Core Strategy or by the Part 2 – Development

Management and Allocations document. Appendix 2 of the LPP1 provides a list of all the saved WDLPR policies, detailing where they will be replaced in LPP1 where appropriate. That appendix is also attached as Appendix 2 of this AMR.

Housing Delivery

44. Section 34 (3) contains detailed requirements for the reporting of housing delivery. These requirements are covered in the Active Communities Chapter of Part 2 of this AMR.

Neighbourhood Planning

45. Section 34 (4) requires reporting on any neighbourhood development order or neighbourhood development plan in the area. There are no plans to introduce any neighbourhood development orders at present. No neighbourhood plans have yet been adopted within the District.

46. Denmead Parish Council has received funding as one of the nationally designated 'front runners' to progress a neighbourhood plan. Initial preparation has commenced on a plan. Other Parish Councils are taking a neighbourhood planning approach which may be used to feed into LPP2 evidence base or lead into a fully fledged neighbourhood plan.

Community Infrastructure Levy

47. Section 34 (5) requires that the monitoring report should contain information on the annual reporting of receipts of monies received under the CIL regime. This is not relevant as Winchester does not yet have a CIL in place. A Preliminary Draft Charging Schedule is currently being consulted on, with adoption planned for October 2013.

Duty to Co-Operate

48. Section 34 (6) asks for details of actions taken under the duty to co-operate requirement during the monitoring period. This is a new requirement following the Localism Act of November 2011 and specific recording of actions has not always been undertaken prior to that time. Nevertheless, the Council has prepared a statement on its Duty to Co-operate actions in association with the LPP1 and this was submitted as a background document with the LPP1. That statement refers in detail to specific actions and should be referred to for more details of the actions summarised here.

49. Mindful of its obligations under the Duty to Co-Operate the Council is an active participant in strategic dialogue on planning matters. Firstly there are formal partnerships for liaison on a variety of issues. These are with the South Downs National Park Authority (SDNPA) and the Partnership for Urban South Hampshire (PUSH). The LPP1 was prepared jointly with the SDNPA as it covers that part of the SDNP within the Winchester District in

lieu of a SDNP Local Plan. LPP1 policy CP19 is specifically related to SDNP.

50. Other key organisations include Transport for South Hampshire, the Solent and Enterprise M3 Local Economic Partnerships and the Winchester District Strategic Partnership (WDSP).
51. The City Council engages fully within Hampshire on a variety of issues. The Hampshire and Isle of Wight Planning Officers Group (HIPOG) meets regularly as does the Development Plans Group for Hampshire (and Isle of Wight) which discusses local planning issues across the county and includes representatives from the various Districts and the County. Similar County-wide groups meet regularly to discuss other issues – the Planning and Research Liaison Group (PRLG) is one of these, as is the Hampshire Alliance for Rural Housing (HARAH).
52. In relation to planning for housing needs, Winchester has planned positively to meet its objectively assessed development needs within its boundaries, in accordance with government policy following the intended removal of regional planning. However, this is not to say that extensive inter-District co-operation has not occurred. This has occurred formally through PUSH and informally through the Development Plans Group and specific liaison meetings undertaken by Winchester with all the surrounding Districts as part of the preparation of LPP1.
53. Earlier evidence-base work included the Strategic Housing Market Assessments for Central Hampshire and New Forest and South Hampshire, which were prepared by consultants relating to housing market areas stretching across District boundaries. Winchester has also agreed to a specific updated housing target for the PUSH part of the District, as part of a review of the PUSH spatial strategy carried out on behalf of the PUSH authorities.
54. Work has also been undertaken on the development of specific sites within and adjoining the District. West of Waterlooville has been developed in association with the Borough of Havant. North Whiteley Forum has been set up comprising representatives from the County Council, neighbouring authorities and local parish councils. Winchester is continuing to liaise with Fareham Borough Council over major development north of Fareham, having been a member of the previous SDA project board. These are discussed in more detail in the Duty to Co-Operate Statement.
55. The final area in which Winchester is taking an active role is work on specific projects and on the production of individual studies. A number of these have been completed as part of the evidence base work for the LPP1 and many therefore fall outside of the monitoring period. These are listed in Duty to Co-operate statement. Examples include Gypsy and Traveller Assessment, Flood Risk Assessment, Open Space Study and various PUSH studies.

56. Specific projects that are currently ongoing include the Local Flood risk Management Strategy and the Solent Disturbance Mitigation Project. Hampshire County Council is the lead authority on the Flood Risk Strategy and the supporting text of CP16 of LPP1 refers to the Strategy. The Solent Disturbance project is being undertaken by the Solent Forum, of which Winchester City Council is a member. The project has been underway since 2009 and is nearing completion. The supporting text of refers to the need to ensure that appropriate strategic avoidance and/or mitigation measures are secured through the planning process. Policy CP16 requires developments to take account of evidence and relevant assessments or surveys, which would include the Solent Disturbance Mitigation Project.

PART TWO – MONITORING POLICY PERFORMANCE

57. The structure of this section of the AMR is centred on indicators relating to the three themes set out in the Community Strategy 2010-2020. The Local Development Framework has strong links with the Sustainable Community Strategy (SCS), with the LDF putting into action the land use aspects of the strategy. It is intended that the LDF Core Strategy will follow the themes and desired outcomes of the Community Strategy and it is therefore considered appropriate that this AMR follows a similar structure.
58. The three themes of the Community Strategy 2010 are:-
- Active Communities
 - Prosperous Economy and
 - High Quality Environment
59. Indicators are sets of statistics intended to measure the effect of policies. In previous years there were Core Indicators prescribed by central Government, supplemented by Local Output Indicators where relevant. On 31st March 2011, the Government abolished the Core Indicators. The purpose of this was to leave authorities free to monitor the factors that they considered most relevant, subject to the requirements outlined in the 2004 Regulations. This requirement is the reporting on annual housing requirements, in terms of net additional dwellings completed.
60. Despite the removal of Core Indicators, they covered issues that are important to the delivery of planning policies, so many of them will continue to be monitored, albeit as 'local' indicators. In addition, much of the content relating to housing delivery will still be required under other legislation and guidance as described above.
61. Part Two of the AMR contains analysis of the performance of the policies of the WDLPR saved policies. This refers to policies that it was considered important to retain pending the adoption of the Local Plan Part 1. These policies were 'saved' in July 2009 and now comprise the local adopted planning policies of the District. All the other policies that were in the WDLPR are no longer saved and will therefore no longer be monitored.
62. Due to the nature of the policies in the WDLPR, monitoring of relevant outputs is not always possible as some are not quantifiable in terms of meeting aims and targets. Because of this, the AMR 2012 concentrates on the saved policies of the WDLPR which can be monitored and are relevant to the progress of the LDF.
63. Monitoring of the saved policies of the WDLPR will continue for a number of years. The first DPD to be adopted will be the Local Plan Part 1 – Joint Core Strategy and this is not anticipated until early 2013. In addition, this will only cover the strategic policies and allocations. Other policies will be promoted through the Local Plan Part 2 (formerly known as the

Development Management and Allocations DPD) which will deal with detailed planning policies and smaller site allocations. Therefore some of the saved policies of the WDLPR will remain in place until that DPD is adopted, which is not programmed until 2015.

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

THEME ONE: ACTIVE COMMUNITIES

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

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

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

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

*policy not saved post July 2009

68. The provision of suitable housing is a key aspect of the Active Communities theme of the Community Strategy and a major element of planning policies in the WDLPR and the future LDF. This includes

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

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

69. This five year land supply assessment sets out the housing supply for the District for the period 2012 – 2017 and also looks ahead to the period 2013 – 2018.
70. A requirement of the NPPF is to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against housing requirements, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Authorities with a 'record of persistent under delivery of housing' should increase the buffer to 20%.
71. The basis on which a 5-year housing requirement has been calculated is set out in the following section

Policy Requirements for Housing Provision

72. The South East Plan replaced the Hampshire County Structure Plan Review when it was approved by the Secretary of State in May 2009. It is the Government's intention that the South East Plan itself will be revoked, following the recent enactment of the Localism Act. Accordingly, the City Council has reviewed its local housing needs and consulted on these through the 'Plans for Places' consultation. The results of the consultation have been taken into account in developing the Winchester District Local Plan Part 1 – Core Strategy, which is currently at the examination stage. This proposes a new housing requirement for the District of 11,000 dwellings for the period 2011-2031.
73. As regional strategies remained in place for the period under consideration by this AMR, housing land supply needs to be assessed on the basis of the South East Plan's housing requirements. However, given the Government's intention to abolish regional strategies, the South East Plan is likely to be revoked shortly and it is relevant also to consider the situation in relation to the emerging Local Plan Part 1 when looking at the situation for 2013/14. It is anticipated that the Local Plan Part 1 will be adopted in March 2013, meaning that housing requirements from 2013/14 onwards will be set in this Plan. Therefore, this AMR assesses the adequacy of housing land supply for 2012/13 based on the housing requirements of the South East Plan and for 2013/14 taking account of the emerging Local Plan Part 1.

74. The South East Plan breaks the housing requirement for the District into the Partnership for South Hampshire (PUSH) area and the non-PUSH area (6,740 dwellings required for PUSH, 5,500 for non-PUSH, total 12,240). The Local Plan Part 1 does not retain these areas and has devised three new spatial areas (Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area). Therefore a single District requirement is used in the Local Plan Part 1 scenario, taking account of the expected development profile, in particular for the strategic allocations at West of Waterlooville, North Whiteley and Winchester North. In future years the Council will monitor the implementation of housing within the spatial areas, particularly the progress of the strategic allocations.

Housing Provision in Winchester District

75. There have been significant fluctuations in housing provision over the last 10 years or so. Completions were at a low level (of 241 dwellings) in 2000/01 but recovered every year until 2004/05, when they peaked at 694 dwellings. They then levelled off at around 500 dwellings a year until 2007/08, before dropping as a result of the economic recession to 359 completions in 2008/09 and 286 in 2009/10. In 2010/11 they rose significantly to 503 dwellings, partly due to completions at the West of Waterlooville major development area. In 2011/12 the net completions were 317 dwellings, the fall again reflecting the current economic conditions. However, it is worth noting that development continued at the West of Waterlooville site, but the majority of the construction in the last year was focused in Havant Borough Council's area of the site.

76. The Winchester Strategic Housing Market Assessment update 2010 (DTZ) states that "Winchester appears to have experienced similar peak to trough house price falls as the South East as a whole" and that "the downturn has not fundamentally changed the position of Winchester in relation to the two market areas – the District remains more expensive on average than both Central and South Hampshire as a whole". This conclusion is repeated in the 2011 and 2012 Strategic Housing Market Updates (DTZ).

77. It is clear that house building rates dropped significantly in 2008/09 and 2009/10 locally, and again in 2011/12, however analysis of sites under construction and in the pipeline suggests completion levels are now improving. Major development at West of Waterlooville is well underway, with the developer reporting strong buyer interest and bringing forward the next phase of development. Other developers are also now commencing development at West of Waterlooville. Planning permission has recently been granted for major development at North Winchester (Barton Farm) and all of the 2006 Local Plan's 'Local Reserve Sites' now have planning consent. There are a number of other large sites (10 dwellings or more) scheduled to contribute a significant amount of completions over the next 5 years.

The Housing Requirement

78. The assessment of housing land availability should be forward-looking, as the NPPF requires the assessment to provide five years worth of specific deliverable housing. Therefore the situation at a base date of April 2013 is considered, as well as at this AMR's base date of April 2012. The housing requirement for each sub-area of the District (PUSH and non-PUSH) is set out in the 2012/13 assessment below, based on the South East Plan requirements, and the 2013/14 assessment reflects the emerging Local Plan Part 1 (so is District-wide). These requirements amount to 6,740 dwellings for the PUSH part of the District and 5,500 dwellings for the non-PUSH area from 2006 to 2026 (South East Plan) or 11,000 dwellings District-wide from 2011 to 2031 (emerging Local Plan Part 1).
79. In order to be included in the five year supply, sites must be considered available now, offer a suitable location for development now, and be achievable now and viable (NPPF paragraph 47).
80. The National Planning Policy Framework (2012) has brought in a new requirement for a buffer of 5% or 20% in addition to the five year supply. All authorities are required to provide the 5% buffer, but authorities with a 'record of persistent under delivery of housing' are required to provide the 20% buffer. The Council has assessed its performance for housing delivery as part of the examination of Local Plan Part 1. The Council's [Background Paper 1 Supplement A – Housing Delivery Record 2001-2011](#) concluded that the Council did not have a persistent record of under delivery. Accordingly, the assessments below include a 5% 'buffer' for flexibility.
81. In order to determine the 5-year requirement under the South East Plan, account needs to be taken of any under- or over-provision since the start of the South East Plan period in April 2006. Completions since April 2006 are as follows:

Table 4: Housing completions since 2006

Sub-Area/Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Cumulative
PUSH	142	222	108	76	197	127	872
Non-PUSH	354	340	251	210	306	190	1651
District	496	562	359	286	503	317	2523

82. In order to calculate the housing requirement under the Local Plan Part 1 from April 2013 it is necessary to take account of completions since 2011, including an estimate of completions in 2012/13. The following estimates are based on the expected development rates shown in the trajectories (see Appendix 3).
83. The level of provision so far in the PUSH part of the District (872 dwellings 2006-2012) reflects the early stage of development at West of Waterlooville

and the fact that North Whiteley is not due to come on stream until 2015. In the non-PUSH part of the District 1651 dwellings were completed from 2006 to 2012. This reflects almost exactly the SE Plan annualised requirement of 275 dwellings per annum (5,500 dwellings divided by 20 years).

