

WINCHESTER DISTRICT
LOCAL DEVELOPMENT FRAMEWORK

AUTHORITIES' MONITORING REPORT 2017

(1st April 2016 – 31st March 2017)

December 2017



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1 Introduction and Background

1.1 This Authority Monitoring Report (AMR) for the Winchester District covers the period 1 April 2016 to 31 March 2017. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities to produce monitoring reports on at least a yearly basis. The purpose of the AMR is twofold;

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

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

1.2 The National Planning Policy Framework (NPPF) also sets out that Local Planning Authorities should identify and maintain a five-year supply of deliverable sites for housing. This AMR therefore includes an assessment of the five year housing land supply for the period April 2017 to March 2022 and in accordance with government advice that assessments should be forward looking, a second assessment is included for the period between April 2018 and March 2023.

1.3 Further advice is set out in the Local Plan Regulations 2012. Regulation 34 requires monitoring reports to refer to;

- Review actual progress against the LDS timetable. List any adopted or approved local plan or SPDs that were listed in the LDS
- Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy
- 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.
- Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made
- Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012
- Detail action taken under the Duty to Co-operate requirements during the report period
- Make up-to-date information collected for monitoring available as soon as possible

1.4 Part 1 of the AMR provides a commentary on the progress of local development documents, including any changes in the timetable set out in the local development scheme.

1.5 Part 2 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 which are reflected in the Local Plan and focuses on those policies which can be monitored effectively.

1.6 The Winchester District Local Plan Part 1: Joint Core Strategy (LPP1) was adopted in March 2013 and replaced many of the saved policies of the 2006 Winchester District Local Plan Review (WDLPR). The remaining saved policies of the 2006 plan were superseded by the adoption of LPP2 in April 2017 (the saved policies will continue to apply in that part of the district within the South Downs National Park until their local plan is adopted). However, as LPP2 was not formally adopted until after the end of the monitoring period (7 April 2017) this AMR therefore focuses on the policies in LPP1 and the 2006 local plan, unless significant changes have occurred which make it necessary to include these.

1.7 Relevant guidance requires reports to be prepared within at least 12 months since the last one and to be made public. 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. Additional reports into various aspects of monitoring may be prepared at other periods; however there are no plans to do so currently. The AMR will continue to be produced by the end of the December to which a particular monitoring year relates. This reflects the availability of data, much of which is not available until the autumn following the end of the financial year.

2.0 Recent Legislation

2.1 There are some additional monitoring requirements as a result of changes arising from the Self-Build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016, which are set out in brief below.

Self-Build Registers

2.2 The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on authorities to keep registers in relation to self-build and custom housebuilding and to have regard to these when carrying out planning and other functions. This includes providing enough planning permissions to meet demand.

2.3 The Self-build and Custom Housebuilding (Register) Regulations 2016 set out details regarding the Register, as does the Planning Policy Guidance (PPG). Paragraph 13 of the PPG encourages authorities to publish headline data on information from the Register which was introduced on 1 April 2016.

Starter Homes

2.4 The Housing and Planning Act 2016 places a duty on authorities to promote the supply of starter homes and to prepare reports on how this has been achieved. Regulations are anticipated to specify monitoring requirements, however, these are yet to be published therefore there is nothing to report in relation to starter homes in this particular AMR.

Permission in Principle & 'Brownfield' Register

2.5 Section 150 of the Housing and Planning Act 2016 introduced the concept of permission in principle adding a new section 58a) to the 1990 Planning Act. Furthermore Section 59a) (10) b) states that there may be a requirement to prepare, maintain and publish a register in relation to permissions in principle granted by a development order.

2.6 Section 151 of the Housing & Planning Act inserted a new section 14(a) into the 2004 Planning and Compulsory Purchase Act which provides for regulations to be made requiring local planning authorities to prepare, maintain and publish registers of land that is previously developed and could be considered suitable for development. This is known as the 'brownfield' land register. Regulations were published in April 2017, with further guidance in July, so this matter will be reported in the next version of the AMR.

The Authority Monitoring Report 2017

2.7 The remainder of this report provides details of the various documents that the Council has in place such as development plan documents including the Denmead Neighbourhood Plan, CIL, duty to co-operate and other actions undertaken during this monitoring period.

2.8 The housing delivery and supply information is considered in the context of the saved local plan policies together with those adopted in LPP1 and the Denmead Neighbourhood Plan. Part Two of the AMR specifically considers the performance of adopted planning policies, reflecting S35 (2) b of the 2004 Act on the extent to which policies are being achieved.

2.9 The Community Strategy sets out an over-arching vision for the area, and identifies three strategic outcomes for the Winchester District – Active communities, Prosperous Economy and High Quality Environment. Planning policies are a key delivery mechanism for the Community/Council Strategy, however both the adopted and emerging local plans reflect the themes of the version of the Council Strategy previously approved rather than that updated and approved in February 2017.

2.10 Policies are listed under the themes to which they best relate, tables at the introduction to each of the themes show which policies are covered in each chapter. There is also a section on Denmead Neighbourhood Plan as this is a development plan document in its own right.

2.11 All matters in relation to housing are included under 'Active Communities'. Details in relation to housing delivery, the assessment is against the housing requirements of the Local Plan Part 1, the period for which commenced in 2011. The net numbers of additional dwellings (including affordable dwellings) completed are given and the five year land supply is discussed. A housing trajectory for the District covering the Plan period is included as Appendix 6. Information is also provided on other aspects of housing policies such as housing need, gypsy and traveller sites, housing mix and density.

2.12 Data is provided on policies and topics where it is available and performance is often shown in relation to various indicators.

The Development Plan

2.13 The Development Plan for Winchester District comprises;

- saved policies in the Winchester District Local Plan Review 2006 (WDLPR);
- Local Plan Part 1 (LPP1) - Joint Core Strategy 2013;
- *Local Plan Part 2 (LPP2) - Development Management and Site Allocations 2017;*
- Hampshire Minerals and Waste Plan 2013;
- Denmead Neighbourhood Plan 2015
-

2.14 Whilst Winchester's Local Plan Part 1 applies across the whole district, Local Plan Part 2 does not apply to that part of the district which lies within the South Downs National Park Area. Following the adoption of LPP2, the saved policies of the WDLPR will continue to apply where relevant within the SDNP part of the Winchester District until the SDNPA adopts its own local plan, which will then also supersede the policies of Winchester's LPP1.

3.0 Authorities' Monitoring Report Part One: Monitoring Policy Process

3.1 Part One of this AMR reviews planning policy work over the past year, in relation to the Local Plan and other planning work and projects. This section discusses the matters required under section 34 of the 2012 Regulations, such as progress in relation to the Local Development Scheme (LDS), Neighbourhood Plans, the Community Infrastructure Levy (CIL) and the Duty to Co-operate. The new requirement to report on the Self-Build and Custom Housebuilding Register is also included, as this came into effect from 1st April 2016.

3.2 The monitoring year 1st April 2016 – 31st March 2017 is covered in detail. Some information on policy progress is also included up to the date of the publication of this AMR (December 2017) where it is available and specifically relevant.

The Local Development Scheme (LDS)

3.3 Section 34(1) of the Regulations requires details of local development documents listed in the LDS to be provided together with their timetable for preparation and production, indicating the stage reached and the reason for any delays to be outlined. Information should also be provided on any of these documents if adopted or approved during the monitoring period.

3.4 Two LDSs are relevant to the period covered by this AMR. The 2015 LDS covers the monitoring period from 1st April 2016 to October 2016, and the 2016 LDS covers the remainder of the monitoring period to March 17. These LDSs include the timetables for the production of two local plan documents:

- Local Plan Part 2 - Development Management and Site Allocations, and
- Gypsy and Traveller DPD

3.5 The Winchester LDS does not contain details of supplementary planning documents (SPDs) as these are no longer required to be included in the LDS. Most SPDs adopted by the Council have been in the form of Village Design Statements which are prepared by local communities and the timetable for their production is largely outside the control of the City Council until they reach their formal consultation and adoption stages.

3.6 The production of planning policy documents should be reviewed against the timetable set out in the LDS. This process highlights whether any changes are required to the LDS. Accordingly, the Winchester District LDS has been updated regularly since it was first produced in 2005. Changes brought about by the Localism Act, and enshrined in the 2012 Planning Regulations, mean that the LDS can be updated more readily to reflect current work programmes. When a plan is submitted for examination the Inspector will consider whether the preparation of the plan has followed the stages set out in the LDS: the LDS should therefore be kept up-to-date.

2015 LDS

3.7 A revised LDS came into force from 6 October 2015 and is relevant for part of this monitoring year. The 2015 LDS proposed the publication of the LPP2 Pre-Submission Plan in November 2015, with submission in March 2016.

3.8 The examination hearings for LPP2 occurred in July 2016 as proposed in the 2015 LDS. However, the final Inspector's Report was not received in October 2016 as suggested in the LDS. Instead a Note of Initial Findings was published with the Inspector requesting some modifications be made to the plan in order to make it sound.

Table 1 Comparison of 2015, 2016 and 2017 LDS

	2015 LDS (Oct 2015)	2016 LDS (Oct 2016)	2017 LDS (Oct 2017)
Local Plan Part 2 - Development Management & Site Allocations			
Pre-Submission Publication (Regs 19 & 20)	Nov/Dec 2015		
Submission	Mar 2016		
Adoption	Nov 2016	Mar/April 2017	Adopted April 5 2017
Gypsy & Traveller Accommodation DPD			
Draft Plan for Consultation	November 2016	Mar/April 2017	Mar/April 2017
'Publication' (Pre-Submission) Plan	July 2017	Nov 2017	Jan-Feb 2018
Submission to Secretary of State	October 2017	Feb 2018	May 2018
Examination hearings	December 2017	May 2018	June 2018
Inspector's report	April 2018	Sept 2018	Oct/Nov 2018
Adoption	June 2018	Oct 2018	Dec 2018
Local Plan Review 2016-2036		Mid 2018 - Commence Dec 2021 - Adopt	
Draft Plan for Consultation			Dec 2019
'Publication' (Pre-Submission) Plan			Oct 2020
Submission to Secretary of State			March 2021
Examination hearings			June-July 2021
Inspector's report			Nov 2021
Adoption			Dec 2021

2016 LDS

3.9 The LDS was subsequently updated in October 2016, to reflect the slight delay to LPP2 progress due to the need to publish and consult on proposed modifications. This version also updated the timetable for the gypsy and traveller development plan document, following completion of two key pieces of evidence during 2016 and the Inspector to LPP2 requiring that the pitch/plot numbers to be specified in policy in LPP2. The 2016 LDS was agreed on 5th October 2016.

3.10 The LPP2 Inspector recommended that a local plan review should be commenced no later than 2018, with a view to adoption by 2021. The NPPF suggests that Councils should develop their CIL in parallel with local plans. This would also be an opportune time to review the Statement of Community Involvement (SCI) document, as this was adopted in 2007.

3.11 The 2016 LDS therefore contains timetables for the final stages to adoption of LPP2, the Gypsy and Traveller DPD and the commencements of the Local Plan review, a CIL review and an update of the SCI. Details of these documents are set out in the 2016 LDS and further details of the scheme and the elements within it are discussed in the Cabinet report of 5th October 2016.

Policy Progress 2016-2017

3.12 The Table 2 below summarises the policy work produced (and other relevant projects) and the reports considered by the Cabinet, the Cabinet (Local Plan) Committee and the full Council for the monitoring year.