Table 5:Housing requirements

South East Plan	PUSH	Non-PUSH	District Total
2012-2017	2095	1375	3470
+5% Buffer	2200	1444	3644
Local Plan Part 1			
2013 -2018			2905
+5% Buffer			3050

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

Housing Supply

Commitments and Planning Permissions

84. These are sites which, at April 2012, have planning permission or are allocated in a statutory development plan. In addition, the supply includes the consent for 2000 dwellings at Barton Farm, Winchester (10/01063/OUT), which was permitted in October 2012 as this will make a significant contribution to the land supply in the next six years. These sites have, therefore, been through the planning process and have a strong certainty of being developed. Large sites (10 or more dwellings) are individually assessed by Hampshire County Council on an annual basis.
85. In addition, the Council has contacted the owners/developers of every undeveloped large site with planning permission annually since summer 2009. The development profiles for each large site are updated every year to take account of developer progress and known aspirations. The information for each site is therefore as accurate as possible and takes account of known progress, constraints, developers' plans and discussions with the local planning authority.
86. The estimated supply within the relevant 5-year period from sites which are committed/permitted is shown in Table 6 (Large Sites) and Table 7 (Small Sites) including Local Plan Part 1 strategic allocations:

Table 6: Large Sites (10 or more dwellings)

South East Plan	PUSH	Non-PUSH	District Total
2012-2017	1007	1130	2137

Local Plan Part 1			
2013 -2018			2967 ¹

87. The information from the survey of small sites applicants in 2007, along with work on the take-up of small site permissions undertaken for the Local Plan Review, lead to a non-implementation discount of 3% being applied to the updated small sites commitment figures in previous versions of the SHLAA and AMR. This figure has been challenged at recent planning appeals where a figure of 10% has typically been suggested. Further analysis of the number of dwellings lost as a result of lapsed permissions undertaken to provide evidence for the Local Plan Part 1 shows that these were typically under 2% until the effects of the recession from 2008, when they increased to an average of about 7% a year. Over the 10 period the average was 2.13% and it is therefore concluded that a 3% non-implementation rate remains relevant and appropriate given the circumstances of the District. For large sites, any delay in implementation is already taken into account in the profile for each site so there is no need for a non-implementation discount.
88. Table 7 sets out the supply of small sites with planning permission and includes a non-implementation discount of 3%.

Table 7: Small Sites (less than 10 dwellings)

Period:	PUSH	Non-PUSH	District
2012-2017	74	231	305
2013-2018			244

Sites Identified in the SHLAA

89. The Council's first Strategic Housing Land Availability Assessment (SHLAA) was published in April 2010. Updates have been produced at regular intervals, in December 2010, November 2011 and December 2012. As the SHLAA identifies specific sites with development potential the Council can be certain that there is no double-counting with sites which already have planning permission (dealt with above).
90. The SHLAA only assesses sites capable of accommodating 5 or more dwellings. This is because of the size of the District, the potential number of sites involved and the difficulty in estimating capacity and development timing for a large number of small sites. The SHLAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods.
91. Table 8 below indicates the number of SHLAA sites expected to deliver housing during the relevant 5-year periods. Only SHLAA sites within existing defined built-up areas are included, as any sites outside existing

¹ Includes part of the North Whiteley Strategic Allocation

settlement boundaries would require a change of policy for them to be brought forward and are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as commitments and permissions in Tables 6 and 7 above).

Table 8: SHLAA Sites (5 or more dwellings)

Period:	PUSH	Non-PUSH	District
2012-2017	134	175	309
2013-2018			351

Small Sites/Windfall Allowance

92. As the SHLAA only considers sites capable of accommodating 5 or more dwellings, the draft Assessment (March 2009) allowed for the contribution of smaller sites as Government advice in Planning Policy Statement 3 was that 'windfall' sites should not be taken into account in the first 10 year period (PPS3 paragraph 59). Small sites have traditionally formed a significant and consistent component of land supply and are expected to continue to do so. The NPPF now allows for the local planning authority to make an allowance for windfall sites in the five year supply if "they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply" (NPPF paragraph 48).

93. Detailed work undertaken for the Local Plan Part 1² demonstrates the contribution that windfalls make to the land supply in the District. Even excluding gardens (as advised by the NPPF), windfalls contributed an average of 171 completions for the period 2006 -2011.

94. However, given the certainty required to meet the criteria set out in the NPPF, and because their inclusion would risk double counting with other sources, windfalls are not included in the five year land supply assessment. This is reflected in Table 9.

Table 9: Small Sites/Windfall Allowance

Period:	PUSH	Non-PUSH	District
2012-2017	0	0	0
2013-2018	0	0	0

95. Taking account of the components of housing supply described above, the following Table 10 sets out the total housing land supply for the 5-year periods from April 2012 and April 2013 respectively. Table 11 considers land supply taking account of the housing provisions of Local Plan Part 1, including strategic housing allocations.

Table 10: Total 5 -Year Land Supply

Period:	PUSH	Non-PUSH	District
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² Background Paper – 1, Housing Provision, Distribution and Delivery (June 2012)

<u>2012-2017</u>			
Commitments (large)	1007	1130 ³	2137
Commitments (small)	74	231	305
SHLAA Sites	134	175	309
Small Sites Allowance	-	-	-
TOTAL	1215	1536	2751

Table 11: Total 5-Year Land Supply – Local Plan Part 1

Period:	District
<u>2013-2018</u>	
Commitments (large) ⁴	1022
Commitments (small)	244
Strategic Allocations ⁵	1945
SHLAA Sites	351
Small Sites Allowance	-
TOTAL	3562

Risk Assessment

96. The methodologies used to determine the housing supply reflect Government advice, to ensure that only deliverable sites are included. All of the sites now included are specific identifiable sites which either have planning permission, are allocated in an adopted or emerging development plan, or have been identified and tested through the SHLAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted). While such an assessment cannot be a precise science, if anything it errs on the side of caution. For example, it does not make any allowance for 'windfall' sites which have yet to progress through the planning process, even though these are likely to contribute housing during the 5-year period.
97. The main source of uncertainty relates to the current economic climate, which remains challenging, although account has been taken of economic forecasts. Despite the uncertainty Winchester has one of the strongest housing markets in Hampshire and housing transactions have not been affected as badly as in other areas.
98. Another key variable has been the housing requirement itself. The Coalition Government clearly intends to abolish regional housing requirements at the earliest opportunity and to enable local authorities to produce locally-determined housing requirements. It is likely that regional strategies will be revoked by April 2013, but in any event, it is also expected that the Local Plan Part 1 will be adopted in March 2013. As this

³ Including 2000 dwellings at Barton Farm

⁴ This does not include the strategic allocations at West of Waterlooville and Barton Farm (see Strategic Allocations note)

⁵ This includes West of Waterlooville and Barton Farm, which both have permission, and North Whiteley.

is in general conformity with the SE Plan and is more up to date, its provisions will supersede those of the SE Plan from the date of its adoption. Therefore, Local Plan Part 1 will be the most relevant housing requirement from April 2013. In order to deal with this uncertainty the housing land availability calculations above are on the basis of both the South East Plan requirement for 2012-17 and the Local Plan Part 1 figures for 2013-18.

Conclusion - Total 5-Year Land Availability

99. Comparison of the 5-year requirements with the available supply produces the following results, based on the South East Plan (Table 12) and Local Plan Part 1 (Table 13) housing requirements:

Table 12: Housing Requirements and supply plus 5% - South East Plan

Period:	PUSH	Non-PUSH	District
2012-2017			
Requirement plus 5%	2200	1444	3644
Supply	1215	1536	2751
Surplus (years supply)	-985 (2.2 yrs)	92 (5.3 yrs)	-893 (3.8 yrs)

Table 13: Housing Requirements and supply plus 5% - Local Plan Part 1

Period:	District
2013-2018	
Requirement plus 5%	3050
Supply	3562
Surplus (years supply)	512 (5.8 yrs)

Indicator

LI.12/01: Plan period and housing targets (formerly Core Indicator H1)

Table 14: Plan Period and Housing Targets

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

100. The tables above show that there is a shortfall of housing land when assessed against the South East Plan’s requirements in the PUSH area, although supply is adequate in the non-PUSH area. However, when assessed against the emerging Local Plan Part 1 requirements, taking

account of its strategic allocations, there is an adequate supply for the 2013-2018 period.

101. While the South East Plan currently forms part of the ‘development plan’ the Government has made clear its intention to abolish regional strategies and to promote locally-derived targets. The Localism Act provides the legislative basis for this to be done and sustainability appraisals have been produced and consulted on, assessing the effects of abolishing all regional strategies. It is, therefore, expected that the South East Plan will shortly cease to exist .
102. The City Council has acted on Government advice and produced a locally-derived housing requirement which is included in the emerging Local Plan Part 1. It is anticipated that the Plan will be adopted in March 2013, (following submission to the Secretary of State in June 2012 and the examination taking place in autumn 2012). With the expected abolition of the South East Plan in the near future and the expected adoption of the Local Plan Part 1, it is the Local Plan’s housing target that will become the basis for assessing the adequacy of land supply from April 2013 onwards. This indicates more than 5 years available land supply (including a 5% buffer) and this situation will improve as the strategic allocations at West of Waterlooville, North Whiteley and Winchester North all progress.
103. Although there is currently some uncertainty about how long the South East Plan will remain in force the expectation is that abolition is imminent. Any shortfall of land availability which may exist when judged on the basis of South East Plan requirements will, therefore, be very short-lived as the Local Plan Part 1 will establish housing requirements from its adoption. The Council will, therefore, resist the release of sites which are outside current or emerging planning policy where these are promoted solely on the basis of meeting this short-term shortfall. It is important that irreversible decisions about housing provision do not pre-judge the emerging planning strategy for the area. Resisting such sites in the short-term will not prejudice the ability to bring them forward at a later date through the Local Plan Part 2 if this proves necessary to meet the Local Plan Part 1 targets.
104. Housing trajectories for the two sub-regions of the South East Plan (2006 – 2026) and the emerging Local Plan Part 1 – Joint Core Strategy requirement (2011- 2031) are included in Appendix 4.

LI.12/02: Net additional dwellings in previous years (formerly CI. H2(a))
LI.12/03: Net additional dwellings for the reporting year (formerly CI. H2(b))

Table 15: Net Additional Dwellings 2006 -2011

	Year	Net additional dwellings – PUSH	Net additional dwellings – Rest of District	Total net additional dwellings
H2(a) – net	2006 – 2007	142	354	496

additional dwellings in previous years	2007 – 2008	222	340	562
	2008 – 2009	108	251	359
	2009 – 2010	76	210	286
	2010 – 2011	197	306	503
H2(b) – Net additional dwellings for the reporting year	2011 - 2012	127	190	317

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

See housing trajectories (Appendix 3)

SE Plan 2006 – 2026 and Local Plan Part 1 2011 – 2031

LI.12/05: Managed delivery target (formerly CI H2 (d))

See housing trajectories (Appendix 3)

Commentary

105. The sources of supply for Core indicator H2 are the same as those set out in the five-year land supply section above, with the addition of sites to be allocated through the Local Plan. Local Plan Part 1, submitted to the government in June 2012, suggested allocating three strategic sites in the District to meet the South East housing provision. The three sites are:

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

Both the West of Waterlooville and Barton Farm sites now have permission, with an application for North Whiteley anticipated within the next 12 months

106. In addition, to meet the housing targets, further allocations may be needed through Local Plan Part 2, and work on this need started in December 2012. This will include work to assess the contribution of windfall sites to the remaining requirement

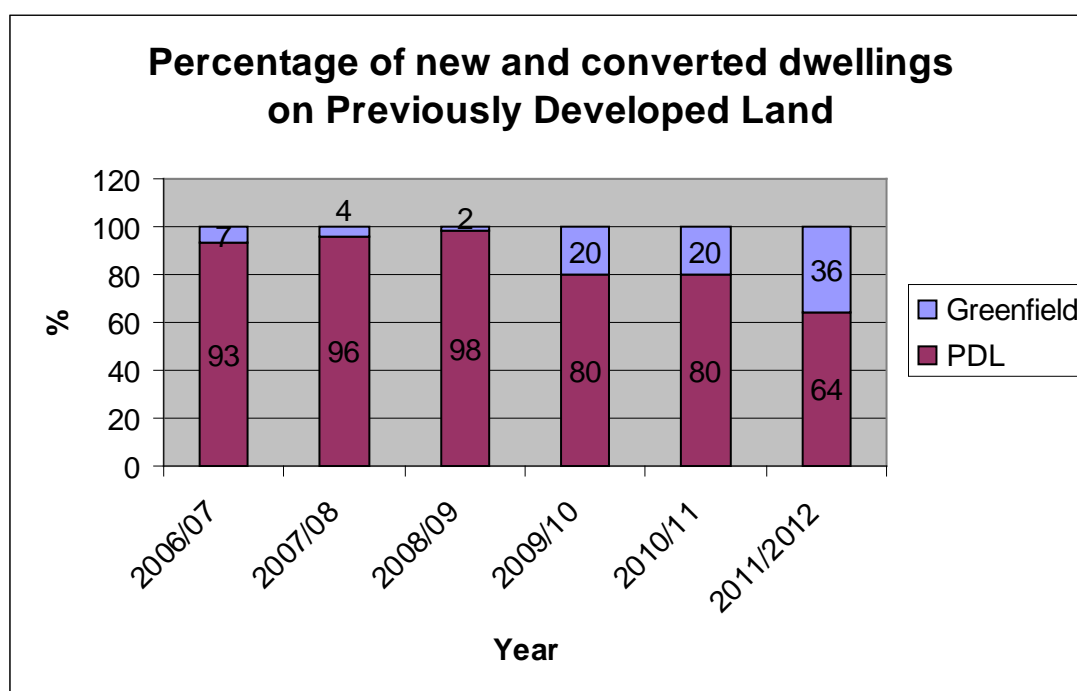
Housing Delivery 2011-2012

LI.12/06: New and converted dwellings – on previously developed land (PDL) (formerly CI. H3)

Table 16: Gross dwellings on previously developed land

Year	Number of gross new dwellings built on PDL ⁶	Number of gross dwellings built on greenfield	Total number of gross completions
2011 - 2012	225 (64%)	126 (36%)	351

Figure 1: New & converted dwellings on PDL



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

The increase in greenfield development during the monitoring period reflects not only the change in definition of previous development land, as outlined above, but also the continued development of 2006 Local Plan allocations (West of Waterlooville MDA.1 and Whiteley Farm, Whiteley S.11). It is anticipated that the percentage of PDL development will continue to fall in the next few years as West of Waterlooville continues to be built and completions begin on the Local Reserve Sites (which all now have consent) and the other two strategic allocations (Barton Farm and North Whiteley)

LI.12/07: Development within policy boundaries

⁶ The PDL definition used includes all gross housing completions for the period 2011 -2012. This varies from the information provided by the Council for the Housing Flows Reconciliation return 2012 which excludes conversions

Table 17: Net completions within policy boundaries

Net number of completions within policy boundaries	Net number of completions at West of Waterlooville MDA.	Net number of completions in H4 Settlements	Net number of completions in the countryside	Total number of net completions
216 (68%)	28 (9%)	6 (2%)	67(21%)	317

Table 18: Completions in H.3 settlements

H.3 Settlement	Number of net completions on previously developed land	Number of net completions on non-previously developed land	Number of net dwellings completed
Bishop's Waltham	6	0	6
Cheriton	0	0	0
Colden Common	0	0	0
Compton Down	-1	0	-1
Corhampton	0	1	1
Denmead	0	0	0
Droxford	0	0	0
Hambledon	6	0	6
Hursley	1	4	5
Itchen Abbas	0	0	0
Kings Worthy	46	0	46
Knowle	0	0	0
Littleton	0	0	0
Micheldever	0	0	0
Micheldever Station	-1	0	-1
New Alresford	3	0	3
Old Alresford	0	0	0
Otterbourne	0	4	4
South Wonston	0	3	3
Southdown	1	0	1
Southwick	0	0	0
Sparsholt	-1	0	-1
Sutton Scotney	2	0	2
Swanmore	1	1	2
Twyford	1	0	1
Waltham Chase	11	0	11
West Meon	0	0	0
Whiteley	49	0	49
Wickham	2	0	2
Winchester	71	6	77
Total	197	19	216

LI.12/08: Number of net completions in H4 settlements

Table 19: Net completions in H4 settlements

H.4 Settlement	Number of net completions on previously developed land	Number of net completions on non-previously developed land	Number of net dwellings completed
Compton Street	2	0	2
Durley	4	0	4
Total	6	0	6

LI.12/09: Residential development in the countryside

Table 20: Net completions in the countryside

Net number of completions on previously developed land	Number of net completions on non-previously developed land	Net number of dwellings completed
39	28	67

Table 21: Types of dwellings completed in the countryside

Category	Policy	Net completions in the countryside
Exception Site	H.6	48
Removal of conditions restricting the occupancy of dwellings to agricultural/forestry workers	CE.17	0
Agricultural or forestry workers	CE.20	4
Dwellings for other rural workers	CE.22	3
Extension & replacement of dwellings	CE.23	8
Reuse and conversion of rural buildings	CE.24	3
Re-use & conversion of historic redundant, agricultural or industrial buildings	HE.17	1
Total		67

107. LI.7 – LI.9 illustrate that the majority (81%) of housing completions have been within settlement policy boundaries. Of these, 91% were on previously developed land.