Table 2 Council meetings considering key projects

Date	Committee	Description
8 June 2016	Cabinet	Station Approach, Winchester – update to agree in principle to Bidder B being the preferred architect to take forward the development of Station Approach CIL Spending protocol approved.
27 June 2016	Winchester Town Forum	Winnall Planning Framework – update North Winchester Flood alleviation scheme – update
6 July 2016	Cabinet	Leisure Centre Replacement project – update Central Winchester Regeneration – agree terms of reference and membership of IPG
13 July 2016	Barton Farm Forum	Progress and implementation update
15 July 2016	Cabinet	Station Approach – update and project to proceed to next stage
7 September 2016	Cabinet	Station Approach – revised approach and way forward agreed
8	West of	Progress and implementation update

September 2016	Waterlooville Forum	
13 September 2016	Central Winchester Informal Policy Group	Inaugural meeting to agree parameters and future meeting dates
3 October 2016	Central Winchester Informal Policy Group	Workshop held to create a framework for public and stakeholder engagement
5 October 2016	Cabinet (Local Plan) Committee	Article 4 Direction to remove PD for offices to dwellings – agreement to proceed Local Plan Part 2 – update following examination hearings and Initial note of findings from the planning inspector Gypsy and traveller and travelling shopworkers development plan document – update Revised Local Development Scheme – approved
18 October 2016	Central Winchester Informal Policy Group	Update on progress and procurement of evidence studies
19 October 2016	Cabinet	Station Approach – update Use of CIL funds for car park in Bishops Waltham – agreed
20 October 2016	West of Waterlooville Forum	Update
8 November 2016	Central Winchester Informal Policy Group	Update and presentation on bus facility
16 November	Winchester Town Forum	CIL and Town Improvement fund - noted
14 December 2016	Barton Farm Forum	Progress and implementation update
18 January 2017	Central Winchester Informal Policy Group	Update on engagement strategy and updates on technical work
7 February 2017	Central Winchester Informal Policy	Update on engagement strategy and updates on technical work

	Group	
8 February 2017	Cabinet	Council Strategy – approval of revised strategy 2017 - 2020
27 February 2017	Cabinet (Local Plan) Committee	Local Plan Part 2 – adoption Gypsy and traveller and travelling showpersons development plan document – update
14 March 2017	Central Winchester Informal Policy Group	Presentation and updates on technical work
20 March 2017	Cabinet	Station Approach – RIBA plan of work stages Bar End Sport and Leisure Park – update Potential Article 4 Directions to remove PD rights for change of use of single dwelling house to house in multiple occupation – Winnall and other areas of Winchester Local Plan Part 2 – adoption
23 March 2017	West of Waterlooville Forum	Update

3.13 The main policy task for this monitoring year was work on the examination and adoption of Local Plan Part 2. This involved preparing for the Examination Hearings which took place from Tuesday 12 July to Wednesday 20 July 2016. Following the hearings the Council received a Note of Initial Findings on 28 July from the Inspector which highlighted matters to be resolved for LPP2 to be found sound. Therefore, the Council made a number of proposed modifications to LPP2 (additional and main modifications), assessed these through the sustainability appraisal objectives and then published these for consultation for six weeks from 28 October to 12 December 2016 prior to the Inspector publishing his report, on 31 January 2017. LPP2 was subsequently adopted on 7 April 2017.

3.14 The other major area of work alongside the LPP2 was planning for the needs of gypsy and travellers.

3.15 Work has also been continuing on a number of Council projects that have a planning policy input. Of particular relevance have been the Station Approach redevelopment (Policy WIN5 – 7) and the Central Winchester Regeneration Project (formally known as Silver Hill) Policy WIN4. During the monitoring year up these sites have been the subject of a number of Cabinet and Council discussions and resolutions. Specifically, work commenced on the preparation of SPD for Central Winchester and in relation to the Station Approach, in October 2016 the Council's Cabinet considered a new procurement route to secure new designs. In November

2016 the RIBA Competitions Office were commissioned to assist in the procurement of a design team. In March 2017 the Council's Cabinet Committee agreed a work plan to move the project forward. Further details are available on the Major Projects page of the Council's website.

3.16 Planning policy input into development proposals and planning applications continues on a day-to-day basis including informal discussions in relation to planning applications and appeals and the continuing development of the strategic sites at West of Waterlooville, Barton Farm and North Whiteley.

3.17 Various projects have continued in conjunction with neighbouring authorities and outside bodies including commission joint evidence such as the assessment of gypsy and traveller needs, and the Solent Recreation Mitigation Project. There is continuing officer input into the work of the Partnership for Urban South Hampshire (PUSH) and the M3 Enterprise and Solent Local Enterprise Partnerships.

Other Corporate Project Work

3.18 To deal with the issue of uncontrolled change of use from office to residential in the Winchester Town area, which is now 'permitted development', the Council made a non-immediate Direction under Article 4 of the General Permitted Development Order (GPDO), to require such proposals to be subject to planning applications within this area. This was made on 14th November 2016, to come into effect from 17th November 2017.

3.19 In response to an over-concentration Houses in Multiple Occupation in the Stanmore area, Winchester City Council made an Article 4 Direction on 16 April 2015 to withdraw permitted development rights for the change of use of a dwelling house within Class C3 of the Order to a house in multiple occupation (HMO) within Class C4 of the Order in the Stanmore area. The Direction came into force on 2 May 2016.

3.20 There is also concern that the increasing number of HMO's in the Winnall is having a significant detrimental impact on that neighbourhood. In response, in March 2017 the Council's Cabinet Committee resolved to implement a non-immediate Article 4 direction to remove permitted development rights allowing a change of use from of a building from dwellinghouses of the Schedule to HMO. The Article 4 direction will come into effect 12 months after the Article 4 is made. A non-immediate Article 4 direction means that the Council does not have to pay compensation to applicants affected by an immediate direction.

Local Plan Allocations

3.21 A significant amount of work has been undertaken over the last year, dealing with potential sites for new development. The strategic sites allocated in LPP1 are still progressing at West of Waterlooville, Barton Farm and North Whiteley. A large

number of sites proposed for development in LPP2 have also come forward in the form of either pre-application schemes or full applications.

3.22 In addition a number of sites not allocated have been subject to planning applications and associated appeals during the monitoring period.

Gypsy and Traveller Needs

3.23 Between October 2015 and the Examination period, work continued with consultants and neighbouring authorities on the traveller site assessment study and this was completed in July 2016 (Gypsy and Traveller Joint Site Assessment Study - Peter Brett Associates).

3.24 Also, in association with neighbouring authorities the Council considered the need for a new accommodation assessment, taking into account Government guidance and the revised definition of travellers. It was concluded that an up-to-date needs assessment was required and this was commissioned at the end of May 2016.

3.25 Following the LPP2 Examination hearings in the summer of 2016, the Inspector considered that the absence of a traveller policy in LPP2 was a soundness issue and his Note of Initial Findings suggested that a modification to LPP2 to include a pitch/plot target for travellers/travelling showpeople would be required. The new assessment of needs was completed in October 2016 (Winchester Gypsy and Traveller Accommodations Assessment – ORS) and Policy DM4, which had been deleted from the Submission LPP2, was reinstated as a proposed Main Modification, which included a target for pitch numbers for gypsies and travelling showpeople (about 15 gypsy/traveller pitches and about 24 travelling showpeople's plots between 2016 and 2031).

3.26 Policy DM4 was incorporated into the modified and subsequently adopted LPP2 and the supporting text included a commitment for the Council to prepare and adopt a Gypsy and Traveller Site Allocations Development Plan Document (DPD) to set out a strategy to meet the needs identified in DM4.

3.27 Both Part 1 and Part 2 of the adopted Local Plan include policies in relation to the provision of sites for gypsies and travellers. LPP1 includes a criteria based Policy CP5 which establishes parameters for the consideration of sites. LPP2 Policy DM4 establishes the gypsy and traveller accommodation need for the plan period 2016-2031, identified as "about 15 gypsy/traveller pitches and 24 travelling showperson's plots for those meeting the current Government definition of "travellers" set out in Planning Policy for Traveller Sites (2012).

3.28 Progress on the gypsy and traveller development plan document continued during 2017, with a further call for sites and a broad "options" consultation during March to May to inform the emerging strategy.

3.29 The City Council has engaged with neighbouring authorities on the production of the Traveller DPD. As part of the Regulation 18 consultation the Council specifically wrote to each of its neighbouring Councils asking them to clarify whether

there were any sites that could be identified in their areas to meet the needs of traveling showpeople in Winchester District given the identified shortfall of 3 plots at that time. The responses received did not result in any sites being identified in neighbouring authorities.

Policy Implementation

3.30 Regulations require that details must be given of any local plan policies not being implemented. Many of the policies that were contained in the WDLPR are no longer saved. In July 2009 the Council saved some policies from the WDLPR, to enable these to remain in place prior to the adoption of LPP1. Consequently, many of the policies saved in 2009 have now been superseded by up-to-date policies in LPP1.

3.31 The policies of the adopted LPP2 have superseded the previously saved policies of the WDLPR in that part of Winchester District outside the South Downs National Park. The saved policies will continue to apply in the national park until that authority adopts its own local plan, which is currently being prepared. The policies of LPP1 apply to the whole of Winchester district, including the national park area.

Housing Delivery

3.32 Details of housing delivery are set out in the Active Communities Chapter of Part 2 of this AMR.

Community Infrastructure Levy

3.33 Regulations require that the monitoring report should contain information on the annual receipts under the Community Infrastructure Levy (CIL) regime including:

- the total CIL receipts for the reported year;
- the total CIL expenditure for the reported year;
- summary details of CIL expenditure during the reported year including the items of infrastructure to which CIL has been applied, the amount spent on each item, the amount applied to repay money borrowed and the amount and percentage applied to administrative expenses; and
- the total amount of CIL receipts retained at the end of the reported year.

3.34 Winchester City Council's CIL came into effect as from the 7th April 2014. The Cabinet at its meeting on 19th March 2014 (approved the CIL Regulation 123 list together with the instalments policy and how CIL should be appropriated). In summary this is as follows:

- Up to 5% of CIL receipts can be used to cover administrative costs.
- 15% of CIL from qualifying development in a particular area to go to the appropriate parish council/ Winchester Town Account as relevant (25% where there is an approved neighbourhood plan).

- 25% of the remaining total, to Hampshire County Council for the delivery of infrastructure projects which are the responsibility of the County Council from the Regulation 123 list;
- Remaining CIL receipts to a programme to be developed for the delivery of priority infrastructure projects.

3.35 The CIL schedule, map of charging areas, the 123 List and further information regarding CIL in Winchester District can be found on the Council's website. A CIL Officer is in post and the Council has placed a CIL calculator and other information on its website to assist applicants in calculating their CIL liability.

3.36 During the monitoring year 2016/17, £2,119,973 was received by Winchester City Council. The table below sets out the amounts collected, passed on for expenditure and retained during the monitoring period 2016/17 and compares it with the previous year.

Table 3 CIL receipts and expenditure for 2014/15 - 2016/17

	2014/15	2015/16	2016/17
Total received	£13,078 Includes surcharges* of £504	£674,000	£2,119,973 Includes surcharges* of £5,000
Administration (5% total receipts less surcharges)	£629	£33,700	£105,998
Surcharge	£504	0	£5,000
Payment in Kind	0	0	0
Paid to Parishes or retained for Winchester Town Forum (15%, 25% for Denmead)	£1,886	£101,100	£319,042
Parish expenditure	Littleton spent £1,185.25 on playground equipment,	0	Tba
Paid to HCC (25% of remainder after admin and parish deductions)	£2,515	£134,800	£401,260
Total distributed	£4,401	£235,900	£742,213

<i>CIL spent by WCC</i>	<i>0</i>	<i>0</i>	<i>0</i>
Balance retained by WCC	£7,544	£404,400 (£411,944 including rollover)	£1,271,199 (£1,683,706 including rollover)

3.37 It should be noted that the Parish apportionment is not 15/25% of the total CIL, but only comes from CIL collected on developments in that particular area. If there is no qualifying development in an area within a year, then that area will not receive any CIL automatically under this part of the Regulations.

3.38 A spending protocol has now been agreed by the Council setting out the procedures for prioritising and allocating CIL funds on projects identified in the Infrastructure Delivery Plan (Cabinet 8th June 2016).

3.39 The first money to be spent was approved October 2016, to contribute to the extension of the car park at the Jubilee Hall at Bishops Waltham. In July 2017 Cabinet agreed to allocate CIL funds to the Durngate Flood Defence Scheme (CAB2940 refers) and in September 2017 Cabinet agreed the CIL rolling 3 year programme of schemes (CAB2962 refers). In addition, the Winchester Town Forum at its meeting in January 2017 agreed a protocol for spending CIL funds allocated to the Forum including the guidelines, application form and assessment mechanism (WTF251 refers).

Duty to Co-operate

3.40 Section 34 (6) of the Local Planning Regulations 2012 asks for details of actions taken under the 'Duty to Cooperate' requirement during the monitoring period. The Planning and Compulsory Purchase Act 2004 (as amended) places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. More detailed guidance on what the Duty to Cooperate entails can also be found in the National Planning Policy Guidance.

3.41 A wide variety of liaison and joint working is undertaken under the duty to cooperate and only the important actions are discussed in the AMR. A table of the main actions and dates is provided at the end of this section.

3.42 Section 34 (6) of the Local Planning Regulations 2012 asks for details of actions taken under the 'Duty to Co-operate' requirement during the monitoring period. The Planning and Compulsory Purchase Act 2004 (as amended) places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. More

detailed guidance on what the Duty to Co-operate entails can also be found in the National Planning Policy Guidance.

3.43 A wide variety of liaison and joint working was also undertaken under the Duty to Co-operate and only the significant actions are discussed in the AMR. The most recent Duty to Co-operate Statement (March 2016) can be found on the council's website.

Joint Working

Hampshire and Isle of Wight Planning Officers Group (HIPOG)

3.44 HIPOG and other sub-groups including the Development Plans Group, the Planning Research and Liaison Group and the Development Control Practitioners Group all continue to meet regularly. These meetings include officer representatives of all Hampshire and Isle of Wight Planning Authorities and Hampshire County Council. Experience and information is discussed and joint approaches agreed on strategic planning matters, also progress with the Local Plans, shared technical research and the evidence base. The interpretation of government advice and emerging policy is also discussed, common approaches have been developed on a number of issues as a result of these meetings.