108. With the removal of policy boundaries around some smaller settlements (through the 2006 Local Plan's policy H.4), development at these settlements has been subject to sustainability criteria (policy H4 and SPD on Infilling). The data above shows that very few dwellings have been permitted in these settlements. Only 6 dwellings were completed in H4 settlements during this monitoring year.

109. In the countryside, the majority of completions were on two exception sites (detailed in local indicator 12/12 below).

Housing Needs (H5-H7, H9-H10)

LI. 12/10: Gypsy and Traveller Pitches (formerly Cl. H4 [amended])

Table 22: Gypsies, Travellers and Travelling Showpersons Sites in the District

Category of Site	2011 Observation	2012 Observation
Gypsy caravan sites with planning permission	15 sites, 23 caravans/mobile homes, 23 pitches	16 sites, 29 caravans/mobile homes, 27 pitches
Gypsy caravan sites without planning permission	3 sites, 6 caravans/mobile homes, 6 pitches	3 sites, 4 caravans/mobile homes, 6 pitches
Traveller sites without permission (private land)	Data not available	Data not available
Travelling Showperson sites with planning permission	*6 sites, (current PP's allow up to a total of 48 caravans/mobile homes) 20 Plots	**5 sites, (current PP's allow up to a total of 21 caravans/mobile homes) 11 Plots
Travelling Showperson sites without planning permission	1 site, approx 4 caravans 4 plots	1 site, approx 8 caravans 5 plots

*This figure includes a large authorised Travelling Showpeople site at Micheldever (9 plots, with up to 3 caravans allowed on each plot). Enforcement action had been taken as it was alleged that site was being occupied by non-travelling showpeople.

**Excludes the large Travelling Showpeople site at Micheldever as an appeal against the Enforcement Notice was allowed. This decision is being challenged by the Council in the High Court.

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

Commentary

110. No new sites have been permitted in the last year and the change in figures is thought to be due to corrected reporting. Some of the sites referred to are only permitted on a temporary basis. The outcome of the High Court Appeal will have an effect on the travelling showpersons sites. As is shown in the table above, if it is not counted, there will be a

considerable decrease in the number of caravans and plots specifically for travelling showpersons. The hearing is scheduled for January 2013.

111. Monitoring of this issue is extremely problematic due to the dynamic nature of the communities involved. It has therefore proved difficult to update the previous Core Indicator of net additional pitches. Instead it is considered more useful to record the up-to-date survey results for this year, as compared to previous.
112. Policy CE27 of the WDLPR 'Sites for gypsies and travelling showpeople' was not saved in June 2009. Nevertheless, adequate provision is still required to be made and can be considered as part of the fulfilment of housing needs under saved policy H6 of the WDLPR as above.
113. The Council has undertaken work to assess the needs of gypsies and travellers and has recently reported on this (Informal Scrutiny Group Final Report Nov 2011). This work did not identify the number of pitches or transit sites required. The City Council has worked with other Hampshire authorities to initiate a study of gypsy and traveller needs. A local charity has been commissioned to undertake this work, which is well underway. Any resulting needs for additional pitches will be identified in Local Plan Part 2. A criteria-based policy to assess the suitability of sites and applications has been included in the emerging Local Plan Part 1.

LI.12/11: Gross affordable housing completions (formerly CI. H5)

Table 22: Affordable housing completions for 2011 – 2012

Affordable Homes Total
71

114. Future Monitoring. Policy H.5 of the WDLPR sets out a range of thresholds and percentages of affordable housing. As described in Part One of this report, an Interim Policy on Affordable Housing was adopted by the Council in January 2011. This outlined higher requirements for affordable housing than the WDLPR, without any lower threshold, whilst allowing for some flexibility on housing mix. Only a small number of affordable homes or financial contributions have come forward under this policy, as applicants have been able to avoid complying with the Interim Policy given its non-statutory nature. However, the emerging Local Plan Part 1 contains similar requirements for affordable housing and these will have statutory weight as of the date of adoption of the Plan.

Exception Sites

As part of providing affordable housing, Policy H.6 allows for the development of housing outside of settlement boundaries as an 'exception' to policy if the development is purely for affordable housing to meet identified local need. 48

completions were recorded on exception sites during the monitoring period, on the sites listed below .

LI12/12: Number of dwellings completed on exception sites 2011 – 12

Table 23: Number of dwellings completed on exception sites

Site	No of dwellings completed
Hartridge and Sons Ltd West Street, Hambledon	28
Wickham Community Centre Land Adjoining Mill Lane, Wickham	20
Total	48

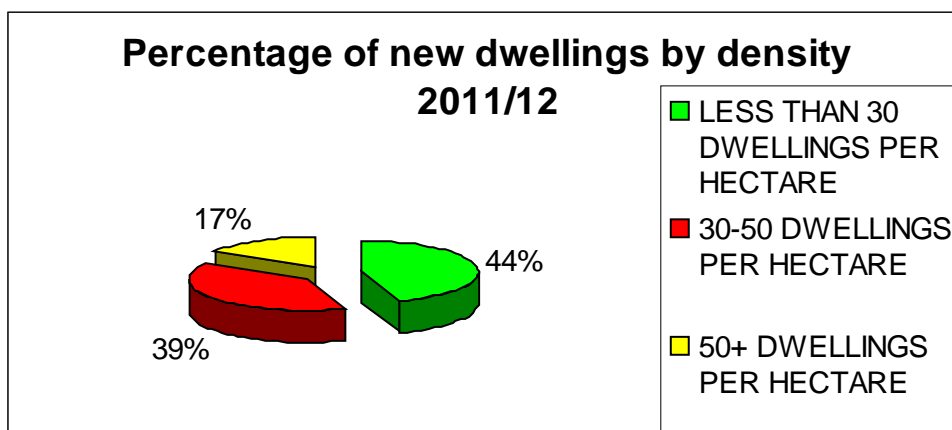
Housing Quality

115. An indicator relating to Building for Life criteria was one of the national Core Indicators, which the government has now withdrawn. Housing quality is a difficult area to monitor. Any person can carry out an informal assessment of a scheme under the Building for Life Scheme, which can grant very good, good, average and poor ratings and therefore provides an indicator of housing quality. However, to date no applicants have applied for an informal assessment and no schemes have been granted a Building for Life award in Winchester District, throughout the operation of the scheme.
116. RSLs are required to undertake self-assessments of their schemes as part of their application for grant funding. Therefore most housing association housing should have undergone some degree of Building for Life assessment. The Hampshire Alliance for Rural Affordable Housing (HARAH) is currently in the process of producing guidance for rural housing enablers based on the Building for Life criteria, so it is anticipated that such schemes will incorporate these criteria in future developments.
117. Future Monitoring. This indicator will still be monitored, as part of a bundle of indicators relating to the quality of the built environment. It is recognised that there may be very low numbers of schemes; however it could be considered along with other measures such as building design awards and Code for Sustainable Homes and Lifetime Homes ratings. The Monitoring Framework for LPP1 includes this under Policy C13 High Quality Design.

DENSITY

LI.12/13: Density of new dwellings

Figure 2: Density of new dwellings



LI.12/14: Average density of new dwellings

Table 24: Average density of new dwellings

Year	Average density of new dwellings
2011 – 2012	32 dwellings per hectare
2010 – 2011	29 dwellings per hectare
2009 – 2010	37 dwellings per hectare
2008 – 2009	37 dwellings per hectare
2007 – 2008	44 dwellings per hectare
2006 – 2007	58 dwellings per hectare
2006 – 2012	40 dwellings per hectare

Commentary

118. Local Plan Policy H7 requires residential developments capable of accommodating 2 or more dwellings to achieve a net density of 30 – 50 dwellings per hectare, and the potential for a higher density to be utilised on sites close to town centres or public transport corridors.
119. Planning Policy Statement 3 (PPS 3) previously indicated that local planning authorities may wish set out a range of densities across the plan area and advised that 30 dwellings per hectare (d.p.h) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. PPS3 has now been replaced by the National Planning Policy Framework (NPPF) which does not include a minimum density requirement.
120. As set out above, the monitoring of the density of residential completions should be based on the net area. However it is not always possible to establish this and so the local indicator is based on a mixture of net and gross figures.
121. Local Indicator 7 shows that 56% of completions in 2011/12 in the District were at a density of 30 dwellings per hectare or above. Local Indicator 8 demonstrates that overall, the average density of residential completions continues to exceed the 40 d.p.h sought by the South East Plan, although densities are clearly dropping over time.

122. Future Monitoring. The Local Plan Part One Policy CP14 The Effective Use of Land, reflects current guidance that policies should be more flexible, whilst still requiring the efficient use of land. It is likely that there will be a range of densities across the District. This information will continue to be monitored as an indicator of efficient use of land. However, it may be necessary to differentiate between different parts of the District and/or on specific sites. This may make monitoring of density less practical in future.

MIX

LI .12/15: Percentage of residential completions 1 or 2 bed

Table 25: Percentage of residential completions as 50% 1 or 2 bed

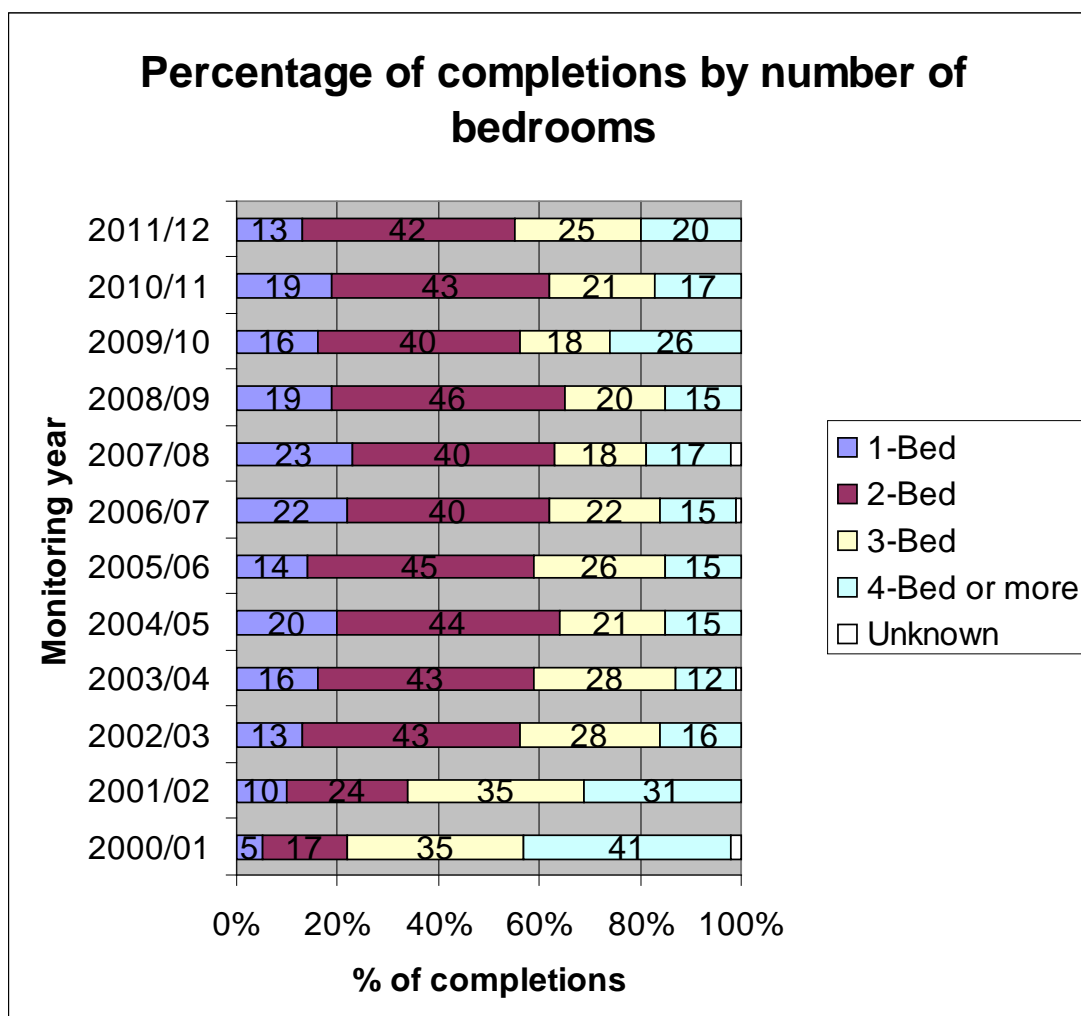
	50% of residential completions to be 1 or 2 bed Units	Target met
2011/2012	55%	✓
2010/2011	62%	✓
2009/2010	56%	✓
2008/2009	65%	✓
2007/2008	63%	✓

Table 26: Gross completions by bedroom type 2011 – 2012 (source: Hampshire County Council)

	1 bed	2 bed	3 bed	4 bed or more
Gross completions	45	146	89	71
Percentage of gross completions	13%	42%	25%	20%

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

Percentage of completions by number of bedrooms



Commentary

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

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

125. The evidence base for the Core Strategy has demonstrated that there is now a shift in the housing mix needed towards 2 and 3 bed family houses. This need was reflected in the Interim Policy Aspirations which were adopted in 2011 and allow for more flexibility than WDLPR policy H7. This more flexible approach is also carried forward into the emerging Local Plan Part 1

126. Future Monitoring. Local Plan Part 1, continues with the approach set out in the Interim Policy Aspirations. This indicator will continue to be

monitored as a measure of the variety of housing that is being provided in the District, as part of monitoring for LPP1 Policy CP2 Housing Provision and Mix.