Partnership for Urban South Hampshire

3.45 Winchester City Council is part of the Partnership for Urban South Hampshire (PUSH) group of authorities which aims to coordinate planning strategy across the area of South Hampshire and the Isle of Wight. This includes the strategic development areas of North Whiteley and West of Waterlooville. Although PUSH has no statutory powers or functions, it works collaboratively with the Solent Local Enterprise Partnership and has a formally constituted Joint Committee. Winchester City Council is actively involved in all aspects of PUSH work.

3.46 Considerable work has been undertaken on developing an updated PUSH 'Spatial Position Statement', resulting in a Spatial Position Statement being agreed in July 2016. Further work is continuing on planning for future needs and combined evidence studies.

Solent Recreation and Mitigation Partnership (SRMP)

3.47 WCC is part of the Solent Recreation Mitigation Partnership (SRMP). The Partnership consists of the PUSH authorities, Chichester District Council, the New Forest and South Downs National Park Authorities, Natural England and other key wildlife/conservation bodies. The role of the SRMP is to coordinate implementation of the mitigation measures necessary to address the impact of additional recreational pressure on the Solent Special Protection Areas (SPA) arising from new housebuilding, which would be funded by developer contributions.

3.48 An Interim Solent Recreation Mitigation Strategy which outlines a programme of mitigation measures was agreed by PUSH in December 2014. Contributions are now being collected from relevant developments within a 5.6km radius of the SPA. WCC is an active member of the Partnership, having a representative on the Board and attending steering group meetings. Work is continuing on the development of a final Strategy and it is progressing through meetings of the steering group and the PUSH Joint Committee which manages the Partnership (see details of SRMP meetings in the table at the end of this chapter).

3.49 Contributions are also being sought under policy CP16 of LPP1 where appropriate and this is discussed further in the High Quality Environment section of this AMR.

New Forest Recreation Mitigation Strategy for European Sites

3.50 The issue of mitigation under the Habitat Regulations relating to recreation pressures on the New Forest was raised at the LPP2 Examination. It was suggested that parts of the Winchester District would be within the zone of mitigation within which contributions would be required from new housing developments. However, following discussions on this issue, WCC has received confirmation from Natural England that the Winchester District would be outside the area within which mitigation would be required.

Cooperation with Neighbouring Local Planning Authorities

3.51 The Council has continued to liaise with neighbouring planning authorities on a number of important issues including the Botley Bypass (Eastleigh), the emerging Eastleigh Local Plan which identifies significant residential development close to the Borough boundary, and the South Downs National Park on their emerging local plan. The council has also responded to formal consultation requests from Portsmouth City Council and Fareham Borough Council.

3.52 WCC responded to the Eastleigh Local Plan Issues and Option consultation in early 2016 raising issues in relation to the evidence base for the local plan and the need for community engagement. At that time WCC's response indicated that it :-

- could not support Option A distribution of housing around the Borough as it would not deliver sufficient social and physical infrastructure
- expressed strong concern that no significant housing allocations are made in relation to Option B until there is certainty that a road is deliverable and financially viable and more work is done in relation to landscape sensitivity.
- could not support Option B (2) due to impact on the Itchen flood plain, nor option 3 as it would be least effective in diverting north bound traffic from B3354 and connection to the proposed development would require a further primary route at additional expense.
- requested a fully costed phasing and implementation plan for whole length of the new road before any sites are allocated to ensure that the road would be completed and aligned with the phasing of allocated sites

- requested clarification as to how EBC and HCC would see any road proposals being delivered in WCC area
- requested that there is on-going and meaningful dialogue under Duty to Co-operate and that there is programme of community engagement before any sites are allocated or policies drafted which would directly impact Winchester District.

3.53 During 2017 WCC and Eastleigh Borough Council met to discuss various matters but primarily focussed on the preparation of Eastleigh's Local Plan including potential impacts on Winchester District.

Planning of Strategic Sites

3.54 Strategic sites are a particular area where cross-boundary cooperation is important. Sites where liaison has occurred are the continuing development of West of Waterlooville (Havant) and planned new developments at North Whiteley and Welborne (in Fareham Borough).

West of Waterlooville

3.55 The West of Waterlooville Forum is administered by WCC and also includes representatives of Havant Borough Council, Hampshire County Council, Denmead Parish Council and Southwick and Widley Parish Council. Following the granting of outline planning permissions, the terms of reference of the forum were re-assessed in July 2015. The Forum now focuses on the development of the new community in detail, particularly community infrastructure and the establishment of community democratic forums.

The West of Waterlooville Forum continues to meet and receives progress reports on aspects of the development and can make recommendations to the parent authorities of Havant and Winchester. There is also a Joint West of Waterlooville Planning Committee formed by agreement of Havant Borough Council and Winchester City Council in March/April 2014, which meets when required to consider planning applications for the area. Details of the meetings of the West of Waterlooville Forum and the Joint West of Waterlooville Major Development Area Planning Committee are set out in the table at the end of this section.

North Whiteley

3.56 The North Whiteley Development Forum has been established as a WCC Committee, which discusses issues relating to the development of this area and includes representatives of Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council, Botley Parish Council, Curdridge Parish Council and Whiteley Town Council. Specific meetings were also held with stakeholders to discuss particular aspects of the development prior to the outline planning application for the North Whiteley development (submitted in March 2015).

3.57 The City Council resolved to grant outline permission on 12 October 2015, subject to a S106 agreement. Since that date, regular meetings have been held to

progress the development, via the North Whiteley Project Board (see table at the end of this section). Discussions have also been held with the developers and other interested parties via the North Whiteley Steering Group comprising the developers and officers from WCC and HCC.

Welborne

3.58 Welborne is a substantial new development planned in Fareham Borough but adjacent to, and with significant green infrastructure within, Winchester District. The Welborne Standing Conference meets on an ad hoc basis and provides a forum for Council Officers and Members from WCC and Fareham BC, Parish Councillors and community groups from Knowle and Wickham, and other stakeholders to discuss the development of the area.

3.59 The Welborne Plan was modified accordingly and adopted by Fareham BC on 8 June 2015. Policy WEL30 includes the commitment that Fareham BC will continue to work with WCC to determine appropriate uses and management of the natural greenspace within Winchester District. There is a corresponding commitment in policy SH4 of the Winchester Local Plan Part 1 to cooperate with Fareham Borough Council to help develop the SDA of between 6,500 and 7,500 dwellings together with supporting uses immediately to the north of Fareham. Land within Winchester will form part of the open areas which will be incorporated into the development.

Infrastructure Delivery Agencies and Other Bodies

Hampshire County Council (HCC)

3.60 Guidance in Planning Practice Guidance (PPG) emphasises the importance of cooperation on infrastructure planning and specific mention is required for the role of HCC in providing infrastructure for the Winchester District. WCC and HCC have a mutual duty to co-operate. HCC is the Highway Authority, Minerals and Waste Planning Authority, the Education Authority and the Lead Local Flood Authority for the District and is therefore responsible for various issues that affect the Local Plan – transport, minerals and waste, flood risk management, education and social services, police, fire and rescue services, some health services and community infrastructure, energy infrastructure, access to the countryside, countryside recreation and extra-care housing. Details are set out in the Hampshire Strategic Infrastructure Statement (April 2017, HCC website).

3.61 HCC has been heavily involved in discussions relating to the delivery of the strategic sites allocated in the LPP1 and the allocation of other sites in the LPP2 in relation to transportation infrastructure issues. In relation to education, WCC is working with HCC on the provision of new schools in the strategic sites at North Whiteley, West of Waterlooville and Barton Farm north of Winchester. Officers have also been liaising with HCC Children's Services concerning the provision of additional school places to address the needs arising from the site allocations in the LPP2. Meetings and exchanges of correspondence have occurred during the monitoring year including discussion on specific sites in Waltham Chase, Swanmore, Colden Common, and Bishops Waltham, in particular.

3.62 Liaison has also taken place with HCC in its role as Lead Local Flood Authority; in particular to follow up on concerns and comments received to the Consultation Draft LPP2 regarding the Wickham Drainage Infrastructure Policy WK1. The Wickham Flood Investigation Report was jointly commissioned by HCC in conjunction with WCC, Southern Water and the Environment Agency and was published on 23 June 2015. .

Marine Management Organisation

3.63 The Marine Management Organisation (MMO) is preparing the South Inshore and Offshore Plan which runs from Folkestone to the River Dart. It has consulted with WCC as a small part of Winchester District is affected, i.e. part of the River Hamble which is tidal up as far as Botley and forms part of the boundary of Curdridge Parish. Although the MMO had no specific comments to make on the Submission LPP2, its response drew attention to the remit of the organisation.

Local Enterprise Partnerships

3.64 PPG requires local planning authorities to liaise with Local Enterprise Partnerships (LEPs). The Solent LEP covers the same part of the District as the PUSH area and the Enterprise M3 LEP covers the rest of the District.

3.65 The Solent LEP has resolved that PUSH should continue to take the lead on strategic planning, in particular developing and updating the Spatial Strategy for the area. WCC's involvement is therefore with PUSH in this respect, as indicated above.

3.66 WCC is involved with the M3 LEP at both Officer and Member level, attending Board meeting and Action Groups on various topics as required.

Local Nature Partnership

3.67 Planning Practice Guidance requires local planning authorities to liaise with Local Nature Partnerships (LNPs). The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012 and WCC is now actively engaged with the Local Nature Partnership as a member of the Ecological Network Working Group

Table 4 Duty to Co-operate

Name	Date	Type	Form/Issues/Actions
Hampshire and Isle of Wight Planning Officers Group	April 2015 to March 2017	Regular meetings of the Chief Planners' Group, the Development Plans Group, the Planning Research and Liaison Group, and the Development Control Practitioners Group	Ongoing bi-monthly meetings with agendas set to discuss planning related topics of common interest, share experiences, including progress on local plans and related (often shared) research, the outcome of appeals and examinations and their implications; to debate and agree common actions where possible.
M3 LEP	07.03.16	Meeting of local authority planners	Planners' event
	19.09.16	Meeting	LEP area issues
PUSH Joint Committee	April 2015 to Dec 2016	Meetings of Council Leaders supported by Chief Executives	PUSH Spatial Strategy Review Update reports to all meetings. Other issues as follows:
	07.06.16	“	Spatial Strategy Position Statement SFRA & SRMP updates
	17.10.16	“	Devolution
	07.12.16	“	Solent Recreation Mitigation Partnership (SRMP)update
	14.03.17	“	Green Infrastructure, Housing White Paper, Industrial Strategy Green Paper, SRMP
	27.06.17	“	Update on Cultural Creative Industries and the Built Environment, SRMP
	16.10.17	“	Marine Management Organisation South Marine Plan, Integrated Water Management Strategy
	05.12.17	“	Cultural Creative Industries and the Built Environment, SRMP

PUSH Planning Officers Group	April 2015 to March 17	Regular meetings of Planning Policy Managers and Chief Planning Officers with officers from other organisations (e.g. Environment Agency, Solent Transport and Solent LEP)	Ongoing monthly meetings and input by email to progress the PUSH Spatial Strategy for the period to 2036: considering technical issues around options and potential distribution of development in accordance with the supporting evidence base. Particular focus on the accommodation of OAN. Progressing evidence base and project work (eg SRMS, GI etc)
Solent Recreation Mitigation Partnership	01.09.16 13.10.16 22.11.16 28.11.16 12.12.16	Meetings/workshops/briefings, Members and Officers	Development of definitive Solent Recreation Mitigation Strategy.
West of Waterlooville Forum	28.07.16 08.09.16 20.10.16 23.03.17 26.06.17 02.10.17	Meetings of Members from relevant Councils around the development area.	Forum discusses and facilitates continuing development of the West of Waterlooville SDA, with particular emphasis on developing community infrastructure.
Joint West of Waterlooville Major Development Area Planning Committee	09.01.17	Joint Planning Committee meetings of WCC and HBC	Discusses and determines planning applications within the development area, whether they occur within Winchester District or Havant Borough.
North Whiteley Steering Group	20.06.16 25.07.16 22.08.16 20.09.16 17.10.16	Meetings with HCC/developers, interested parties	Progressing the outline planning application including phasing of development Infrastructure and transport issues on North Whiteley SDA, particular S106 matters.
North Whiteley	13.11.17		Issues relating to transport infrastructure

Forum			
Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council (HCC)	06.04.16 24.06.16	Meetings	Discussion of transport issues relating to Botley By-Pass - Statement of Common Ground agreed
Eastleigh Local Plan	10.01.17 20.01.17 14.02.17 14.03.17	Liaison on cross-boundary local plan issues	Discussions relating to Eastleigh's emerging local plan, including potential strategic residential development proposals near the boundary with Winchester District.
Welborne Standing Conference	11.06.15 11.02.16	Meetings and workshops	Presentations and discussions on issues relating to the development of Welborne and progress on the Welborne Plan.
New Forest District Council	2017	Written correspondence	Formal request under the Duty to Co-operate for Winchester to meet NFDC housing need.
New Forest National park	2017	Written correspondence	Formal request under the Duty to Co-operate for Winchester to meet NFDC housing need.

4.0 Part Two – Monitoring Policy Performance

4.1 Part Two of the AMR monitors the performance of adopted policies which consist of the Local Plan Part 1 (LPP1) policies (adopted March 2013), the saved policies (July 2009) from the Winchester District Local Plan Review (WDLPR) 2006, Local Plan Part 2 (LPP2) Monitoring of the Denmead Neighbourhood Plan is also included in this section.

4.2 LPP1 establishes the spatial development strategy for the District and sets out strategic policies and site allocations relating to geographic areas, followed by core topic-based policies linked to the then approved Community Strategy themes and desired outcomes. The structure of LPP1 is set out in the following table.

Table 5 Structure of LPP1 - topic and policies

Development Strategy	DS1
Spatial Strategy: Winchester Town South Hampshire Urban Areas Market Towns and Rural Areas	WT1 – WT3 SH1 – SH4 MTRA1 – MTRA5
Core Policies: Active Communities Prosperous Economy High Quality Environment	CP1 – CP7 CP8 – CP10 CP11 – CP20
Implementation and Monitoring	CP21

4.3 The following sections reflect this structure, with a list of adopted policies relevant to that theme. Information is provided in as much detail as possible having regard to the availability of data and the resources needed to collate it as required by the monitoring framework in the adopted policy documents.

4.4 Information on completions and outstanding housing will include any resulting from planning permissions granted under WDLPR policies as they form part of the housing completions for the monitoring year and continue to form part of housing delivery. Some of these policies have been replaced by LPP1, but others remain as saved policies, or have been deleted/may no longer apply (for example where they have planning permission).

5.0 Theme One: Development Strategy

5.1 The first part of LPP1 sets out the development strategy for the District. This involves a split into three geographic areas for the purposes of some planning policies:

- Winchester Town (WT)
- Market Towns and Rural Area (MTRA)
- South Hampshire Urban Area (SH)

5.2 This section of the AMR considers the development strategy principles and the spatial split policies. The relevant policies for this section are set out in the following table (not all of the policies will be discussed in detail in this AMR, particularly where there is little development to report this stage).

Table 6 Relevant Policies for Theme One: Development Strategy

LPP1 Policies	
DS1	Development Strategy and Principles
WT1	Development Strategy for Winchester Town
WT2	Strategic Housing Allocation – North Winchester
WT3	Bushfield Camp Employment Site
SH1	Development Strategy for South Hampshire Urban Areas
SH2	Strategic Allocation – West of Waterlooville
SH3	Strategic Allocation – North of Whiteley
SH4	North Fareham SDA
MTRA1	Development Strategy for Market Towns and Rural Area
MTRA2	Market Towns and Larger Villages
MTRA3	Other Settlements in the Market Towns and Rural Area
MTRA4	Development in the Countryside
MTRA5	Major Commercial and Educational Establishments in the Countryside
CP21	Infrastructure
WDLPR Saved Policies	
H3	Settlement Policy Boundaries
W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate
W4	Transport – Park and Ride
W6	Parking Controls & Servicing – New Public car parks
W7	Parking Controls & Servicing – Parking Standards
W10	New Footpath Proposals
W11	New Bridleway Proposal
S1	Bishop's Waltham – Ponds
S2	Bishop's Waltham - Malt Lane
S4	Bishop's Waltham – Abbey Field
S7	Curdridge – Hillsons Road

S10	Sutton Scotney – Old Station Yard
S12	Whiteley – Whiteley Green
S14	Whiteley – Solent 2
S	Whiteley – Little Park Farm

DS1 – Development Strategy and Principles

5.3 LPP1 Policy DS1 outlines the spatial strategy for the District, including meeting the development needs of the different spatial planning areas. DS1 states the Council's commitment to a positive approach to planning that reflects the presumption in favour of sustainable development.

5.4 LPP1 policy DS1 emphasises making efficient use of land within settlements and prioritising the use of previously developed land in sustainable locations. The following section provides information on new housing development within settlements, in the countryside, including the proportion built on previously developed land PDL. The table below shows the number of dwellings completed in the monitoring year by settlement.

Table 7 Housing Completions 2016-2017 by Settlement

Settlement	Net Completions
Bishops Waltham	50
Colden Common	13
Countryside	27
Curdrige	2
Droxford	-1
Durley	-2
Easton	1
Itchen Abbas	1
Kings Worthy	4
Littleton	-1
Lower Upham	1
Meonstoke	1
New Alresford	17
North Winchester	21
Otterbourne Hill	1
Shawford	2
Shirrell Heath	1
Soberton Heath	10
South Wonston	-1
Southdown	5
Swanmore	65

Waltham Chase	31
West of Waterlooville	131
Whiteley	-1
Wickham	12
Winchester	165
Total	555

5.5 Table 8 below shows the completion figures by LPP1 “policy area”. Completions for the remaining WDLPR H2 Local Reserve Site at Pitt Manor have been assigned to the settlement to which it relates, as this area is now part of the settlement of Winchester. The total for Winchester Town is therefore given as 165 completions, made up of 104 within the current boundary together with the remaining 61 at Pitt Manor.

5.6 MTRA4 developments are those on land outside the built-up areas of Winchester, Whiteley, Waterlooville and the settlements covered by MTRA2 and MTRA3a and b. Development allowed under MTRA2 and MTRA3 a and b is not considered to fall within countryside for monitoring purposes. There were 27 MTRA4 completions in the monitoring year.

Table 8 Housing Completions 2016-2017 by Policy Area

LPP1 Policy	Net Completions
MTRA2	356
MTRA3a	3
MTRA3b	17
MTRA4	27
SH2	131
WT2	21
Total	555

5.7 Further analysis and breakdown of developments by settlements is provided under the relevant policies below (i.e. WT1, MTRA2, MTRA3, MTRA4).

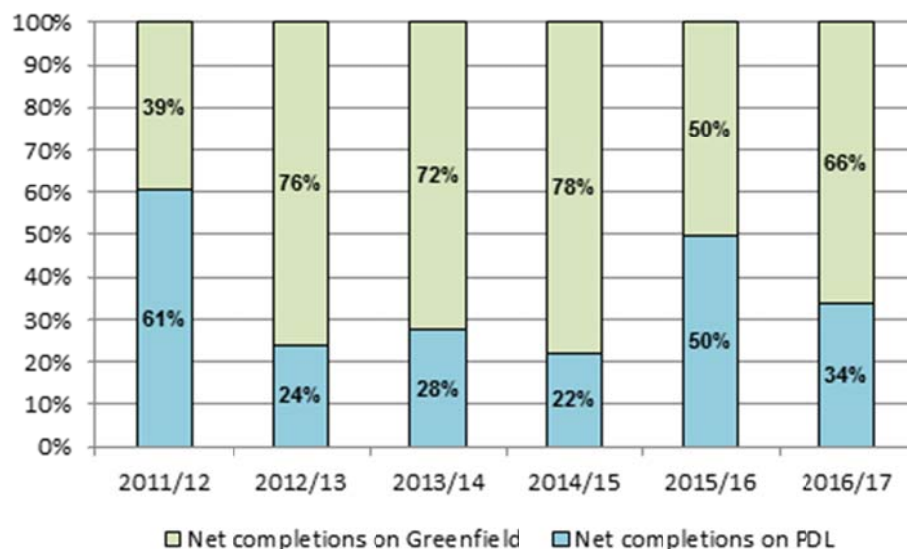
Development on Previously Developed Land (PDL) and Greenfield Land

5.8 Table 9 and Figure 1 show the percentage of housing completions on PDL. The calculation uses net completion figures; this differs from previous AMRs which reported on Gross completions. The information has been backdated to 2011, when the LPP1 was adopted and after the definition of PDL was amended (9 June 2010) to remove residential gardens. All garden sites which received permission after this date will have been categorised accordingly as Greenfield.

Table 9 Net Completions on Previously Developed Land and Greenfield Land

Year	Net completions on PDL	% PDL	Net completions on Greenfield	% Greenfield	Total
2011/12	192	61%	125	39%	317
2012/13	49	24%	155	76%	204
2013/14	130	28%	340	72%	470
2014/15	58	22%	204	78%	262
2015/16	209	50%	212	50%	421
2016/17	187	34%	368	66%	532

Figure 1 Net Completions on previously Developed Land and Greenfield Land



5.9 The increase in the proportion of housing completions on greenfield land is due to completions on a number of sites which were previously undeveloped including Pitt Manor, Swanmore College, and Land West of Waterlooville.

5.10 It is anticipated that the percentage of PDL development will continue to fall in the next few years as many of the sites coming forward are now on greenfield land. All three strategic allocations in LPP1 (WT1, SH2, SH3) are projected to be providing completions within the next five years, the remaining 2006 WDLPR Local Reserve Site at Pitt Manor (61 completions in 2016/17) will continue to come forward, and allocations from the Local Plan Part 2 will start to be developed.

Winchester Town Area (WT1, WT2, WT3)

WT1 – Development Strategy for Winchester Town

5.11 WT1 sets out the strategy for development within Winchester Town over the plan period. Approximately 4,000 houses are planned of which 2,000 will be provided through a strategic allocation north of Winchester (WT2). The rest will come forward within the town boundary throughout the plan period, as now set out in the emerging LPP2.

WT2 – Strategic Housing Allocation – North Winchester

5.12 Provision is made for the development of approximately 2,000 houses north of Winchester at Barton Farm. A local centre, school, formal and informal recreation and associated community facilities and infrastructure is also planned. This site was previously included in the WDLPR as the Winchester City (North) reserve site (Policy MDA2), but was included in LPP1 as a strategic allocation. Planning permission has been granted for the Barton Farm proposal and development has now started. The expected phasing of development is shown in Appendix 4 – Large Sites Phasing.

WT3 – Bushfield Camp Employment Site

5.13 This allocation is for 43 hectares in total, providing for up to 20 hectares of development, in addition to a significant amount of recreational use and other green infrastructure. This site was previously included in the WDLPR as the Bushfield Camp Policy W3, solely for recreational purposes. The future of this site has been discussed for many years, but no planning applications have yet been made. Policy WT3 requires any development to be for particular needs which could not be met within the existing built-up area.

South Hampshire Urban Areas (SH1 – SH4)

SH1 – Development Strategy for South Hampshire Urban Areas

5.14 This policy sets out the planning approach for the South Hampshire Urban Area (SHUA). It includes provision for a new community at West of Waterlooville (WoW) of about 3,000 homes (including about 600 within Havant Borough) and a new community North of Whiteley of about 3,500 homes. It sets out the approach to the land in Winchester District adjoining the Fareham Strategic Development Area (SDA) and identifies areas for commercial floorspace at Whiteley, Segensworth and WoW. The SHUA is within the PUSH area of Hampshire and development within this area will therefore contribute to the PUSH Strategy (2012) requirements for housing and employment floorspace.

SH2 – Strategic Housing Allocation – West of Waterlooville

5.15 A site is allocated for the development of about 3,000 dwellings together with supporting uses including about 23 hectares of employment land. About 600 of these dwellings will be in Havant Borough. This site was previously included in the

WDLPR as West of Waterlooville (policy MDA1). At that time the allocation specified 'at least' 2,000 dwellings and 30 hectares of employment land was proposed

5.16 Development has commenced on this site. There are two principal landowners for the site and a number of developers are now on-site, which is being developed in phases. Detailed planning applications continue to be submitted for parts of the site. The expected phasing of development is shown Table 10 below. 131 units were completed on the site during this monitoring year. SH2 requires 40% of the total site to be developed for affordable housing. Completion percentages for affordable housing cannot be calculated as yet as only parts of the overall development have been completed.

5.17 The table below shows the completions that have occurred on that part of the site within the WCC area to date. There have been additional completions within Havant Borough.

Table 10 West of Waterlooville (SH2) Completions

Site		Net Completions by year in Winchester District									
		08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Total
Old Park Farm London Road Waterlooville	Private	0	22	71	28	14	42	35	15	64	336
	Affordable	0	0	0	0	0	15	19	11	0	
Grainger Development Site Newlands Lane Waterlooville	Private	0	0	0	0	0	22	25	32	50	189
	Affordable	0	0	0	0	0	28	14	18	0	
Berewood London Road	Private	0	0	0	0	0	0	0	0	0	17
	Affordable	0	0	0	0	0	0	0	0	17	
Total		0	22	71	28	14	107	93	76	131	542

SH3 – Strategic Housing Allocation – North Whiteley

5.18 A site is allocated for about 3,500 dwellings together with supporting uses. A large amount of green infrastructure is also expected as part of this development. This site has been subject to protracted discussions with developers and other stakeholders including infrastructure providers. Consent has been granted for the development of 3,500 dwellings, including full consent for infrastructure works, subject to completion of a legal agreement. The Solent Local Enterprise Partnership

(LEP) has committed funding towards infrastructure provision to accelerate the development of this key strategic site and the development consortium controlling the site anticipates a very rapid programme of delivery. Permission was granted in (December 2016) for the construction of a new vehicular access road leading from the A3051 Botley Road into the site, a temporary drainage facility, street lighting and landscaping.