Healthy Lifestyles – Open Space and Recreation

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

Recreation (RT4)

LI.12/16: Open Space provided in association with new developments

Table 27: Open space provided with new developments

Site	Area Provided 2011 – 2012 (ha)
Hartridges, Hambledon (aka The Maltings)	0.10
Highcroft, Romsey Road , Winchester	0.43
Station Garage, Micheldever Station	0.04
Willis Way, Kingsworthy	0.10

LI.12/17 - Open Space Fund Receipts

2009 – 2010: £255,350

2010 - 2011: £299,543

2011 – 2012: £332,337

Figure 4: Open Space Fund Receipts 1998-2012

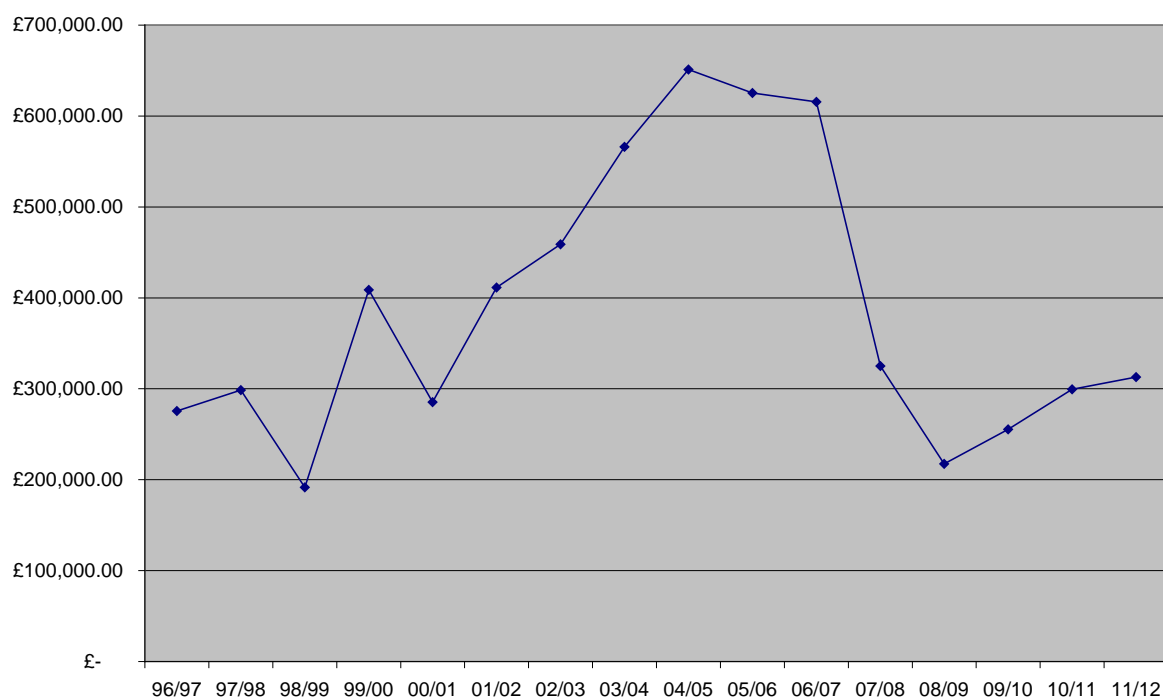


Table 28: Amounts released from the Open Space Fund 1st April 2011 – 31st March 2012

Parish	Scheme Details	Date	Amount Released £
Bighton	Provision of paving, seating and fencing in play area	June	1,861.26
Bishops Waltham	New play area at Jubilee Hall	June -April	14,776.76
	Car park extension at Priory Park	November	15,479.37
	Play equipment at Priory Park	December	3,408.00
	Bins and seats to play areas	December	1,219.98
	Hedging at play areas	November	211.50
	Play equipment Hoe Road	February	2,943.00
	Play equipment Priory Park	March	16,741.95
Cheriton	Cricket nets at Recreation Ground	December	10,000.00
Compton & Shawford	Cricket pitch memorial playing fields	June	9,835.00
	Play area at Attwoods Drove	Oct - Jan	4,847.01
Curdrige	Recreation Field	September	2,228.38
Hursley	Works to Pavilion	April	5,060.00
	Hursley Park Cricket Club	May	3,280.00
Itchen Valley	Access Gate to KGV Playing Field	September	748.86
Kings Worthy	Eversley Park Multi games areas	August	47,233.00
	Fraser Road Play Area	January	19,995.00
Littleton and Harestock	Lease at Harestock Road playing field	September	175.00
	Littleton Recreation Ground	October	4,306.95
	Tennis pavilion and sports equipment at Littleton Recreation Ground	November	15,000.00
New Alresford	Arlebury Park	May -June	13,970.00

	Sun Hill Recreation Ground	May - Sept	4,615.00
	Stratton Bates Recreation Ground	June - Nov	17,126.36
	Perrins School – Fresh Air Gym	March	5,327.10
Otterbourne	Oakwood Park Recreation Ground	November	3,451.00
Owslebury	Hilly Close Play Area	March	5,168.36
Soberton	Soberton Recreation Ground Pavilion	January	892.71
Swanmore	New BMX Track at New Road	June	45,515.00
	Toddler Play Area at Swanmore Recreation Ground	March	2,805.28
	Car park renovations at Upham Recreation Ground	February	7,500.00
Upham	Tennis Courts at Wickham Recreation Ground	December	52,900.00
Wickham	Stanmore Recreation Ground	October	14,450.00
Winchester	Lighting at KGV	August	4,644.11
Total released			357,715.94
Funds applied for			320,224.22
	Not released by 1 st April 2012		

Commentary

128. Policy RT.4 requires new residential developments to provide appropriate amounts of space and facilities provision for children's play sports grounds and general use, where a deficit exists. The above local indicators give details of the income and the amount released from the fund during the monitoring period. Figure 1 above shows an increase compared to the previous year. This is a further increase on the amounts in the 3 previous years, but still below the high totals of 6/7 yrs ago when there were many more housing completions.

129. The Open Space fund has now been in place in parts of the District for 18 years. It is recognised that open space and recreation now forms an essential part of the wider infrastructure needs associated with new development and it will be one of the matters covered by CIL when it is introduced. This is planned for October 2013 and the Open Space Fund will continue separately until then.

130. Following the Open Space Sports and Recreation Study in 2009, the description of recreation has been widened in the LPP1 to include indoor recreation, which is not formally covered under the Open Space Funding System. LPP1 CP7 includes standards for indoor recreation and these will be covered by CIL. In the interim, officers will seek contributions to indoor recreation outside of the open space system, where the need for indoor recreation is considered more pressing than the need for outdoor open space.

LI.12/18: Improvement in recreational provision (RT5 and other allocations)

Table 29: Sites allocated for recreational use in WDLPR

Allocation	Current status
Bushfield Camp (W.3)	Part of an 'Opportunity Site' in the emerging Core Strategy.
North of Stockbridge Road/west of Littleton road, Winchester (RT.5)	No progress.
East of Mill Lane, Wickham (RT.5)	No progress
Area between Abbey Mill and Palace House (S.4)	No progress, although planning applications on adjacent site provides for improvements in this area
Public footpaths proposed in Kings Worthy (S.9)	Completed
Pondside, Bishops Waltham (RT5)	Part of allocated area to be provided in conjunction with planning consent for 24 dwellings

Commentary

131. In addition to promoting improvements in recreational provision in all settlements in the District, RT.5 also allocates land adjacent to the larger settlements with the most serious shortfalls, identified through the annual assessment of play areas and sports grounds, set out in the Open Space Strategy. In the LPP1, open space is being provided for as part of the Strategic Allocations at Barton Farm (W2) and the 'opportunity site' at Bushfield Camp (W3). The requirement for the allocation of land for future recreational use will be reviewed as part of the work on Local Plan Part 2 and any allocations required will be made in that document.
132. Bushfield Camp in Winchester is subject to policy W.3 of WDLPR which allows for open sports, informal recreation and small-scale tourism related uses on the site. It has not been possible to progress this proposal, however the emerging Core Strategy promotes this as an 'Opportunity Site' which would bring forward a large part as informal recreation.
133. Policy S.4 states that "the area between Abbey Mill and Palace House in Bishops Waltham is suitable for development as informal public open space and for the provision of a carefully designed and landscaped car park." Planning permission had been granted a mixed use scheme which would implement the requirements of this policy. A new application has now been permitted on this site, subject to a legal agreement. Both of these applications would provide for the improvements sought by S4. Policy S.9 provides the opportunity for public footpaths along disused railway lines in Kings Worthy. Public footpaths/bridleways have now been provided. This policy no longer needs to be monitored, but is included in this AMR for the purposes of completeness.

THEME TWO: PROSPEROUS ECONOMY

134. The 'Prosperous Economy' theme of the Community Strategy seeks to maintain and enhance the dynamic and creative economy of the District, with its good communication links and strong educational facilities. Long term employment is sought for local people and this has led to the development of the adopted Economic Strategy. The following WDLPR policies are considered to fall within the Prosperous Economy (only those identified in bold text are monitored in this section).

Chapter	Issues	Policies
4. Countryside and Natural Environment	Protection of countryside and rural businesses	CE14, CE15, CE16-CE18
7 Employment	Appropriate economic development	E1, E2, E3*, E4
8 Town Centres Shopping and Facilities	Retailing and supporting facilities	SF1- SF3 , SF4*, SF5 ,
9. Recreation and Tourism	Tourist & leisure facilities	RT14 – RT18 , RT19*
11. Winchester	Site proposals	W2
12. Major Development Areas	Site proposals	MDA1 , MDA2
13. Settlements	Site proposals	S3, S6, S7, S10, S13, S14, S15

*Not saved after July 2009

LI. 12/19: Amount of floorspace developed for employment by type (formerly CI BD1)

Table 30: Amount of floorspace developed for employment by type (formerly CI BD1)

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross internal (non SDNP)	291	1096	0	0	0	0	277	1664
Losses(non SDNP)	0	730	392	0	1050	0	0	2172
Net internal Gain/loss(non SDNP)	291	366	-392	0	-1050	0	277	-508
SDNP gross	0	495	0	0	0	0	0	495
SDNP loss	0	0	0	0	0	0	0	0
SDNP gain/loss	0	495	0	0	0	0	0	495
District Total	291	861	-392	0	-1050	0	277	-13

gain/loss								
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*figures may not tally due to rounding

LI.12/20: Total amount and percentage of employment floorspace, on previously developed land – by type (m²) (formerly CI BD2)

Table 31: Total amount and percentage of employment floorspace, on previously developed land – by type (m²) (formerly CI BD2)

Completed floorspace (m ²)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross PDL completions (internal) (non SDNP)	0*	810	-	-	-	-	0*	810
% gross on Previously developed land (non SDNP)	0	73%	-	-	-	-	0%	49%
SDNP Gross PDL completions	-	278	-	-	-	-	-	278
SDNP % on PDL	-	56%	-	-	-	-	-	100%
District gross PDL completions	0	1088	-	-	-	-	0	1088
District % gross on PDL	0%	68%	-	-	-	-	0%	50%

*The one site was on Greenfield land

LI. 12/21: Employment land available by type (formerly CI BD3) (includes SDNP)

Table 32: Employment land available by type (formerly CI BD3)

(i) sites allocated for employment uses in Development Plan Documents	58.5ha
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	16.74ha
Total employment land available	75.24ha

* i) is the area allocated in WDLPR (sites are included in their entirety where they have not been built out).

ii) sites with planning permission, including under construction (this figure does not include any site allocations that may be under construction)

Table 33: sites allocated for employment/mixed use in WDLPR (nb includes SDNP)

Site location	Policy	Area of site (ha)	Status	Available ha (with no planning permission)	Available ha (with planning permission), not yet completed
West of Waterlooville	MDA1	30	Planning permission issued 01.04.08 ⁷ Residential	-	23

⁷ Superseded by revised residential permission with smaller employment component of 23ha

			element under construction		
Hillson's Road, Curdridge	S7	4.1	No planning applications received	4.1	-
Solent 1, Whiteley	S13**	9.8	Remainder under construction	-	9.9
Solent 2, Whiteley	S14	8.7	Part completed, part not started, permission 11.08.08	-	3.19
Little Park Farm, Whiteley	S15	1.3	No planning permission	1.3	
Abbey Mill, Bishops Waltham (mixed use)	S3	1.9	Planning permission issued 07.01.08 ⁸	-	2.44*
Freeman's Yard, Cheriton	S6	1.10	Planning permission 04.01.11 for 19 dwellings & 356m ² B1 use Under construction	-	356m ² ⁹
Station yard, Sutton Scotney (mixed use)	S10	1.6	See ¹⁰ below	0.90	-
Other sites with pp but not yet complete	-	-	-	-	16.74
Total		58.5		6.3	67.40

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

**policy not saved June 2009

Commentary

135. The employment information contained within this AMR has been compiled by Hampshire County Council from planning permissions and completions information. Historically, floorspace figures have related to gross external floorspace rather than gross internal. However, the standard 1APP form for planning applications now requires net floorspace

⁸ May be superseded by application for retail & health centre approved 2011, subject to legal agreement.