SH4 – North Fareham Strategic Development Area (SDA)

5.19 The SDA is located within Fareham Borough. Policy SH4 of LPP1 refers to an area north of the SDA within the Winchester District. SH4 states that this area should form part of an open area between the new development and the existing settlements within Winchester of Knowle and Wickham. The Council is aiming to achieve green infrastructure in and around this area to form a gap between the new and existing developments.

5.20 Fareham Borough Council adopted the Local Plan Part 3: The Welborne Plan on 8 June 2015. The area within Winchester District is identified as potential Suitable Alternative Natural Green Space (SANGS) and settlement gap, in accordance with LPP1 Policy SH4.

Spatial Strategy – Market Towns and Rural Area

MTRA1 – Development Strategy Market Towns and Rural Area

5.21 This policy sets out the planning approach in the area known as the Market Towns and Rural Area, which comprises all of the Winchester District outside of the Winchester Town and South Hampshire Urban Areas. This also includes that part of the South Downs National Park that lies within Winchester District.

5.22 MTRA1 sets out the strategy of identifying and providing for the development needs of the settlements, whilst maintaining their character, within this area and outlines general principles.

MTRA2 – Market Towns and Larger Villages

5.23 MTRA 2 sets out the strategy for planning in the larger settlements within the MTRA area over the plan period. Specifically it provides for about 500 new homes in Bishop Waltham and New Alresford and about 250 homes in each of – Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham.

5.24 Discussions were held with the Parish Councils in the above settlements to identify sufficient sites to accommodate the requirements, throughout most of the last two monitoring years. Further details of this are provided in the section on Policy Progress in this AMR. Sites have been proposed in LPP2 for the levels of development identified in LPP1 and the Denmead Neighbourhood Plan has been adopted, making development allocations within its area.

5.25 There were a total of 356 dwellings completed in the MTRA2 settlements this monitoring year. A breakdown of completions by settlement is shown in Table 7 above.

MTRA3 – Other Settlements in the Market Towns and Rural Area

5.26 MTRA 3 sets out the strategy for planning in the remaining settlements within the MTRA area. There are effectively two parts to this policy: settlements with defined policy boundaries within which development opportunities will be supported, and listed smaller settlements that do not have policy boundaries. Within these smaller settlements only limited infilling will generally be permitted, subject to certain criteria. Many of the settlements covered by MTRA3 are within the South Downs National Park and will therefore be covered by the South Downs National Park Local Plan in due course.

5.27 There were a total of 20 dwellings completed within MTRA3 settlements in the monitoring year. 17 of these were within the settlements without a defined boundary in MTRA3(b). The remaining 3 relate to the other MTRA3 settlements that have defined boundaries, but where development may be permitted subject to particular criteria (MTRA3a).

MTRA4 – Development in the Countryside

5.28 MTRA 4 sets out the strategy for development outside the built-up areas of Winchester, Whiteley and Waterlooville and the MTRA2 and MTRA3 settlements. This area is defined as countryside for the purposes of the Local Plan and development is strictly limited. Only development appropriate for the rural environment and economy is generally acceptable, including essential housing for rural workers and exception site housing for local needs.

5.29 In the last monitoring year there were 27 net completions in the MTRA4 area (excluding development at WoW). Table 11 below sets out the type of permissions granted which were allowed under policy MTRA4 (LPP1).

Table 11 Completions within policy MTRA4 area

Type of permission	Gains	Losses	Net Gain
Agricultural Workers Dwelling	3	0	3
Change of Use	26	0	26
Replacement	6	-8	-2
Total	35	-8	27

5.30 An analysis of developments within the settlement gaps is provided in discussion of the LPP1 Settlement Gap policy CP18 in the High Quality Environment section of this AMR. That contains a table of all completions and outstanding permissions within the gaps, which will include details of the completions referred to in Table 11 above.

MTRA5 – Major Commercial and Educational Establishments in the Countryside

5.31 There are a number of large commercial and educational/training establishments within the District that occupy rural locations. MTRA 5 provides general support for the retention and development of these sites. The production of masterplans is encouraged due to the sensitive rural location of the sites and the impacts that development may have. Discussions have been held with the operators of some of these sites regarding future needs, but the number of applications is small so these have not been specifically reported for this monitoring year.

6.0 THEME TWO: ACTIVE COMMUNITIES

6.1 This section of the AMR monitors performance and progress on the policies contained within the Active Communities section of LPP1. This Chapter contains most of the information relating to housing delivery and monitoring, including the housing trajectory and 5 year land supply. Also covered are elements of housing need including affordable housing and gypsy and traveller provision. Opportunities for recreation and the provision of appropriate facilities and services also fall under Active Communities.

6.2 It should be noted that there are some crossovers between some of the policies and themes and the AMR should be considered as a whole in this respect. For example, the Development Strategy Section of the AMR includes information regarding strategic sites, development on greenfield sites, and housing mix. Housing density is covered in the High Quality Environment Section under CP14.

6.3 As described in previous sections of this AMR, potential policies for monitoring consist of LPP1 and policies of the WDLPR that remain saved. The relevant policies for this part of the AMR are shown in the following table.

Table 12 Relevant Policies for Theme Two: Active Communities

LPP1 Policies	
CP1	Housing Provision
CP2	Housing Provision and Mix
CP3	Affordable Housing Provision on Market Led Sites
CP4	Affordable Housing Provision on Exception Sites to Meet Local Needs
CP5	Sites for Gypsies, Travellers and Travelling Showpeople
CP6	Local Services and Facilities
CP7	Open Space, Sport and Recreation
WDLPR Saved Policies	
CE23	Extension and Replacement of Dwellings
H10	Mobile Homes (loss)
RT1	Important Amenity Areas
RT2	Important Recreational Space
RT5	Site Allocations for Recreation

Housing Supply and Delivery

6.4 This section discusses the housing trajectory (Appendix 6) and information on the calculation of 5 year land supply. The number of net completions (including affordable housing) during this monitoring year and since the Local Plan period began are also given, as required under Regulation 34 of the 2012 Local Plan Regulations. This section also provides further information on the delivery of large sites, small sites and SHLAA sites as part of the land supply calculation. Statistical information relating to these calculations can be found in the relevant Appendices.

5 Year Land Supply

6.5 The five year land supply assessment sets out the housing supply for the District for the period April 2017 – March 2022 and also looks ahead to the period 2018 – 2023. A summary of the five year land supply calculation is set out in Appendix 3.

6.6 A requirement of the NPPF is to identify and update annually a supply of specific deliverable sites (windfall sites may be included if there is compelling evidence) sufficient to provide five years' worth of housing against housing requirements. There should be 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%.

6.7 The basis on which a 5-year housing requirement has been calculated is set out in the following sections.

CP1 (and DS1) - Policy Requirements for Housing Provision

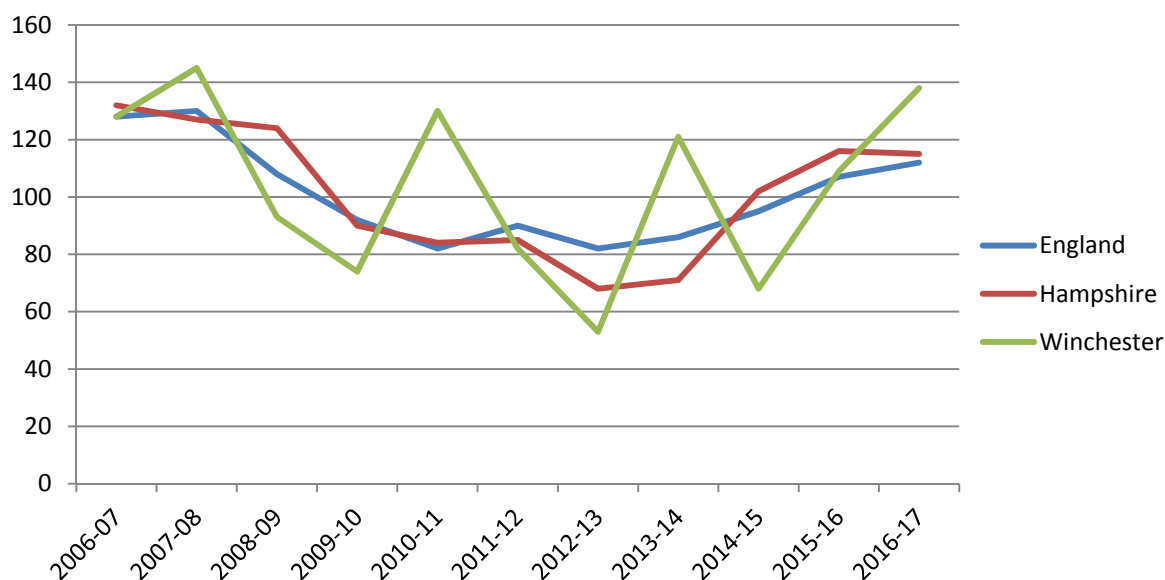
6.8 Policies DS1 and CP1 of the Winchester District Local Plan Part 1 (LPP1) set out a housing requirement for the District of 12,500 dwellings for the period 2011-2031. Although the Local Plan is divided into three separate spatial areas (Winchester Town, the South Hampshire Urban Areas and the Market Towns and Rural Area), the five year land supply is calculated using the District-wide requirement. This approach was endorsed by the LPP1 Inspector's Report and is set out in paragraph 10.14 of LPP1.

Housing Provision in Winchester District

6.9 There have been significant fluctuations in housing provision over the last 10 years or so. The overall trend has been a decline in completions since 2006 (see Figure 2 below) and although Winchester District annual completion figures fluctuate, they closely reflect the national (England) and Hampshire trends. The Winchester Strategic Housing Market Assessment Update 2012 (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". More recently, the Partnership for Urban South Hampshire (PUSH) Strategic Housing

Market Assessment (2014) found that Winchester has experienced relatively strong growth in house prices of 2.7% over the period since the peak in 2007, compared to other PUSH authorities. Median house prices in Winchester are also higher than other PUSH authorities.

Figure 2 Dwelling Completions Change 2006-2017: England, Hampshire and Winchester



100 = Average completions from 2006/07 – 2016/17

6.10 Figure 2 plots changes in the average number of completions over the period 2006-2017, which enables comparisons to be made between areas with very different scales of development. The level of 100 in the left-hand axis of Figure 2 represents the average number of homes completed over the 2006-2017 period, with the table illustrating the variations in each year. These show that the pattern for Winchester is similar overall to Hampshire and England, in that completions were well above the average (100) prior to the recession but dropped significantly during the recession, in Winchester, Hampshire and England.

6.11 Completions have now started to exceed the 10-year average on a consistent basis. The peaks and troughs in numbers are more pronounced the smaller the numbers involved, making the Winchester data appear more 'spikey'. Whilst there are some notably low levels of annual completions for Winchester, the table suggests completions are now returning to pre-recession levels.

6.12 The updated Housing Trajectory at Appendix 6 illustrates that completions are expected to continue to improve significantly in future years, based on detailed analysis of sites under construction and in the pipeline. Major development at West of Waterlooville is well underway, with a good supply of sites with full planning consent and in the control of national housebuilders. Housing building is now underway at North Winchester (Barton Farm) and a substantial number of dwellings have been commenced in the northern part of the site. Completions are now coming

forward and strong buyer interest is being reported. Consent has also been granted for the development of 3500 dwellings at North Whiteley, including full consent for infrastructure works. The Solent Local Enterprise Partnership (LEP) has committed £14m towards infrastructure provision to accelerate the development of this key strategic site. The development consortium controlling the site consists of three national housebuilders and a further developer and has a rapid programme of delivery (the projection in the Housing Trajectory at Appendix 6 makes a more cautious assumption).

6.13 The Local Plan Part 2 is now adopted and consents have been granted on several of its allocated sites, with others subject to planning applications or pre-application consultations. There are also a number of other large sites (10 dwellings or more) scheduled to contribute a significant amount of completions over the next 5 years, including several within the Council's own New Homes programme.

The Housing Requirement

6.14 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 expected at a base date of April 2018 is considered, as well as at this AMR's base date of April 2017. In order to be included in the five year supply, sites must be considered available now, offer a suitable location for development, and be achievable and viable (NPPF paragraph 47).

6.15 The NPPF includes the 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 a 20% buffer. The Council's performance for housing delivery has recently been examined by independent Planning Inspectors as part of the LPP2 process and in relation to major appeals at Main Road, Colden Common. In both cases the Inspectors concluded that the Council does not have a record of under-delivery and the LPP2 Inspector also recommended an updated housing trajectory (now included in LPP2).

6.16 All Inspectors that have heard evidence on housing land supply have concluded that the 'Liverpool' method of calculating housing requirements should be used as it takes account of the (updated) housing trajectory. Accordingly, the Council considers that it has demonstrated that it does not have a 'record of persistent under delivery of housing' and that the housing requirement should reflect the latest housing trajectory in LPP2 (using the 'Liverpool' method).

6.17 In order to determine the 5-year requirement, account needs to be taken of provision since the start of the Plan period in April 2011. Completions since April 2011 are 2,229 dwellings (2011-2017). To calculate the housing requirement from April 2018 a projected figure for 2017/18 is used, based on the expected development rates shown in the updated trajectory at Appendix 6. The 5-year requirements set out in Table 13 below do not include any "buffer".

Table 13 Housing Requirements (excluding 'buffer')

Monitoring Period	LPP1 Requirement 2011-2031	Completions	Remaining LPP1 Requirement	5 Year Requirement (no 'buffer')
2011 – 2017	12,500	2,229	10,271	3,670
2011 - 2018	12,500	2,949	9,551	3,675

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

Housing Supply

6.19 The supply of future housing will come from a variety of sources, which are considered below.

Commitments and Planning Permissions

6.20 These are sites which, at April 2017, have planning permission or are allocated in a statutory development plan. These sites have, therefore, been through the planning process and have a strong certainty of being developed. The phasing of large sites (10 or more dwellings) is individually assessed by Hampshire County Council (HCC) on an annual basis.

6.21 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. Appendix 4 sets out the expected phasing for all large site commitments in the District.

6.22 The estimated supply within the relevant 5-year periods from sites which are committed/permitted is shown in (large sites) and (small sites). This includes LPP1 strategic allocations and LPP2 site allocations, as both Plans are now statutorily adopted:

Table 14 Large Sites (10 or more dwellings)

Monitoring Period	Expected Dwelling Completions (District Total)
2017 – 2022	4,230
2018 – 2023	4,650

6.23 For large sites, any delay in implementation is already taken into account in the profile for each site (Appendix 4) so there is no need for a non-implementation discount. Analysis of the number of dwellings lost as a result of lapsed permissions on small sites (under 10 dwellings) was undertaken to provide evidence for the Local Plan Part 1. This shows that these typically involved under 2% of dwellings until the effects of the recession from 2008, when they increased to an average of about 7% a year. This is consistent with information from a survey of small sites applicants in 2007, and earlier work on the take-up of small site permissions undertaken for the

Local Plan Review, which led to a non-implementation discount of 3% being applied to small sites figures in previous versions of the Strategic Housing Land Availability Assessment (SHLAA) and AMR. Over the 10 year period assessed for LPP1 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 and the expected recovery in the housing market.

6.24 The total number of dwellings outstanding on small sites at 1 April 2017 was 467. A 3% non-implementation discount reduces this number to 453. For the period 2018 -2023 4/5ths of this figure is used (362). Table 15 sets out the supply of small sites with planning permission during the two monitoring periods.

Table 15 Small Sites (less than 10 dwellings)

Monitoring Period	Expected Dwelling Completions (District Total)
2017 – 2022	453
2018 – 2023	362

Sites Identified in the SHLAA

6.25 The Strategic Housing Land Availability Assessment (SHLAA) has been updated on a regular basis since it was first produced in 2009. The current SHLAA was published in September 2015 and has a base date of April 2015. The sites contained in the published SHLAA have been monitored, and the estimates of their contribution updated, to reflect recent changes such as the granting of planning consents or amendments to the estimated capacity of sites - details of the sites included are listed in Appendix 5. The SHLAA figures do not include any sites within the South Downs National Park as the SDNP Authority now produces its own SHLAA to assess sites within its boundary. Therefore the figures in Table 16 below relate only to the Winchester City Council SHLAA and do not include provision from SDNP SHLAA sites, meaning that they slightly under-estimate the contribution of all SHLAA sites at the District level.

6.26 As the Winchester City Council SHLAA identifies specific sites with development potential, it is possible to check that there is no double-counting with sites which already have planning permission (see 'Commitments' above), and these have been removed from the SHLAA figures. 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.

6.27 Table 16 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 of settlements are included, as any countryside sites would require a change of policy for them to be brought forward. These are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as 'commitments' in Table 14 and Table 18).

Table 16 SHLAA Sites (5 or more dwellings)

Period	Number of Dwellings
2017 – 2022	122
2018 – 2023	152

6.28 To calculate the SHLAA supply for each 5-year period, the following assumptions about completions in the period 2017 – 2023 have been made. For the SHLAA period 2015 – 2020 all SHLAA sites are assumed to be developed (63 dwellings) as they all fall within the 5 year period. For the 2020 – 2025 period it is assumed that either 40% or 60% of completions for this 5-year period (59 or 89 dwellings) will be developed, equating to 2 or 3 years worth of the 5-year total.

Windfall allowance

6.29 Windfall sites have traditionally formed a significant and consistent component of land supply and are expected to continue to do so. The NPPF allows the local planning authority to make an allowance for windfall sites in the five year supply if *'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).

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

6.31 In order to avoid any double counting with sites already permitted, an allowance for windfall development is only made for the final 4 years of each 5-year period. An annual average of 70 dwellings is allowed for (based on 65 per annum in Winchester and 5 per annum in Kings Worthy), giving a total of 280 dwellings over each 5 year period – see Table 17 below.

Table 17 Windfall Allowance

Period:	Windfall completions expected 2017-2022	Windfall completions expected 2018-2023
2017/18	0	-
2018/19	70	0
2019/20	70	70
2020/21	70	70
2021/22	70	70
2022/23	-	70
Total	280	280

Local Plan Part 2 Allocations

6.32 Adoption of LPP1 provided housing requirements for settlements subject to policy MTRA 2 and for Winchester Town. LPP2 includes the housing allocations required to make the necessary provision. The LPP2 was subject to an independent examination in 2016 and was adopted as part of the Development Plan in April 2017.

6.33 There is considerable pressure to bring forward many of the proposed site allocations in the emerging Local Plan at the earliest opportunity. As of the base date of this AMR (1 April 2017), sites at Swanmore College and The Lakes, Swanmore; Clewers Lane, Waltham Chase; Lovedon Lane, Kings Worthy; and Hillier Way, Winchester; were complete or under construction. Various other LPP2 sites have also been permitted or planning applications submitted. Given this situation, it is realistic to expect that substantial completions will take place on LPP2 sites during the 5-year periods under consideration.

6.34 Now that LPP2 is adopted, its site allocations are included in the schedule of large site commitments (Appendix 4).

Conclusion - Total 5-Year Land Availability

6.35 Taking account of the various components of housing supply described above, Table 18 sets out the total housing land supply for the 5-year periods from April 2017 and April 2018 respectively.

Table 18 Total 5 Year Land Supply

Sources of supply	2017 -2022 Monitoring period	2018 -2023 Monitoring period
Commitments (large)	4230	4650
Commitments (small)	453	362
SHLAA Sites	122	152
Windfall	280	280
TOTAL	5085	5444

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

Table 19 5 Year Land Availability

	2017 - 2022 District Total	2018 - 2023 District Total
Requirement (no 'buffer')	3,670	3,675
Supply	5,085	5,444
Surplus (years supply)	6.9 Years	7.4 Years

6.36 The table above shows that there is ample land availability, for both the 2017 – 22 and 2018 – 2023 monitoring periods. Adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply and a 20% buffer (whilst not justified) would equate to 6 years supply. It should be noted that as the major developments in the

District continue to come on-stream, along with sites allocated in the Local Plan Part 2, land supply continues to increase, peaking in the 5 years from 2019-2023.

Risk Assessment

6.37 The assessment of the **housing requirement** uses the 'Liverpool' method of calculation, whereby completions to the base date (2,229 from 2011-2017) are subtracted from the overall housing requirement (12,500) and the resulting figure (10,271) is used to calculate a requirement equating to 5 years worth of housing (3,670 – see Appendix 3). This avoids the need to apply an annual average housing requirement (which was rejected in the LPP2 Inspector's Report and the Parklands and Main Road appeals) and would not be consistent with the Local Plan housing trajectory. The lower levels of provision planned in the early years of the Plan period are compensated by inflating the remaining annual requirement.

6.38 The 'Liverpool' method is frequently used in authorities where strategic sites form a significant element of future land supply, reflecting the lead-in period before these sites start delivering large numbers of completions. In Winchester's case, there are 3 strategic allocations which will deliver some 64% (8000 dwellings) of the required dwellings (12,500) over the Local Plan period.

6.39 The alternative 'Sedgefield' method adds any 'shortfall' in the early years of the Plan period to the 5 year requirement, which its proponents claim meets the NPPF aim of significantly boosting housing supply. However, the Sedgefield methodology has been rejected by all Inspectors that have considered this matter recently in Winchester. Therefore no illustration of land availability using this methodology is including in this AMR.

6.40 The information used to determine the **housing supply** reflects Government advice, that only deliverable sites should be included. All of the sites (with the exception of the windfall allowance) are specific identifiable sites which 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).

6.41 While an assessment of housing supply over the coming 5-6 years cannot be a precise science, if anything it errs on the side of caution. For example, in reviewing the SHLAA, and subsequently updating its conclusions, many sites were removed or allocated to later periods if there was doubt about their contribution within the 5 year periods. These sites could be developed in the short term and it is likely that some will be. Also, the sources of supply above do not include any allowance for future allocations or windfall sites within the South Downs National Park area. The South Downs Local Plan (Preferred Option 2015) proposes about 80 dwellings in settlements within Winchester District, as well as allowing for windfalls – these will be in addition to the sources of supply considered above. Similarly, the assessments of windfall potential (Table 17 above) do not include any allowance for the development of residential gardens, to reflect NPPF advice (paragraph 48), but there are no policies that prevent these sites from coming forward and it is expected that they will continue to contribute to housing supply.

6.42 The main source of uncertainty regarding housing supply relates to the economic climate – housing development was suppressed during the recession,

although there remained considerable need/demand. Winchester has one of the strongest housing markets in Hampshire and housing transactions were not affected as badly as in other areas. It is also a wealthy area where some people are less reliant on mortgages. Therefore, house prices in the District suffered less than other parts of Hampshire or the country, but Figure 3 illustrates that housing completions have been at a relatively low level, consistent with Hampshire and national trends.

6.43 The economic prospects continue to improve and Government has introduced various measures to promote housebuilding, acknowledging that this is a national issue. Therefore, the low level of completions does not just affect Winchester and is not caused by a lack of available or suitable sites in the District. There are many and varied development opportunities in the District, controlled by a variety of housebuilders, ranging from the 3 strategic development sites (with planning consent for about 7,500 dwellings), through various larger sites of 10 or more dwellings (with planning consent or allocated in a local plan), and numerous small sites of less than 10 dwellings (with permission for over 450 dwellings).

6.44 The updated trajectory at Appendix 6 shows how completions are expected to rise over the coming years to reach a peak when all three strategic sites are fully underway. Market conditions have resulted in lower levels of provision in the first part of the Plan period than was anticipated in the LPP1 trajectory, which was based on strong market conditions. The trajectory has been updated in Local Plan Part 2 (as recommended by the Local Plan Inspector) to provide a more realistic basis for future monitoring. Nevertheless, the Local Plan's strategy is being delivered, including the strategic allocations, and the City Council, Government and the Local Economic Partnerships are taking measures to accelerate housing delivery.

Housing Mix

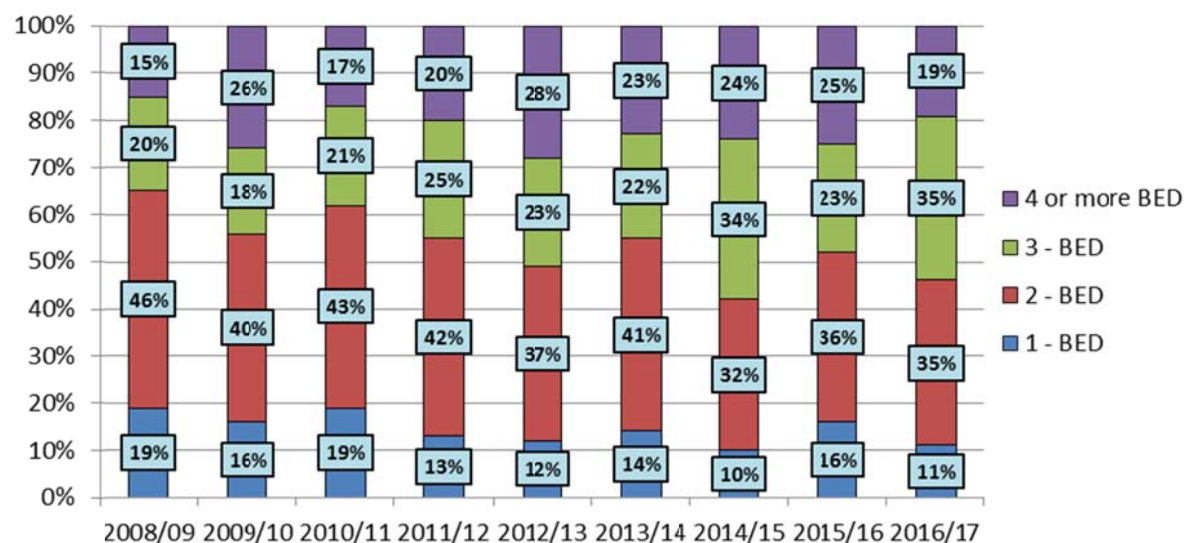
CP2 - Housing Provision and Mix

6.45 LPP1 Policy CP2 requires a suitable housing mix of sizes, types and tenures. Table 20 below shows the variety of housing sizes on new completions in the year 2016 – 2017, by the number of bedrooms. Figure 3 below indicates how the proportion of different dwelling sizes has varied since 2008.