⁹ Less employment use permitted than in allocation

¹⁰ Old Station Yard - Permission for 33 dwellings & 4 live-work units & Taylors Yard – permission for 15 dwellings & 210m² office space (both applications subject to legal agreement)

information to be submitted and came into effect on 1st April 2008. Most of the permissions implemented this year were granted after April 2008 and so should follow the new system. However, some completions still relate to pre-1APP permissions and it is likely that some applicants have not provided floorspace in the new format (although this is becoming rarer) so the figures cannot be taken as absolutes nor compared directly with previous years.¹⁰

136. 2,159m² gross internal employment floorspace was completed for the monitoring period 2011-2012. This includes 495m² in the SDNP. The overall figure is less than the 6,706m² of last year, which in itself was approximately half of the previous year's figure. 2,172m² of floorspace was lost during 2011-2012. No land was lost in the SDNP this year - although Hartridge in Hambledon and Freeman's Yard in Cheriton both had large losses in the previous year (details in 2011 AMR). These two sites will have some employment use as part of their redevelopments, but these will be less than the employment land originally on the site. Overall, across the District there was a loss of 13m² in 2012.
137. Only 8 developments were completed this year, 2 of these in the SDNP. All the developments were small in nature, between 200m – 314m. Most of the developments were for B1A office use (6 developments), one was for B1 (light industrial) use and one for B1-B8 (all industry). The largest development was a change of use from D2 (health) to B1A at Cannister House, Jewry Street, Winchester. All the developments were small extensions or changes of use, apart from the 278m² of B1A built as part of the Hartridge site in Hambledon, where the majority of this former industrial site has been re-developed for residential use.
138. The composition of the employment developments completed this year is different to those of 2011, where storage and distribution was the main use completed, mostly within the countryside. This year the completions are a mixture of developments inside and outside settlements, comprising equal numbers of brownfield and greenfield developments. It is difficult to discern trends when the developments completed are so few in number and small in size.
139. Again this year, there has not been any further progress on the completion of the WDLPR site allocations. The site allocations generally comprise large office and business park allocations. Some of these have been granted permission but have not been fully implemented, such as at Whiteley. These types of development have been hit by the economic recession and it needs to be taken into account that large amounts of office and business park uses were previously permitted and built in the PUSH area around Whiteley. This occurred just before the current

¹⁰ Direct comparisons should not be made as since 2011 figures have been taken directly from planning application forms as being internal, whereas in previous years, external – internal gross figures were calculated by officers, using a standard assumption of 3.75% reduction from external - internal

economic downturn and has contributed to a current oversupply of that type of development in that area.

140. In relation to the site allocations, column 3 of table 36 shows the areas of the sites as given in the WDLPR. The total of these allocations is also the figure provided in table 35 as the amount of employment land available on allocated sites. The final column of table 36 shows the areas of land on those allocations that have planning permission, but have not yet been completed. The sites were allocated in the WDLPR in 2006 and the economic situation has changed since that time. There has been a decrease in demand for traditional employment sites alongside a continuing demand for housing land. Some of these sites have therefore now been granted permission for more of a mix of uses, generally comprising residential with a smaller amount of employment land. Only the amount of available employment land allowed by the planning permission, but not yet built, is shown in the final column.
141. Table 32 shows the amount of land available for development in the District. Row i) shows the amount of land in the original site allocations and row ii) shows the amount of employment land with planning permission but not yet completed. This latter figure does not include areas permitted on the allocated sites as they have already been accounted for (in terms of their original allocated site area) in row i). This table therefore represents an approximation of the employment land available, as planning permissions on the site allocations do not always correspond with the areas originally allocated.
142. There are a few large developments in the pipeline. The largest schemes are around Whiteley, comprising the allocations and some other large B1 sites. B1(A) use is proposed as part of the Silver Hill development in Winchester. Two of the largest potential developments are both in the SDNP. The continuing development of B1(c) and B8 at Northfields Poultry Farm will provide over 9,000m² when complete and the Chilcomb Centre Innovation Park will provide over 8,000m² of B1 (although will also involve the loss of over 7,000m² of factory floorspace).
143. Future monitoring. The revised Economic Study update (DTZ August 2011) found that the economic structure of the District was becoming more diverse, with a decrease in 'traditional' B2 and B8 uses and a particular increase in creative and knowledge industries, which tend to have less of a need for large sites and may not be located in traditional industrial locations. Small businesses, and the self-employed and home-working are also expected to make up a large proportion of the District's economy.
144. Information on the amounts of new floorspace permitted and developed will continue to be an indicator of the economic activity of the District. However, caution will need to be exercised as the Economic Study makes clear, future gains in employment may be through industries that do not involve large amounts of floorspace. The information on floorspace

development will therefore need to be considered alongside other employment-related data.

145. Following the findings of the Economic Study, the LPP1 does not make provisions for any new allocations of employment, although some will be provided as part of the Strategic Allocations at Barton Farm, North Winchester WT2 (small-scale employment and a local centre) and West of Waterlooville SH2 (23ha). Policy CP8 of LPP1 includes an overall target of the development of at least 15.7 ha of new employment land to meet expected economic growth and future employment needs. Progress can be monitored against these figures.

146. The Monitoring Framework at Appendix D of the LPP1 provides an indication of the types of information that will be used to monitor the performance of CP8 (Economic Growth and Diversification). Other general employment policies of the LPP1 are CP9, the relevant parts of WT2 and SH2 and as part of DS1, WT1, SH1, MTRA1 and MTRA2.

Rural Economy

147. Rural businesses make a significant contribution to the overall economy in the District. Half of the completions this year are in countryside locations. Last year many farms had storage and distribution completions. This year there are none. However, as stated above, it is hard to determine any trends from the low numbers of schemes developed.

148. National planning policy in the NPPF is more encouraging of the development of rural business other than farm diversification than has been the case in the past. Policy MTRA4 of the LLP1 reflects this. In addition, the SDNPA has a duty to promote opportunities for public to experience the special qualities of the National Park and to foster the economic well-being of the Park. This may result in more tourism related businesses and visitor facilities being developed. Policy C19 of the LPP1 reflects this and will remain in force until the SDNPA produces its own Local Plan.

Town Centre and Retail

LI.12/22: Total amount of floorspace for ‘town centre uses’ (formerly CIBD4 (ii) – 833m² A1.

LI.12/23: Total amount of floorspace for ‘town centre uses’ within town centres (formerly BD4 (i)) – 554m² A1.

Amount of floorspace developed for town centre uses

Site	A1 net	Loss of previous	Net gain or loss	Within town	Previously Developed
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	(m ²)	retail?(m ²)*	(m ²)	centre?	Land?
McCarthy's Farm Shop, nr Wickham	279	336	-57	No	Yes
Forge Garage, Wickham	285	Was B8	285	Yes	Yes
16a City Rd, Winchester	269	Was mixed industrial	269	Yes	Yes
Total	833	336	497	554	833

* Losses may not be in this monitoring year

149. The data listed above is compiled by HCC from the information on planning application forms. The 1APP form from April 2008, requires listing of the amount of net tradable floor area. Three permissions were completed this year – a replacement farm shop at McCarthy's nr Wickham, change of use from storage to A1-A3 at the Forge Garage, Wickham and the new co-op store at 16a City Rd, Winchester.

150. The figure for completed development is likely to be an under-estimate for two reasons. Firstly, HCC, who compile this data on behalf of the District, do not collect data on developments of less than 200m². Many retail sites and town centre B1a and A2 units are smaller than this and would not therefore be monitored. Secondly, some changes of use within the 'A' Class do not require planning permission, and would not therefore, be picked up by this monitoring regime.

151. Despite the low amount of completed new retail floorspace, there are still some significant schemes in the pipeline, at Silver Hill and Weeke and at Whiteley Town Centre.

152. A revised permission has been granted for the redevelopment of Whiteley Town Centre. The current permission comprises almost 22,000m² of A1 retail (gross) and up to 5,000m² of A2/A3/A4/A5. This also entailed the loss of the existing 12,272m² retail, but as it is a major re-development of the town centre there will still be a substantial net gain of some 10,000m². It is now unlikely that the hotel will be constructed however other forms of commercial schemes may come forward. By the end of the monitoring year, the site had been cleared and now construction is underway.

153. A compulsory purchase order has been issued for Silver Hill and a public inquiry was held in summer 2013, marking the first steps towards the redevelopment of that area of central Winchester. It is currently anticipated that the first completions on this scheme will be in the period 2015-16. The scheme includes over 10,000m² of retail, together with housing, live/work units, new bus station, health provision, youth centre and other minor developments.

154. Construction of the new Aldi store at Weeke, Winchester, granted on appeal in 2008 (1421m²) has not yet started, but this site has also recently been cleared.
155. The Retail Study Update 2012 revised the findings of the earlier study that a considerable amount of new retail floorspace will be required. This remains the case in the longer term, over the next 20 years, although the requirement is now considered to be in the region of 12,000m² (District-wide to 2031) rather than the 36,000m² (to 2026) allowed for in the 2010 Retail Study Update. It is considered that there would be little demand for additional retail space over and above existing commitments, in the given the current economic climate. The Silver Hill development will also fulfil demand for comparison shopping in the short-medium term. In the light of this, no allocations are made in LPP1, although provision will be made as part of the Barton Farm allocation (W2) and any further allocations necessary can be made as part of LPP2.
156. Future Monitoring. The amounts of new floorspace completed for town centre uses will continue to be monitored as part of an indication of economic growth and the health of town centres. There may be some benefits in monitoring the balance of uses within the town centres, or within the primary shopping areas; particularly the balance between A1 and other uses and also in relation to food and drink uses under SF3. Due to the fact that some changes of use in this area do not require planning permission, this would require a manual survey. As part of the Retail Study, NLP carried out surveys of the uses within the designated Town Centres of the District. It should be possible to monitor any changes in the future from this baseline, should resources permit. It has not been possible to carry out an update as yet. Manual monitoring outside the Town Centres is not considered practicable.

Tourism and Leisure Developments

LI.12/24: Number of visitor accommodation bedrooms completed - 0

157. No additional visitor bedrooms have been completed in the District during the past monitoring year. However, a development of 60 holiday cabins has been permitted at Black Wood, near Micheldever. There are also outstanding elements of partially completed developments at YMCA Curdrige and South Winchester Golf Club, where no new bedrooms have been constructed in the past year.
158. Policy RT.15 of the WDLPR refers to facilities for tourism within the settlements. This policy is proposed to be replaced by policies DS1, WT1, SH1, MTRA1 CP8 of the LPP1. Policies RT16-RT18 of the WDLPR refer to facilities within the countryside and will remain in force at present.

THEME THREE: HIGH QUALITY ENVIRONMENT

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

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

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

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

Flooding and Water Quality

LI.12/25: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (formerly CI E1) - None

Commentary

161. The Environment Agency's website shows that they made no objections on grounds of water quality this year, but made 3 initial objections on grounds of flood risk. As their website makes clear, however, their data does not show what happened following their initial objection. Revisions or negotiations have either resulted in the withdrawing of the objection, or it has been possible to grant planning permission with conditions that would mitigate the concerns of the EA,
162. Information was not provided for the Environment Agency for any possible objections on water quality grounds for the year 2009/10. This information is not on their website currently. No objections on water quality were made in 2011. Since this indicator has been reported, no applications have been approved by the Council contrary to EA advice on flood defence or water quality grounds and that the number of objection on grounds of water quality is extremely low.
163. Future monitoring of water quality. This indicator shows that despite 3 initial objections, negotiations with applicants and the Environment Agency have led to successful resolution of all these objections. It is rare that permission is granted against the Environment Agency's objections. Despite this, it is considered worthwhile to continue reporting on this issue, particularly in respect to where negotiations have occurred and flood risk attenuations agreed. The Environment Agency data only shows where initial objections have been made, but it is then possible to investigate individual applications further to ascertain this information.
164. LPP1 Policy CP17 Flooding, Flood Risk and the Water Environment, covers aspects of water quality and flood risk. Should the Environment Agency cease to record these objections, it would fall the local authority to continue with the monitoring. This would entail recording of their objections and tracking the progress of applications. This is not currently undertaken internally and resources would need to be allocated accordingly.

Biodiversity

165. The information in this section has been provided by the Hampshire Biodiversity Information Centre (HBIC), who carry out work in this area on behalf of the Districts of Hampshire. Paragraph 117 of the NPPF states that planning policies should identify and map local ecological networks, including the hierarchy of designated sites. Policies should promote the preservation and re-creation of priority habitats and priority species, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan. HBIC is continuing work in this field, as it provides a useful means of measuring biodiversity. This is important both for the Hampshire (and any District-wide) Biodiversity Action Plans (BAPs) and for any policies and designation in Local Plans.

LI 12.26: Changes in areas of biodiversity importance (formerly CI E2)

Table 34: Areas of sites designated for nature importance

Designation	Area in WCC (ha)
SAC	182
SPA	23
RAMSAR	23
SSSI	1313
NNR	103
LNR	101 (56 in 2011)
SINC	6612
SINC amounts (previous years)	6596 (2011) 6603 (2010) 6570 (2009) 5667 (2008) 6562 (2007) 6484 (2006)

166. One new LNR was declared during 2011/2 (Shawford Down) and it was discovered that several other LNRs had never been added to the Natural England GIS dataset even though they have been declared in 2009; Berry Coppice, Bishop's Waltham Branch Line, Dundridge Meadows, Round Coppice and part of Gull Coppice. The other change is in the area of Site of Importance for Nature Conservation (SINC). As can be seen from the table, the amount of land designated as SINC has increased every year except 2011. The total amount of SINC in the District is now the highest since this record-keeping began in 2006.

167. The table below shows the changes to SINC in the last year. This year two sites were deleted, but they both also subsequently became a new SINC and part of new SINC under different criteria. Including these two sites, a total of 6 new SINC were designated this year. The total number of SINC has therefore increased to 666 and the total amount of land in SINC has increased by 16.8 ha to 6612ha in total.

168. The deleted SINC were Alder Moor/Jacobs Croft, which became the slightly smaller SINC Round Copse South under new criteria, and Field..Birch Row, which became a new SINC under new criteria. In addition, new SINC were approved at Fir Down Wood, Hacketts Lane Meadow, Fir Down South and Fir Down North. There have also been changes via boundary adjustments and re-surveys, which taken together, account for the change in the area of SINC from 2011.

Table 35: Change in Number and Area of SINC Designation

SINCS	WCC sites (no)	WCC sites (area)
Total sites (2010/11)	662	6,595.62
New sites	6	17.87
Amended sites	39	6.15
Deleted sites	2	7.14
Total sites (2011/12)	666	6612.50

Net change	4	16.88
% change in area	-	0.96

169. Information on 2011 Indicator LI.11/29 'Improved Local Biodiversity' is not available this year. This now forms part of the Single Data Set on 'Improved Biodiversity'. LI.11/29 looked at the proportion SINC's where positive conservation has been or is being implemented. Although the management status of many SINC's was still unknown in 2011, if monitoring was improved, this may be able to link to where management schemes have been implemented as part of a planning permission.