Table 20 Housing Completions by number of bedrooms 2016-2017

Number of beds	1-BED	2-BED	3-BED	4 or more BED
Gross Completions	64	203	208	111
Percentage	11	35	35	19

Figure 3 Percentage housing completions (gross) by number of bedrooms since 2008



6.46 The graph indicates that 70% of completions were 2 or 3 bed roomed. It should be noted that the figures above relate to gross completions in 2016/17 and that some are the result of permissions that were granted under the previous WDLPR policy H7, as supplemented by the Interim Policy Aspiration (2011) on housing in some instances.

6.47 The previous Policy H7(i) of the WDLPR required 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, which had resulted in a lack of a range of dwelling types and sizes and tenures provided. However the evidence base for LPP1 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 subsequently incorporated into Policy CP2 of LPP1, which requires the majority of homes to be in the form of 2 and 3 bed houses.

6.48 The majority of completions were 2 and 3 bed dwellings, indicating the policy is being achieved. Table 21 shows how the target for 2-3 bed properties has been met since the Interim Policy Aspirations (2011).

Table 21 Percentage of Housing Completions as 2 or 3 Bed Units

	Percentage 2 or 3 bed units	Target met
2011/12	67%	Yes
2012/13	60%	Yes
2013/14	63%	Yes
2014/15	66%	Yes
2015/16	62%	Yes
2016/17	70%	Yes

6.49 There is a continuing need for a variety of sizes, types and tenures of housing to be provided. The shift in the policy requirement in CP2 still requires that the majority (i.e. over 50%) of new homes on a development be 2 and 3 bedrooms, reflecting the findings of the Strategic Housing Market Assessment that the emphasis should be on 2 and 3 bedroomed accommodation.

Affordable Housing

CP3 Affordable Housing Provision on Market Led Housing Sites

6.50 Policy CP3 of LPP1 seeks the provision of 40% on-site affordable housing on all market-led sites which increase the supply of housing, unless this would make the scheme unviable. On sites of less than 5 dwellings, a financial contribution in lieu of on-site provision will be accepted, although current government policy is that affordable housing, or a financial contribution should not be required on sites of less than 10 dwellings. The following paragraphs include information relating to both the provision of affordable housing on-site, and the financial contributions secured in lieu of on-site provision.

6.51 Table 22 below shows the number of new affordable homes completed in the year 2016 – 2017. The data only shows the additional affordable houses completed in the monitoring year and not necessarily the total contribution from the development, as completions may occur over a number of years.

Table 22 Affordable Housing Completions 2016-2017

Address	Affordable Completions (net)
Swanmore College Swanmore	23
Green Lane Farm Bishop's Waltham	5
Pitt Manor Winchester	42
Land Rear of Westman Road Winchester	12
Barton Farm Winchester	3
Cromwell Road Winchester	1
Church Lane Colden Common	2
Berewood Phase 2 Waterlooville	12
Newlands Phase 1	20

Denmead	
Forester Heath Road Soberton	6
Land at Old Park Farm Waterlooville	7
Horton Barns Waltham Chase	15
Hillpound, The Lakes Swanmore	5
Total	153

6.52 Most of the developments are market led sites which have delivered 140 of the 153 affordable dwelling completions in the year 2016– 2017.

6.53 There are also unimplemented permissions for 307 affordable homes granted within the monitoring period. A significant proportion of these are the affordable units negotiated in relation to the District's strategic housing sites.

6.54 In addition to the on-site provision of affordable housing, the Council secured legal agreements requiring £676,464.26 in financial contributions in lieu of on-site provision from a total of 11 developments granted permission in 16/17.

Table 23 Affordable Housing Commuted Sums (2012 figures)

Property Size	Sum
1 bedroom property	£90,000
2 bedroom property	£118,000
3 bedroom property	£137,000
4 bedroom property	£165,000

CP4 – Affordable Housing Exception Sites to Meet Local Needs

6.55 Policy CP4 exceptionally allows for the development of sites outside settlement boundaries for the provision of housing for local needs. These are 100% affordable housing developments. There were no dwellings on rural exception sites completed in the 2016/17 monitoring year.

Gypsy and Traveller Accommodation

CP5 - Sites for Gypsies, Travellers and Travelling Showpeople (LPP1).

DM4 – Gypsies, Travellers and Travelling Showpersons (LPP2)

6.56 The 2016 Winchester Gypsy and Traveller Accommodation Assessment identifies a need across that part of the District outside the South Downs National Park for about 15 additional gypsy/traveller pitches and about 24 travelling showpeople's pitches from 1 September 2016 to the end of the Local Plan period. The Assessment takes account of the Government's policy, contained in the Planning Policy for Traveller Sites, and reflects its definition of travellers (as revised 2015). Policy DM4 reflects the conclusions of the Accommodation Assessment and incorporates these into pitch targets for gypsies/travellers and plot targets for travelling showpeople. The City Council has also, in conjunction with East Hampshire District Council and the South Downs National Park Authority, assessed potential sites for traveller accommodation.

6.57 Policy CP5 of LPP1 is a criteria-based policy that will be used in conjunction with Policy DM4 to determine planning applications and to assist in allocating sites through the Gypsy and Traveller Site Allocations DPD which the Council is committed to producing. Sites will be allocated in this DPD, as necessary to meet the targets set in policy DM4, using the criteria established by policy CP5 and the Travellers Site Assessment Study. The Council aims to adopt the Gypsy & Traveller Site Allocations DPD in 2018.

6.58 With regard to the provision for Travelling Showpeople and meeting the requirement of 24 plots in the period 2016 – 2030, the Council has undertaken the following:

- Three 'calls for sites' during October - December 2016, March – May 2017 and July – September 2017 – no sites for travelling showpersons were received;
- Planning permission granted for 3 plots at the Nurseries, Shedfield – September - December 2016;
- Proposals in draft Traveller DPD, published for consultation July – September 2017:
 - (i) Gain of sites on an established site currently the subject of an Enforcement Inquiry (estimated at +3 plots) at Carousel Park, Micheldever (Policy TR3)
 - (ii) Regularisation of sites with a temporary consent +4 plots at The Nurseries, Shedfield (Policy TR4)
 - (iii) Intensification/expansion on existing sites within the parameters of Policy TR6. The GTAA identified additional future need on two travelling showpersons sites in the District. Both sites (The Orchard and The Nurseries) have potential capacity for further plots, therefore provision of about 6 additional plots has been included in the table below which summarises supply against the requirements of Policy DM4.

- Use of its own land holdings – para 5.1 of CAB2947(LP) confirmed that the Council does not currently control any land or premises that is suitable or available for traveller sites;
- CAB2947(LP) included an additional recommendation to undertake an assessment of sites that could potentially be acquired for use by travelling showpeople (see para 10.48 above). This process has been completed and it is concluded that no suitable sites could be identified to take this option forward.
- The recent Regulation 18 consultation provided the opportunity to formally request of neighbouring planning authorities under the duty to co-operate whether they had sites that could be identified to deliver any of the unmet need in the Winchester District. Responses were received from East Hampshire District Council, Fareham Borough Council and South Downs National Park Authority, all of which indicated that they did not have sites that could be offered to meet the needs in Winchester.

6.59 Taking the above potential sources into account, there remains a significant shortfall in the provision of travelling showpersons plots compared to the identified need. This shortfall is about 8 plots, as indicated in the following table, which summarises provision through the DPD:

Table 24 Provision of Travelling Showpersons plots compared to identified need

	G&T pitches	TSP plots
a. Requirement Policy DM4	15	24
b. Sites with planning permission allowed on appeal since 1/9/16	8	3
c. Vacant site	1	0
d. To be delivered through this DPD	About 10	About 13
Total Supply (b+c+d)	22	16
Surplus/shortfall	+7	+8

Table 25 With regard to the 5 year supply position

Calculation	G&T	TSP
5-year requirement (incl 5% buffer)	2	16
Supply	6	2
Annual Requirement	0.4	3.2
Years Supply	15	0.6

6.60 The Council is satisfied that it has explored and exhausted all options available at this stage of the plan making process in terms of trying to identify suitable sites for travelling showpeople which are deliverable. It is therefore proposed to resolve the matter through reference in the DPD to positively considering proposals for sites for Travelling Showpeople, in accordance with the

existing policy framework, rather than allocating specific sites for this use. This approach means that when sites come forward from the travelling showpersons' community, planning permission can be granted for proposals which meet the policies out set in the DPD (as amended), and other existing Local Plan policies.

CP6 – Local Services and Facilities

6.61 Policy CP6 of LPP1 supports the provision and retention of local facilities and services in appropriate locations, superseding policies SF6 and SF7 of the WDLPR. Information on some of these developments can be found in the Prosperous Economy Section where they relate to shops. Many of the changes of use involving services and facilities do not need planning permission as they are too small or no longer need planning permission due to recent changes to permitted development rights.

CP7 - Open Space, Sport and Recreation

6.62 Active communities includes encouraging and supporting healthy lifestyles. The planning policies of the Council seek to provide opportunities for recreation and sport via the provision and protection of open space. CP7 sets out the standards for open space provision in relation to new housing development and the presumption against the loss of open space, sports and recreation facilities.

The table below shows the open spaces delivered on housing sites in the year ending 31 March 2017.

Table 26 Open Space Provided In Association with New Developments

Site	Area Provided 2016 – 2017
Winton Close, Winchester	2800 sqm
Houghton Gardens, Wickham	300 sqm
St Georges Road, Denmead	2300 sqm
Highcroft, Winchester	3800 sqm
Broadview Close, Kingsworthy	3400 sqm
The Maltings, Hambledon	700 sqm
Total	13300 sqm or 1.33 ha

6.63 The Council's Open Space Strategy sets out the amount and type of facilities currently available by parish. It indicates where there are deficiencies and identifies what new and improved facilities may be required. The Open Space Strategy has been in existence for many years and financial contributions under S106 of the Town and Country Planning Act have been used successfully to fund improvements in accordance with the Strategy across the District. However, S106 contributions to open space improvements from housing developers were discontinued in 2014 and have been replaced with the Community Infrastructure Levy. Nevertheless, contributions from developments that were permitted before this date have continued to be received.

Table 27 shows how much has been contributed over the last few monitoring years.

Table 27 Open Space Fund Receipts

Monitoring Year	Open Space Fund Receipts
2011 – 2012	£332,337
2012 – 2013	£378,409
2013 – 2014	£231,987
2014 – 2015	£99,114
2015 - 2016	£108,635
2016 - 2017	£153,022

£219,830 was also released from Open Space Fund.

6.64 With the introduction of CIL in April 2014, contributions to the Fund under S106 agreements ceased. Parishes can choose to spend some of their CIL receipts on open space or other infrastructure and the City Council can also choose to fund specific projects from the general CIL fund. It is not decided what funding will be released from CIL to fund recreation and open space provision in future.

6.65 The on-site provision of open space and facilities will continue to be sought where feasible. Adopted LPP2 includes Policy DM6 (Open Space Provision for New Developments) which sets out details of what will be required on sites of 15 dwellings or more.

6.66 In addition, Policy DM5 (Protecting Open Areas) has been included in LPP2 to protect open spaces (identified on the Policies Map) and to provide more detail on the protection of amenity space including the circumstances where open space or facilities may be developed.

6.67 Since the WDLPR, a new set of open space standards has been developed and incorporated in CP7 of LPP1. The Open Space Strategy (September 2015) and available on the council's website) re-assessed all the categories of open space provision with reference to the new standards in CP7.

6.68 The re-assessment of open space provision has resulted in a different pattern of shortfalls to those which WDLPR sought to address. For Winchester Town, for example, provisions at Bushfield Camp (WT3) and on and adjacent to Barton Farm (WT2) will assist in providing open space to address shortfalls of provision. As it has previously proved difficult to provide large areas of open space under previous development plan policies, LPP2 seeks provision in association with the proposed housing allocations as appropriate. CP7 and DM5 will also continue to seek additional provision where necessary across the District, in association with future housing developments according to the standards of CP7.

6.69 Table 28 below shows the progress that has been made on recreation allocations being carried forward into LPP2 and the future direction proposed where relevant, including where allocations are planned.