Table 36: Condition of SSSIs

Condition	HCC area 2012 (ha) (rounded)	HCC area (%)	WCC area 2012 (ha)	WCC area (%)	10/11 WCC area (ha)	WCC Change in area (ha)	10/11 WCC area (%)
Favourable	19,259	38.1	412.76	31.4	412.76	0.00	31.4
Unfavourable Recovering	29,626	58.6	566.05	43.1	531.15	34.90	40.5
Unfavourable no Change	898	1.8	196.18	15.0	203.85	-7.68	15.5
Unfavourable Declining	756	1.5	132.82	10.1	160.04	-27.22	12.2
Part Destroyed	0	0.0	-				0
Destroyed	17.0	0	4.84	0.4	4.84	0.00	0.4
Grand Total	50,556	100.0	1,312.6	100.0	1,312.64	0.00	100.0

170. Some 35ha of land has moved from 'Unfavourable – no change' and 'Unfavourable – declining' into 'Unfavourable – recovering', which is an improvement from 2011. In terms of comparisons with the rest of Hampshire, nearly all of the Districts have at least 95% of their SSSIs in 'Favourable' or 'Unfavourable – recovering', whereas the figure is only 76% for Winchester, although this is a 3% improvement on 2011. HBIC point out that the fact that the River Itchen has 42% 'Unfavourable – no change' or 'Unfavourable – declining' impacts on these figures.

Local Indicators on Priority habitat and Priority Species

171. Priority habitats and species are those identified as such in the Hampshire Biodiversity Action Plan (BAP) 2000. The Status of Priority Species in Hampshire is a headline indicator of the plan. Changes in priority habitat and species by type was also a Core Indicator until the government's revision of Core Indicators in 2008. HBIC is continuing to gather this information as part of Hampshire action on biodiversity and the BAP.
172. Much BAP habitat and many BAP species lie outside the designated sites. The full extent of priority habitats and species is not yet known and may never be known. The extent is difficult to calculate because of the dynamic state of the countryside and the difficulty in accessing areas. In addition, several changes have occurred in the methods of classification and in the GIS mapping system in recent years, which are still being integrated into the monitoring framework. It is therefore still the case that most changes in areas of habitats are likely to be due to more comprehensive recording or re-classification, rather than actual gains/losses in sites.
173. Additional changes have occurred this year with the addition of EA coastal sets, which require further checking and New Forest LIFE data. These have resulted in changes in particular categories, but there are no large changes in those areas that relate to Winchester.

CI.12/27: Extent of BAP Priority Habitats

Table 37: Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)

BAP Priority Habitat	Hants 2010	Hants 2011	Hants 2012	WCC 2010	WCC 2011	WCC 2012
Lowland Calcareous Grassland	2,200	2,199	2,084	428	428	419
Lowland Dry Acid Grassland		3,991	3,682		12	12
Lowland Meadows	1,777	1,739	1,575	322	314	296
Purple Moor Grass and Rush Pastures	333	381	1,341	45	49	48
Lowland Heathland	14,707	10,805	11,634	13	10	3
Lowland Beech & Yew Woodland ¹		71	75		26	27
Lowland Mixed Deciduous Woodland ¹	46,283	46,217	36,729	6,578	6,522	5,888
Wet Woodland ²	1,949	1,948	1,987	254	254	238
Wood-Pasture and Parkland ²	1204 +c4,690 ³	1204	5,514	120	120	119

Arable Field Margins ²	31	31	40.5	1	1	1.2
Rivers ²	632	634	634	118	118	118
Coastal and Floodplain Grazing Marsh ²	857	9,911	10,016	1	1,342	1.292
Lowland Fens		1,115	1,906		9	8
Reedbeds ²		165	242		3	4
Coastal Saltmarsh ²	1,728	1727	836	2	2	2
Intertidal Mudflats ²	3,618	3618	4,449	6	6	6

¹ Further work needed to distinguish from other categories

² Incomplete data/further work/verification required

³ New Forest

174. There is a UK BAP list of some 1149 priority species. A selection of 50 representative species has been selected in Hampshire, which have a general geographic spread and for which data is widely available. In 2006, HBIC compiled a baseline set of statistics for change in status (1995-2005) for the 50 BAP species. Changes can now be tracked annually. The annual reporting on species is difficult due to fluctuations caused by weather, population cycles and other factors. Therefore data is updated annually but presented as a rolling pattern of trends over a 10 yr period. The pie charts below illustrate the status of the 50 priority species as assessed for the Hampshire BAP in 2000 and as trends in the 10 yr period 2001 – 2011.

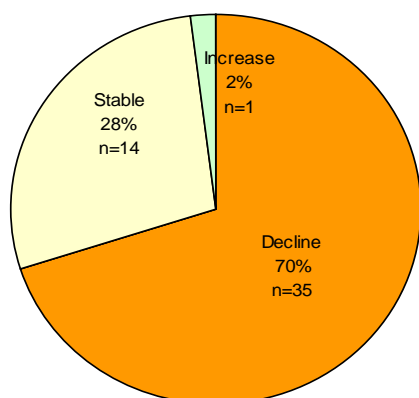


Figure 5: 50 Hampshire BAP species as assessed in Hampshire BAP 2000

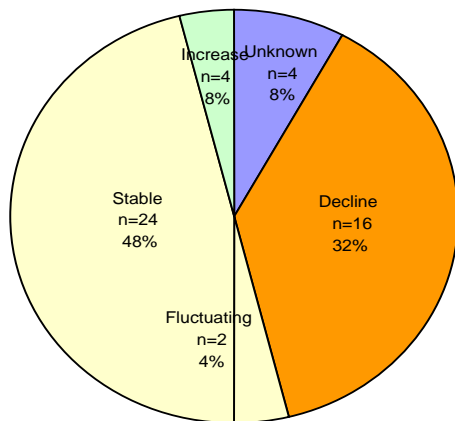


Figure 6: Trends for 50 Hampshire BAP species 2001 - 2011

175. 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.
176. Since reporting in 2010 the number of species showing a decline has dropped from 42% to 32%, whilst several species have moved into the 'unknown' categories where there is uncertainty in the long term as to whether populations are actually increasing or decreasing. HBIC relies on volunteer groups and individuals to provide information on species. Year on year changes are likely to be due to variances between the individuals and groups recording data and therefore trends are best assessed over a longer period.
177. Conclusion on habitats and species: The area of SINC's in Winchester has increased this year. The conditions of SSSIs are improving overall, but are still slightly worse when compared with Hampshire as a whole, although this difference is diminishing. Regarding priority habitats and species, it is still considered that trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not.
178. Future monitoring. Monitoring of the key indicators for the quantity and quality of species and habitats is intended to continue. However, the District Council will rely on HBIC to carry out this work. It is recognised that HBIC also requires help from outside agencies and individuals to continue this work. Monitoring of planning obligations should be possible if resources permit, but monitoring of planning conditions will be more difficult. The on-going monitoring of conditions or obligations would involve considerable resources and expertise.
179. It is often not possible to directly ascribe effects on species and habitats specifically to planning policies as so many other external forces have a large influence on their condition and on the distribution of species.

It is concluded that a range of information should continue to be collected as the best means of measuring changes in the quantity and condition of habitats and species. This will prove important in monitoring the BAP and GI targets.

180. In the Local Plan Part 1, Policy CP16 will replace CE8, CE9, CE10 and CE11 of the WDLPR. CP7 had not been saved, but is now covered under LPP1 Policy CP16.

Renewable Energy Schemes

LI.12/28: Renewable energy developments granted planning permission (formerly CI E3 [amended])

Table 38: Renewable energy developments granted planning permission

Type of renewable energy permitted	Number of schemes (14 total)
Solar Panels	32
	11 domestic, 12 agricultural, 5 on businesses, 2 educational institutions, 2 on community buildings
Wind Turbines	1 domestic wind turbine
Hydro-turbine	1
Biomass boiler	2 (1 domestic, 1 at a hotel)

Commentary

181. The above figures show 36 schemes have been granted permission in the past year. This is an improvement on previous years. The growth has been particularly notable in relation to solar panel schemes. This year 32 schemes were permitted, whereas in 2011 the figure was 14 and in 2010 it was 3. This may reflect the financial incentives offered through the national feed-in-tariff scheme and the price reductions that have occurred in solar panel installations in recent years. Of particular note is a 208 panel installation at the MOD facility at Fort Southwick and 42 ground-mounted panels at Upton Park Farm, Old Alresford.

182. Many of the installations have been at farm buildings. The number for domestic installations is a considerable under-estimation of the numbers completed, as many benefit from permitted development rights. The council has received a much higher number of informal enquiries under lawful development procedures and planning enquires than is reflected in the figures above.

183. Government figures also show that the population of the District is making a worthwhile contribution to the installation of solar panels. Monitoring of proposals submitted under the Feed in Tariff scheme shows that Winchester has 1094 domestic photovoltaic cell installations. This equates to 225 installations per 10,000 households. In 2011, Winchester was 9th in the country in terms of installations per household. There has been a large increase in the number of schemes across the country in the last year and Winchester is now 44th in the country. It is still the highest

figure in Hampshire after the Isle of Wight. Most of the other authorities with higher figures are all in the South West of England. The average for England is now 118 installations per 10,000 households. Source – DEEC Sub-regional Feed-in-Tariffs data.

184. The previous Core Indicator on Renewable Energy (CI E3) called for information on the amount of installed capacity. These figures are difficult to achieve. It is only the large schemes that provided information on capacity. The vast majority of schemes relate to solar panels and domestic uses where details of capacity are not often provided as part of planning applications. However, it is also the case that - despite their number – the domestic schemes do not make a large contribution to the generation of renewable energy, therefore it is the monitoring of the larger schemes that is more important in terms of impact.
185. Despite the lack of large scale renewable energy projects currently installed in the Winchester District, it is worth noting that applications for several large scale solar farms and a large wind farm are currently under consideration. It is hoped that other renewable energy measures will come forward as part of major developments being proposed in the District under the new Local Plan Part 1.
186. Monitoring of these minor installations is problematic as many small renewable energy generating schemes such as solar panels and domestic wind turbines do not normally require planning permission, so would not be picked up by this indicator. On occasions, the installation of solar panels has been included in a planning permission as part of a larger development, but no details of capacity have been included.
187. Changes to the Permitted Development Order which came into effect from 1st December 2011 allow for the erection of domestic wind turbines and air source heat pumps in certain circumstances. This should lead to an increase in take-up of these measures, but equally that these will not be monitored via planning applications. A further issue with monitoring of this issue is that, although information can be provided The presence of the South Downs National Park has limited the schemes which would be permitted in that area.
188. Policy DP.15 of the WDLPR dealt with renewable energy schemes. However, this policy was not saved post July 2009 as policies NRM15 and NRM 16 of the South East Plan reflected more recent national guidance and provided more detailed requirements. With the government's intention to abolish Regional Spatial Strategies, it is noted that there would be a policy gap with no up-to-date policy on renewable energy in place. In recognition of this, the Council adopted Interim Policy Aspirations on Climate Change in January 2011. These set out energy requirements that new developments should aim for and indicated the Council's general support for renewable energy schemes. The policy included challenging standards in relation to energy and water efficiency that new developments

should seek to achieve. Only one scheme has been permitted under the Climate Change element of the Interim Policy Aspirations.

189. Future monitoring. The LPP1 Policy CP11 on Sustainable Low and Zero Carbon Built Development and CP12 Renewable and Decentralised Energy have effectively replaced the Interim Policy Aspirations in respect of climate change and will become statutory policy once the LPP1 is adopted. Monitoring of renewable energy installations will continue under these policies.

Countryside and Natural Environment – Gaps

LI.12/29: Number of developments permitted in the Strategic and Local Gaps (net) (table 45)

Year	Number of net dwellings permitted in the Strategic Gap	Number of net dwellings permitted in Local Gaps	Total number of dwellings permitted in designated Gaps (net)
2011 – 12	0	90	90

190. Policies CE.1 – CE.3 seek to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps. For this monitoring period no new dwellings were permitted in the Strategic Gap. In the Local Gap, 90 dwellings were permitted at the Local Reserve Site at Worthy Road/Francis Gardens (policy H.2), which is within the Kings Worthy/Abbots Worth local gap designation. In addition, four replacement dwellings were permitted in the Local Gaps. As replacements, these are not considered to conflict with the Gap policies.

Historic Environment

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

LI.12/30: Percentage of Conservation Areas with a Conservation area Appraisal – 8.1%

LI.12/31: Percentage of Conservation areas with a published Management Assessment Plan - 8.1%

LI.12/32: Number of Buildings at Risk in the District

Table 39: Number of Buildings at Risk in the District

	Number of building at Risk
2011	53
2008	56

2007	56
2006	49
2005	36

192. No further updates are available since 2011 in respect of the historic environment policies.

Transport

LI.12/33: Land safeguarded to enable road construction

Table 40: Land safeguarded to enable road construction

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

193. These two proposals have been safeguarded for the moment. Satisfactory completion of Whiteley Way is included in Policy SH3 Strategic Housing Allocation – North Whiteley In LPP1. The Botley bypass reservation will be further considered as part of Development Management and Allocations DPD.

Settlement Policies (including Winchester)

LI.12/34: Progress in meeting settlement proposals

Table 41: Progress in meeting settlement proposals

Policy & Site	Description	Objective met	Comments
W.4 Bushfield Camp	Allows a Park and Ride car park and associated infrastructure, in association with W.3	Yes – in amended location.	The Bushfield Park and Ride at Itchen Farm opened on 19 th April 2010. This is an alternative to the Bushfield Camp Site.
S.1 Bishops Waltham ponds	Environmental improvements to the ponds		Proposals to improve south pond have been put forward in conjunction with the proposals for Abbey Mill
S.5 Bishop's Waltham transport	Environmental and safety improvements,	✓ N/A	Completed. Policy not saved after July 2009

	encouraging use of distributor road around the centre		
S.8 Denmead centre	Improvements to access and parking, pedestrian facilities and environmental enhancement	✓ N/A	Completed Policy not saved after July 2009.
S.16 Pegham Coppice (Wickham)	Resist expansion of existing commercial activities	N/A	Development on site has been regulated and countryside policies can be used to resist expansion. The policy was not saved after July 2009.

APPENDICIES

APPENDIX 1: Glossary

APPENDIX 2: WDLPR Saved Policies

APPENDIX 3: Housing Trajectory

APPENDIX 1: Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Annual Monitoring Report (AMR)	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.
Area of Outstanding Natural Beauty (AONB)	A designation made, under the National Parks and Access to the Countryside Act 1949, to an area of countryside, the natural beauty of which it is desirable to conserve and enhance.
Biomass	A fuel derived from biological material including both plant and animal derived material.
Blueprint	Winchester City Council's community engagement toolkit focused around Localism. It is aimed at helping local people to decide what communities need now and in the future.
BREEAM	Building Research Establishment's Environmental Assessment Method. Used to assess the environmental performance of new and existing non-residential and mixed use buildings.
Brownfield land/sites Buildings at Risk (BAR)	See Previously Developed Land This is a list published by English Heritage and includes) grade I and II* listed buildings and structural scheduled monuments (structures rather than earthworks and buried sites), known to English Heritage to be at risk through neglect and decay, or vulnerable to becoming so.
Code for Sustainable Homes (CfSH)	A national environmental standard which measures the environmental sustainability performance of new homes to ensure they deliver improvements in key areas such as carbon dioxide emissions and water use reduction.
Conservation Area	Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being "of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance".
Core Indicator (CI)	A list of indicators previously set by central government to be included in the AMR. Now cancelled as of 31 st March 2011
Core Strategy	A Development Plan Document which sets out the spatial vision and objectives for the future of

	the planning area. Now termed Local Plan Part 1 following the Localism Act.
Community Infrastructure Levy (CIL)	A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want.
Community Strategy	The high level visioning document for the District produced by the Winchester District Strategic Partnership (WDSP), dealing with wide social, economic and environmental issues that affect the District. This document guides the direction of the Local Development Framework.
Department for Environment, Food and Rural Affairs (Defra) Development Plan	This currently comprises the South East Plan, the Minerals and Waste Development Framework and the Winchester District Local Development Framework.
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination and, (currently) together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area.
Department of Communities and Local Government (DCLG) Economic Strategy (2010 – 2020)	Government Department, source of information on government planning guidance, amongst other matters. The Economic Strategy for 2010-2020 is the principal means by which the City Council's economic vision and plans will be turned into practical outcomes for people and businesses throughout the District.
Environment Agency	A Government agency whose primary aim is to protect and improve the environment and contribute towards sustainable development through the integrated management of air, land and water. The Agency has specific responsibilities for water resources, pollution prevention and control, flood defence, fisheries, conservation of wetland wildlife and waterside recreation.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support the Local Development Framework.
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector. Examinations are intended to reduce the adversarial nature of the Public Local Inquiry of

	the old system by using more round table sessions and informal hearings.
Government Office for the South East (GOSE)	The former regional representative of central government. Now abolished.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. Since June 2010, now also includes residential gardens.
Gross Value Added per capita (GVA)	One of the most commonly used measures of economic well-being is GVA. This measures the contribution to the economy of each individual producer, industry or sector in the UK
Hampshire Alliance for Rural Affordable Housing (HARAH)	Hampshire Authorities promoting Affordable Housing in their rural areas.
Hampshire Biodiversity Action Plan (BAP)	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
Hampshire Biodiversity Information Centre (HBIC)	The Hampshire Biodiversity Information Centre (HBIC) is a partnership led initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	
Infilling	New development which occupies gaps, within built-up areas or on otherwise continuously built-up frontages between existing developments.
Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
Infrastructure	A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education provision (pre-school, primary, secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.
Intermediate affordable housing	Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents).

Issues and Options	The views, aspirations and concerns expressed about the Winchester District arising from a consultation period at the outset of the LDF process.
Listed Building	A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.
Local Area Design Statement (LADS)	An advisory document usually produced for part of a neighbourhood with specific design issues. The Statement might address how development should be carried out in the area in a way which respects the character of the neighbourhood. A Local Area Design Statement can be given weight by being approved as a Supplementary Planning Document.
Local Development Document (LDD) Local Development Framework (LDF)	A generic name given to all constituent documents of the Local Development Framework. The name for the portfolio of Local Development Documents. These consist of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, produced by the Local Planning Authority.
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Localism Act	An Act which aims to shift power from Central Government into the hands of individuals, communities and Councils, for specific matters and projects. Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
Local Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements. Local gaps are defined in the Local Plan to preserve the separate identities of smaller settlements at risk of coalescence and cover locally important areas of open and undeveloped land.
Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies not covered by the Core Output Indicators and are chosen by the local planning authority
Local Nature Reserve (LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and

	Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLP Review (2006) Policy H3 settlements. They will only be released if monitoring of the housing requirement shows that housing provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Strategic Partnership (LSP)	See Winchester District Partnership (WDSP).
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Neighbourhood Design Statement (NDS)	An advisory document usually produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
National Indicator (NI)	National Indicators were a set of indicators on which central government measured the performance of local government. It covered services delivered by local authorities alone and in partnership with other organisations like health services and the police. These no longer exist since 2010, but some of the information is still collected and available via other sources.
National Nature Reserve (NNR)	Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) 2012 sets out the Government's priorities for planning in England. It replaces the current raft of planning policy guidance notes and statements (PPGs and PPSs).
Parish Plan/Community Plan	Parish plans outline how a community would like to change and usually include an action plan

	<p>detailing how development can be achieved. Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.</p>
Plans for Places	<p>A document which considered the responses to the Blueprint exercise and suggested how these are translated into a development strategy for the Winchester District up to 2031. It set out in non-technical terms what the City Council considered the likely policies for the Core Strategy to cover.</p>
Preferred Option	<p>Leading on from the Issues and Options consultation, the Core Strategy Preferred Option was published in May 2009.</p>
Previously Developed Land (PDL)	<p>Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.</p>
Open Space	<p>Defined in the Town and Country Planning Act as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.</p>
Open Space Strategy	<p>The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.</p>
Partnership for South Hampshire (PUSH)	<p>A sub-regional Partnership of 11 local authorities from the Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.</p>
RAMSAR site	<p>These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.</p>
Regional Spatial Strategy (RSS)	<p>This sets out the region's strategic policies, in relation to the development and use of land and forms part of the development plan for each local planning authority area. For the South East Region the RSS is the South East Plan (adopted May 2009). The government intends to abolish RSS.</p>
Renewable Energy/Resources	<p>Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.</p>

Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in perpetuity.
Saved Policies	Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.
Schedule Ancient Monument (SAM)	The most important archaeological sites nationally are identified as SAMs by central government.
Sites of Importance for Nature Conservation (SINC)	Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, Natural England and the Hampshire Wildlife Trust.
Sites of Special Scientific Interest (SSSI)	These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning authorities to consult Natural England before granting consent for development within an SSSI.
South East Plan	The Regional Spatial Strategy for the South East. The policies within the LDF must be in accordance with this plan.
Spatial Planning	This moves the focus from a traditional land-use planning approach based on the regulation and control of land to a more inclusive approach based on the regulation and control of land to a more inclusive approach which aims to ensure the best use of land by assessing competing demands. To carry this forward social, economic and environmental factors are taken into account in producing policies or decisions which promote sustainable development and influence the nature of places and how they function.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.
Special Protection Area (SPA)	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the

Statement of Community Involvement (SCI)	<p>'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.</p> <p>Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in development control decisions. The Council's current Statement of Community Involvement was adopted in January 2007.</p>
Strategic Housing Land Availability Assessment (SHLAA)	<p>A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on housing land supply and aims to identify sufficient land to accommodate the District's housing need.</p>
Strategic Housing Market Assessment (SHMAA)	<p>A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.</p>
Sites of Importance for Nature Conservation (SINC)	<p>Locally important sites of nature conservation adopted by local authorities for planning purposes.</p>
Social rented accommodation	<p>Rented housing owned by Registered Providers (often Housing Associations), local authorities or other eligible bodies available to eligible households at target rent levels (target rents being determined through the national regime set out in the Government's Guide to Social Rent Reforms 2001 or equivalent rental arrangements).</p>
Strategic Gap	<p>An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The general extent of Strategic Gaps was set out in the Structure Plan and is defined in detail in the Local Plan and must only include land necessary to achieve these objectives.</p>
Supplementary Planning Document (SPD)	<p>Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.</p>
Site of Special Scientific Interest (SSSI)	<p>A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features</p>
Sustainability Appraisal (SA)	<p>A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and</p>

	deliverable for the District. The Local Plan Part 1 has been subject to a SA.
Sustainable Communities	Places where people want to live and work, now and in the future.
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.
Village Design Statement (VDS)	An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary Planning Documents.
Winchester District Local Plan Review (2006)	The current development plan for the District.
Winchester District Strategic Partnership (WDSP)	The Winchester District Strategic Partnership (WDSP) is made up of a range of partnerships working in the District towards the Community Strategy

APPENDIX TWO: 2006 Local Plan Policies to be retained or replaced by Joint Core Strategy (Local Plan Part 1 policies)

Policies shaded not saved from 2006 Local Plan

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ¹¹
DP1	Design Statement requirement		No – delete
DP2	Master Plan requirement for large sites		Yes
DP3	General Design Criteria		Yes
DP4	Landscape and the Built Environment		Yes
DP5	Design of Amenity Open Space		Yes
DP6	Efficient Use of Resources		
DP7	Aerodrome Safety		No - delete
DP8	Flood Risk.		
DP9	Infrastructure for New Development	DS1, WT1, SH1, MTRA1, CP21	
DP10	Pollution Generating Development		Yes
DP11	Unneighbourly Uses		Yes
DP12	Pollution sensitive development		Yes
DP13	Development on Contaminated land		Yes
DP14	Public Utilities		Yes
DP15	Renewable Energy Schemes		
CE1	Strategic Gaps	CP18	
CE2	Local Gaps	CP18	
CE3	Development in Gaps	CP18	
CE4	Essential Services	CP6	
CE5	Landscape character	CP20	
CE6	AONB	CP19	
CE7	Nature Conservation – International Sites		
CE8	Nature Conservation – National Sites	CP16	
CE9	Nature Conservation – Locally Designated Sites	CP16	
CE10	Other Sites of Nature Conservation Interest	CP16	
CE11	New and Enhanced Sites	CP16	

¹¹ Policies which are retained will continue to be 'saved' as statutory planning policies until replaced by future Development Plan Documents.

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ¹¹
	of Nature Conservation Value		
CE12	Agricultural Land Quality		
CE13	Essential rural development	MTRA4	
CE14	Agri-industry Agri-distribution	MTRA4	
CE15	Fish Farms	MTRA4	
CE16	Farm diversification	MTRA4	
CE17	Re-use of non-residential buildings in the countryside		Yes
CE18	Existing Employment Uses	MTRA4	
CE19	Housing for Essential Rural Workers		Yes
CE20	Housing for Essential Rural Workers (permanent dwellings)		Yes
CE21	Removal of occupancy conditions		Yes
CE22	Dwellings for Other Rural Workers		Yes
CE23	Extension & Replacement of Dwellings		Yes
CE24	Conversion & changes of Use to residential		Yes
CE25	Conversion of Larger Buildings in Extensive Grounds		Yes
CE26	Staff Accommodation		Yes
CE27	Gypsies & Travelling Showpeople		
CE28	Sustainable Recreation Facilities		Yes
HE1	Archaeological Site Preservation		Yes
HE2	Archaeological Site Assessment		Yes
HE3	Historic Parks, gardens and battlefields	CP20	
HE4	Conservation Areas – Landscape Setting		Yes
HE5	Conservation Areas – development criteria		Yes
HE6	Conservation Areas – detail required		Yes
HE7	Conservation Areas – Demolition of Buildings		Yes
HE8	Conservation Areas –		Yes

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ¹¹
	Retention of Features		
HE9	Shopfronts – Retention of Existing		Yes
HE10	Shopfronts – New Shopfronts		Yes
HE11	Signage		Yes
HE12	Blinds & Shutters		Yes
HE13	Historic Buildings – Changes of Use		
HE14	Alterations to Historic Buildings		Yes
HE15	Listed Buildings – Demolition of		
HE16	Listed Buildings – Setting of		
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings		Yes
H1	Provision for Housing Development	CP1	
H2	Local Reserve Sites	CP1	
H3	Settlement Policy Boundaries		Yes
H4	Outside Policy Boundaries	MTRA3	
H5	Affordable Housing	CP3	
H6	Rural Exception Sites	CP4	
H7	Housing Mix and Density	CP2 & CP14	
H8	Special Needs Housing		
H9	Mobile Homes (New)		No – delete
H10	Mobile Homes (Loss)		Yes
E1	Employment Strategy	DS1, WT1, SH1 MTRA1, CP8	
E2	Loss of Employment	CP9	
E3	Winchester Office Development – Town Centre		
E4	Winchester Office Development - Outside Town Centre	DS1, WT1	
SF1	Town Centre Development - New		Yes
SF2	Town Centre Development - Loss		Yes
SF3	Town Centre Development – Food & Drink		Yes
SF4	Town Centre Development –		

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ¹¹
	Residential		
SF5	Primary Shopping Area		Yes
SF6	New Facilities and Services	CP6	
SF7	Loss of Facilities and Services	CP6	
SF8	Further & Higher Education	MTRA5	
RT1	Important Amenity Areas		Yes
RT2	Important Recreational Space		Yes
RT3	Smaller Important Open Spaces	CP7	
RT4	Recreational Space for New Housing Development	CP7	
RT5	Site Allocations for Recreation		Yes
RT6	Children's Play Facilities	CP7	
RT7	Public Use of Private Facilities		
RT8	Formal Recreational Facilities in Countryside		
RT9	Recreational Routes	CP15	
RT10	Meon Valley Bridleway		
RT11	Equestrian Development		Yes
RT12	Golf related development		Yes
RT13	Noisy Sports		Yes
RT14	Indoor Leisure Uses	DS1, WT1, SH1, MTRA1	
RT15	Facilities for tourism in the settlements	DS1, WT1, SH1, MTRA1, CP8	
RT16	Tourism & Leisure Facilities in the Countryside		Yes
RT17	Camping/ Caravanning Sites		Yes
RT18	Permanent Short-Stay Tourist Accommodation in Countryside		Yes
RT19	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside		
T1	Development Location	DS1, WT1, SH1, MTRA1, CP10	
T2	Development Access		Yes
T3	Development Layout		Yes
T4	Parking Standards		Yes

WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained ¹¹
T5	Off-Site Transport Contributions	CP21	
T6	Integrated Transport Infrastructure	CP10	
T7	Re-use of railway lines		
T8	Footpath cycling etc networks improvements		
T9	Freight Facilities		Yes
T10	Traffic Management B3354/B2177		
T11	New Road Schemes		No - delete
T12	Safeguarded Land (Botley By-pass & Whiteley Way)		Yes
W1	Winchester's Special Character	WT1	
W2	Town Centre, Shopping & Facilities - Broadway/Friarsgate		Yes
W3	Recreation - Bushfield Camp	WT3	
W4	Park and Ride		Yes
W5	Town Centre Traffic Management	WT1	
W6	Parking Controls & Servicing – New Public car parks		Yes
W7	Parking Controls & Servicing – Parking Standards		Yes
W8	Parking Controls & Servicing – Service Vehicles		
W9	Environmental Traffic Management	WT1	
W10	New Footpath Proposals		Yes
W11	New Bridleway Proposal		Yes
MDA1	Proposals for West of Waterlooville	SH2	
MDA2	Proposals for Winchester City (north)	WT2	
S1	Bishop's Waltham – Ponds		Yes
S2	Bishop's Waltham - Malt Lane		Yes
S3	Bishop's Waltham – Abbey Mill	CP9	
S4	Bishop's Waltham – Pondsides		Yes
S5	Bishop's Waltham – transport		

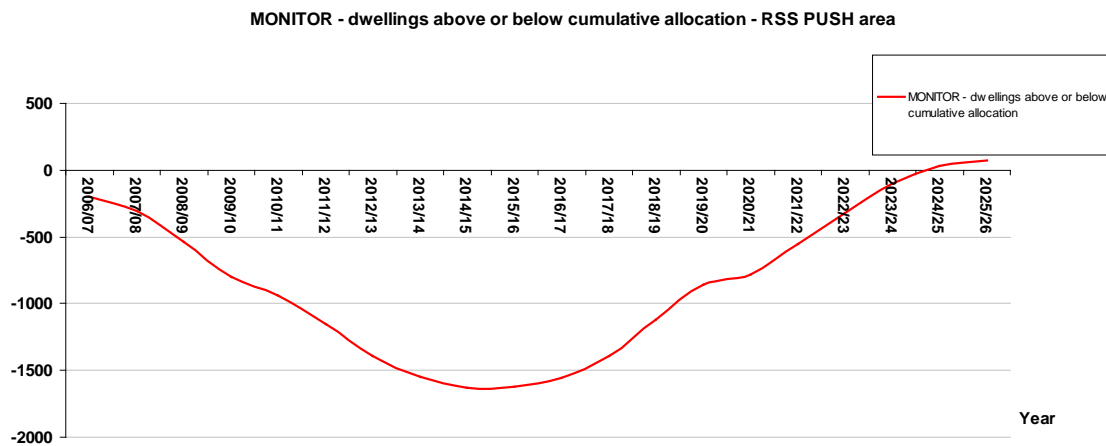
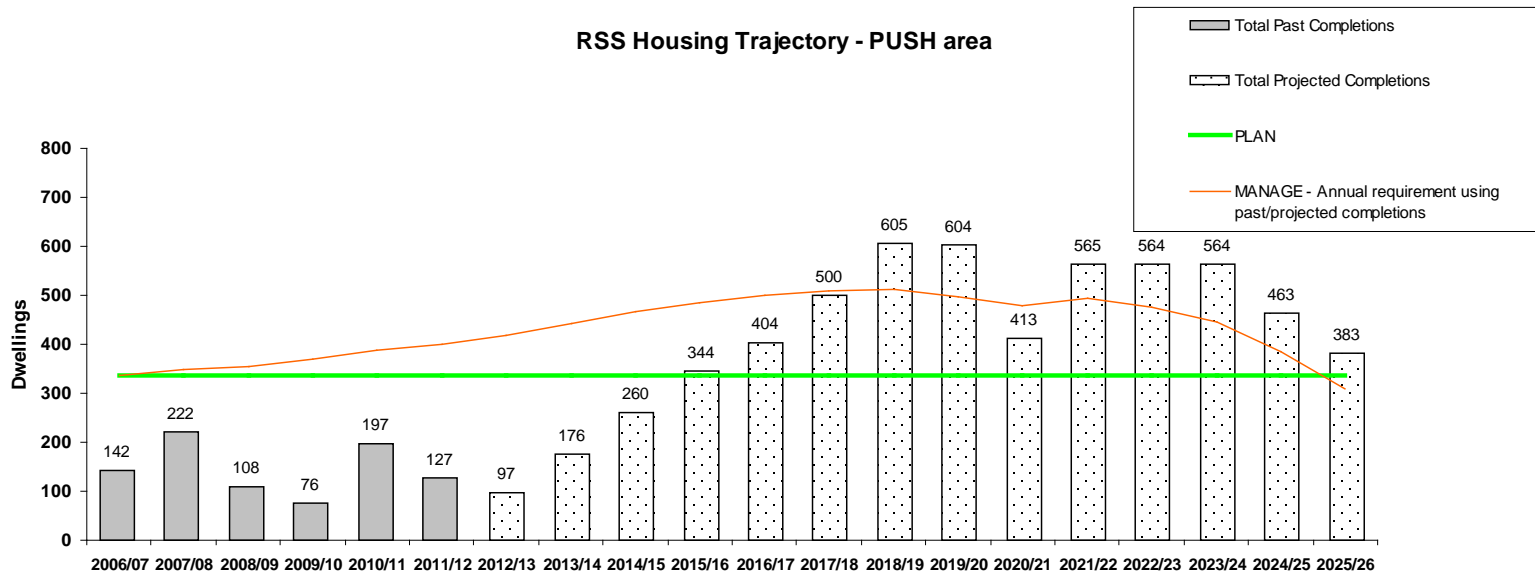
WDLPR Policy No.	WDLPR 2006 Policy Topic	WDLPR Policy replaced by Joint Core Strategy (Local Plan Part 1)	WDLPR Policy to be retained¹¹
S6	Cheriton – Freeman's Yard	CP9	
S7	Curdridge – Hilsons Road		Yes
S8	Denmead – centre		
S9	Kings Worthy – footpaths	CP15	
S10	Proposals for land at former station yard Sutton Scotney		Yes
S11	Whiteley – Whiteley Farm		
S12	Proposals at Whiteley Green		Yes
S13	Whiteley – Solent 1		
S14	Whiteley – Solent 2		Yes
S15	Whiteley – Little Park Farm		Yes
S16	Pegham Coppice (Wickham)		

APPENDIX 3: Housing Trajectories

**(For PUSH area & rest of District for RSS
& for whole District for Local Plan Part 1)**

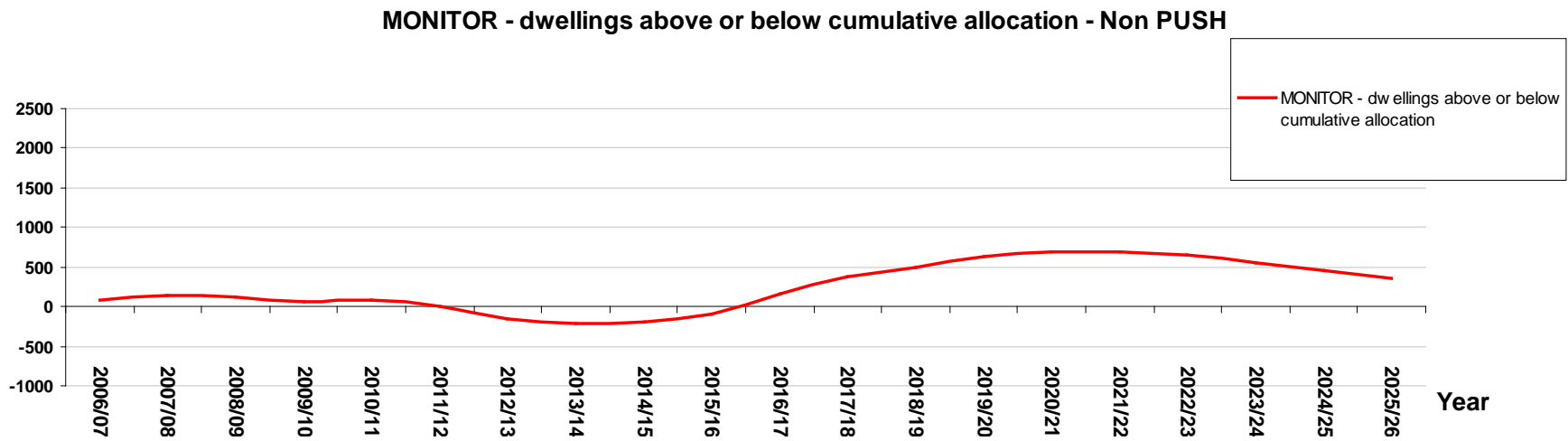
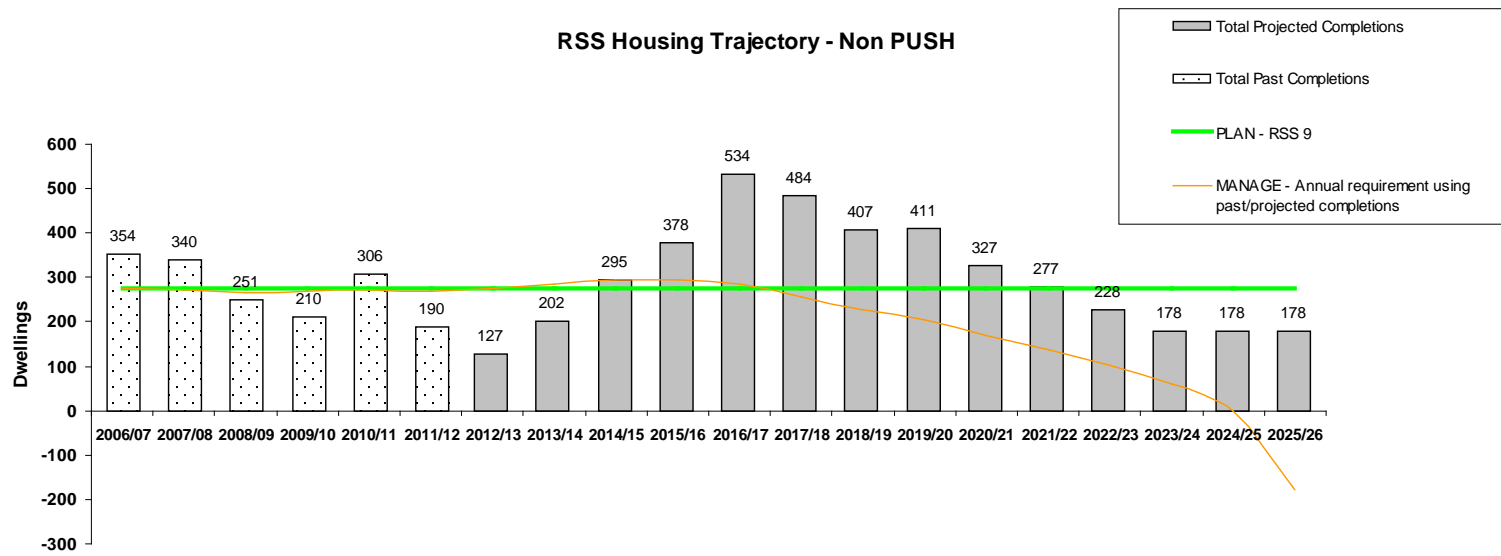
RSS TRAJECTORY – PUSH

RSS Housing Trajectory - PUSH	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Past Completions	142	222	108	76	197	127															872
SHLAA sites within H3 settlements and extant permissions							97	176	260	294	254	250	255	254	63	215	214	214	113	33	2692
Sites for future identification/allocation									0	50	150	250	350	350	350	350	350	350	350	350	3250
Total Past Completions	142	222	108	76	197	127															872
Total Projected Completions							97	176	260	344	404	500	605	604	413	565	564	564	463	383	5942
Cumulative Completions	142	364	472	548	745	872	969	1145	1405	1749	2153	2653	3258	3862	4275	4840	5404	5968	6431	6814	6814
PLAN	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	6740
MONITOR - dwellings above or below cumulative allocation	-195	-310	-539	-800	-940	-1150	-1390	-1551	-1628	-1621	-1554	-1391	-1123	-856	-780	-552	-325	-98	28	74	74
MANAGE - Annual requirement using past/projected completions	337	347	354	369	387	400	419	444	466	485	499	510	511	497	480	493	475	445	386	309	-74



RSS TRAJECTORY – NON-PUSH

RSS Housing Trajectory (non PUSH)	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Past Completions	354	340	251	210	306	190															1651
SHLAA sites within H3 settlements and extant permissions							127	202	295	378	534	434	357	361	277	227	178	128	128	128	3754
Sites for future identification/allocation									0	0	0	50	50	50	50	50	50	50	50	50	450
Total Past Completions	354	340	251	210	306	190															1651
Total Projected Completions							127	202	295	378	534	484	407	411	327	277	228	178	178	178	4204
Cumulative Completions	354	694	945	1155	1461	1651	1778	1980	2275	2653	3187	3671	4078	4489	4816	5093	5321	5499	5677	5855	5855
PLAN - RSS 9	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	5500
MONITOR - dwellings above or below cumulative allocation	79	144	120	55	86	1	-147	-220	-200	-97	162	371	503	639	691	693	646	549	452	355	355
MANAGE - Annual requirement using past/projected completions	275	271	267	268	272	269	275	286	293	293	285	257	229	203	169	137	102	60	1	-177	-355



LOCAL PLAN PART 1: DISTRICT-WIDE TRAJECTORY

Local Plan Part 1 Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Commitments and SHLAA sites (within settlement boundaries)		196	267	322	364	415	249	122	126	42	43	41	41	41	41	42	10	10	10	10	2392
Strategic Allocations		26	111	260	399	540	635	790	789	598	700	650	550	450	320	250	100	100	50	0	7318
Local Plan Part 2/Windfall		0	0	0	0	0	25	25	25	50	50	73	75	75	75	100	100	100	100	100	973
Total Projected Completions		222	378	582	763	955	909	937	940	690	793	764	666	566	436	392	210	210	160	110	10683
Total Past Completions	317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	317
Cumulative Completions	317	539	917	1499	2262	3217	4126	5063	6003	6693	7486	8250	8916	9482	9918	10310	10520	10730	10890	11000	11000
PLAN	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	550	11000
MONITOR - dwellings above or below cumulative allocation	-233	-561	-733	-701	-488	-83	276	663	1053	1193	1436	1650	1766	1782	1668	1510	1170	830	440	0	0
MANAGE - Annual requirement using past/projected completions	550	562	581	593	594	583	556	529	495	454	431	390	344	298	253	216	173	160	135	110	317