Table 28 Sites allocated for recreational use

Allocation	Current status
Bushfield Camp (LPP1 WT3)	Part of employment allocation (W3) in LPP1, informal recreation still required on large part of the site
Barton Farm (LPP1 WT2)	Large amount of informal recreational land and facilities to east of railway line being provided as part of agreed scheme, in addition to the required recreation within W2 area.
Land north of Tanners Lane (Policy 2i(e) of DNP) and at Denmead Junior School (Policy 5 of DNP).	Allocation in Denmead Neighbourhood Plan made for open spaces/recreation
East of Mill Lane, Wickham	LPP2 Policy WK2 (Winchester Road Housing and Open Space Allocation) sets out requirements for recreational provision

7.0 Theme Three: Prosperous Economy

7.1 The Local Plan Prosperous Economy theme links to the similar theme of the Community Strategy and to the Council's adopted Economic Strategy. These strategies seek to maintain and enhance the dynamic and creative economy of the District, with its good communication links and strong educational facilities. Policies seek to encourage growth and diversification and maintenance of suitable existing land and premises. Sustainable transport provision is also part of a prosperous economy. The following LPP1 and saved WDLPR policies and allocations are considered to fall within the Prosperous Economy theme and are covered in this section of the AMR.

LPP1	Title
CP8	Economic Growth and Diversification
CP9	Retention of Employment Land and Premises
CP10	Transport
WDLPR Saved Policies	
CE19	Housing for Essential Rural Workers
CE20	Housing for Essential Rural Workers (permanent dwellings)
CE21	Removal of occupancy conditions
CE22	Dwellings for Other Rural Workers
SF1	Town Centre Development - New
SF2	Town Centre Development - Loss
SF3	Town Centre Development – Food & Drink
SF5	Primary Shopping Area
RT11	Equestrian Development
T9	Freight Facilities
T12	Safeguarded Land (Botley By-pass & Whiteley Way)

Employment floorspace gains and losses

Table 29 Amount for floorspace developed 2016-2017 by type

Completed floorspace m2	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross internal				275	481	2000	860	3616
Losses	7259	888	3172			818		12,137
District whole net gain/loss	-7259	-888	-3172	275	481	1182	860	-8521

Employment Land Completions

7.2 5 new developments with a total of 3616 sqm of employment floorspace have been completed during this monitoring year. The new developments cover a variety of B use classes, but the common theme is that they are all on farms in either employment or agricultural use. The completed developments are as follows:

- Northfields Poultry Farm Northfields Twyford - change of use of agricultural holdings to classes B1 (light industrial) and B8 (storage/distribution) uses
- Glidden Farm, Glidden Lane, Hambledon – change of use from agricultural to Light industrial use (B1)
- Cowdown Farm, Micheldever, Demolition of redundant farm buildings; erection of 2000sq m of B8 storage building.
- Lower Norton Farm Norton Sutton Scotney - demolition of existing barn and replacement with new commercial building comprising a mix of B1(a), B1(c) and B8 uses.
- Unit 1 Burcot Farm, East Stratton - change of use of part of Middle Barn to a micro- brewery with an ancillary sales outlet

Employment Land Losses

7.3 6 individual losses were recorded this year, a total loss of 12,137 sqm of business floorspace. Over 7000 sqm of this was accounted for by a single redevelopment site in the South Downs National Park at Chilcomb.

All of the losses were to residential use. 2 of the 5 losses were as a result of notifications under the Prior Notification (PN) procedure, rather than as a result of planning permissions. The losses were:

- Chilcomb Park, Chilcomb – redevelopment of warehouse/storage uses for a business, enterprise and innovation park
- North Park Business Centre, Unit 4 Mayles Lane, Fareham – redevelopment of business/commercial uses for housing
- Hunts Food Service, Andover Road, Winchester – redevelopment of the food business and erection of 257 units of student accommodation
- Saxon House, St Georges Street, Winchester – change of use from B1 to flats (Prior Approval)
- St Georges Street, Winchester – change of use from B1(a) to flats (Prior Approval)
- Torbay Farm, Skiviers Lane, Upham - demolition of existing sheds/industrial buildings and redevelopment including 19 no. dwellings (8 affordable)

Summary of gains and losses of business floorspace

7.4 3616 sqm floorspace has been completed this year and 12,137 sqm has been lost, resulting in a net loss of 8521 sqm of employment floorspace across the District. The figures for gains and losses cannot be directly correlated as losses due to

redevelopment often occur during a different monitoring year to the construction of the new development.

7.5 Whilst there has been a substantial loss of employment floorspace in the monitoring year, a significant proportion of this was accounted for by a single site in the South Downs National Park. This involves the redevelopment of warehouse/storage uses for other B class uses which will in future monitoring years be recorded as significant employment land gains.

Employment – Residential

7.6 5 out of 6 of the losses from commercial uses are to residential uses including 257 units of student accommodation. This reflects a more general trend in the south of England for the redevelopment of commercial floorspace for residential uses.

7.7 The issue of loss of office to residential via permitted development rights since 2013 has been a particular concern in the District. The issue has been keenly felt in Winchester Town, where a recent Enterprise M3 LEP Study has highlighted the loss of office accommodation in this key employment area. This has led to the implementation of an A4 Direction in respect of B1a Office to C3 Residential uses within Winchester Town - effective from 20 November 2017.

7.8 Another area where there has been a particularly noticeable effect is on the Parklands employment area at Denmead. The whole of the central area known as The Spinney has now been subject to Prior Approvals (also known as Prior Notifications or PN) so that this will all become residential in due course. There is also an outstanding PN at Acer House in Parklands, which would provide for 24 further dwellings when implemented.

Employment Land Availability

Table 30 Employment Land available by type

(i) sites allocated for employment uses in Development Plan Documents	31.3 ha (54.3 ha)*
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	32ha
Total employment land available	63.9 ha (86.9 ha)*

*inc whole of Bushfield Farm allocation

Table 31 Sites allocated for employment use

Site	LPP1/ WDLPR Policy	Status	Allocation Area (ha)	Available ha (no planning permission)	Available ha (with planning permission)
Bushfield Camp Winchester	LPP1 W3	LPP1 Allocation	43	20 (No more than 20ha to be	-

				developed)	
West of Waterlooville	LPP1 SH2	LPP1 Allocation – With planning permission For majority. (Loss of 2ha to residential from previous permission).	21	-	21
Solent 1, Whiteley	WDLPR S13	WDLPR Allocation – proposed to be continued in LPP2 as SHUA 2	7.2	7.2	-
Solent 2, Whiteley	WDLPR S14	WDLPR Allocation – proposed to be continued in LPP2 as SHUA 3	2.8	2.8	-
Little Park Farm Whiteley	WDLPR S15	WDLPR Allocation – proposed to be continued in LPP2 as SHUA 4	1.3	1.3	-
Hilson's Rd Curdridge	WDLPR S7	WDLPR Allocation – proposed not to be continued in LPP2	4.1	-	-
Abbey Mill, Bishop's Waltham (mixed use)	WDLPR S3	WDLPR Allocation – proposed not to be continued in LPP2	1.9	-	-
Freeman's Yard, Cheriton (SDNP)	WDLPR S6	Complete	1.1	-	-
Station Yard, Sutton Scotney (mixed use)	WDLPR S10	Complete	0.9	-	-

7.9 Progress on sites that are allocated for employment use is shown in Table 31 above, but no further development has occurred on the allocations during this

monitoring year. West of Waterlooville (SH2) is an allocation which already has outline permission and some detailed applications as a result of ongoing development. Residential development is underway and some proposed employment land has transferred to residential, so the remaining part of the allocation has been reduced to 21 ha.

7.10 The employment sites listed in Table 31 consist of the allocation from LPP1 (Bushfield Camp) together with sites that remain as saved policies of the WDLPR. If the allocation is still required, it is continued as a proposed allocation for LPP2. These sites have not been detailed here as LPP2 does not yet form part of the development plan.

Conclusion on employment floorspace

7.11 The fact that there has been no large scale economic development is considered to be mainly a result of the current economic climate rather than planning policies or a lack of allocated sites. Although some employment land has been lost this year, the amount of floorspace involved is quite small.

7.12 A reassessment of employment land in the PUSH area concluded that available sites would still be required. Following the adoption of LPP2, the Council is committed to commencing review of the Local Plan in 2018. This will include a review of the evidence base, including assessment of the economic needs of the District.

7.13 The loss of office to residential from Prior Approvals remains a concern and an A4 Direction has been prepared in response to this in Winchester Town.

7.14 In terms of more detailed monitoring, changes to the GPDO in recent years have made it more difficult to provide accurate monitoring of employment development. These include widening the scope of changes of use that do not require planning permission, including from agriculture to a number of flexible uses, retail and other A Classes. The amount of floorspace permitted as a change of use from or to industrial use and the amounts of floorspace extensions as permitted development of industrial buildings has also increased in recent years.

7.15 Monitoring of new floorspace and changes of use will continue under policy CP8, although DS1, WT1, WT3, SH1 and MTRA1 will also have some bearing. However, taking all the above factors into account, exact comparisons with previous years will not be possible. Monitoring of planning permissions may only pick up some of the major applications.

Town Centre Uses

Table 32 Town Centre Uses Development Completed 2016-2017 (sqm)

	A1	A3-A5	D2
Town Centre	None	None	None
Out of centre	None	None	None
PDL	No	No	No

7.16 Whilst there were no town centre retail developments in the monitoring period, the Council is committed to the implementation of the Central Winchester Regeneration - the delivery of a mixed-use, pedestrian friendly area that supports a vibrant retail and cultural offer which is set within an exceptional public realm incorporating the re-use of existing buildings of historic interest.

Summary on Retail and Leisure

7.17 The monitoring process is designed to highlight the larger-scale developments and only permissions involving over 250 sqm are monitored. Therefore many new retail, leisure and other town centre use developments are not picked up under the monitoring scheme as they are under the 250 sqm threshold for monitoring.

7.18 It is also not possible to monitor changes allowed under permitted development. As detailed in previous AMRs, recent changes to the GPDO have widened the scope of permitted changes between use classes and there have also been changes in the area allowed for extension under permitted development rights that affect town centre uses.

7.19 As an example, within Winchester Town Centre, there have been many changes in the composition of the A1 shops and also transfers to other uses (mainly food and drink, health and beauty, or health and fitness at ground floor and residential above) that do not appear in the above figures. Although the turnover of units is high, they generally do not stay vacant for long. The composition of Winchester Town Centre is constantly changing, but there is a low vacancy rate and this is illustrative of the dynamic situation as the city responds to the needs of the modern economy.

Tourism

7.20 The 32 bed extension to the Holiday Inn, Winchester, approved in March 2013, has not yet started construction. This is just outside the Winchester urban area, within the SDNP. Apart from this, there are no large scale hotel and visitor developments with planning permission. Only developments involving 10 bedrooms and above are monitored.

8.0 THEME FOUR: HIGH QUALITY ENVIRONMENT

8.1 Securing a high quality environment for everyone in the Winchester District is a key outcome of the Community Strategy and the Local Plan. LPP1/WDLPR policies in the High Quality Environment Theme are as follows

Relevant Policies for Theme Four: High Quality Environment

LPP1 Policies	
CP11	Sustainable Low and Zero Carbon Built Development
CP12	Renewable and Decentralised Energy
CP13	High Quality Design
CP14	The Effective Use of Land
CP15	Green Infrastructure
CP16	Biodiversity
CP17	Flooding, Flood Risk and the Water Environment
CP18	Settlement Gaps
CP19	South Downs National Park
CP20	Heritage and Landscape Character
WDLPR Saved Policies	
DP2	Master Plan requirement for large sites
DP3	General Design Criteria
DP4	Landscape and the Built Environment
DP5	Design of Amenity Open Space
DP10	Pollution Generating Development
DP11	Unneighbourly Uses
DP12	Pollution sensitive development
DP13	Development on Contaminated land
DP14	Public Utilities
CE1	Strategic Gaps
CE2	Local Gaps
CE17	Re-use of non-residential buildings in the countryside
CE24	Conversion & changes of Use to residential
CE25	Conversion of Larger Buildings in Extensive Grounds
HE1	Archaeological Site Preservation
HE2	Archaeological Site Assessment
HE4	Conservation Areas – Landscape Setting
HE5	Conservation Areas – development criteria
HE6	Conservation Areas –detail required
HE7	Conservation Areas – Demolition of Buildings
HE8	Conservation Areas – Retention of Features
HE9	Shopfronts – Retention of Existing

HE10	Shopfronts – New Shopfronts
HE11	Signage
HE12	Blinds & Shutters
HE14	Alterations to Historic Buildings
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings

8.2 The indicators relating to this area cover renewable energy, design, the effective use of land, biodiversity, flooding and water quality countryside gaps, conservation areas and historic buildings and site proposals which fall within this theme.

CP11 - Sustainable Development Standards

8.3 Policy CP11 of LPP1 requires new residential developments to achieve Code Level 5 of the Code for Sustainable Homes (the Code) for energy and Code Level 4 in respect of water use, where practical and viable.

8.4 In March 2015, the Government updated its policy on housing standards and zero carbon homes which affected the Council's implementation of Policy CP11. While Policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development, Government advice now sets maximum standards equivalent to Code Level 4 for energy and water. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 has been applied in compliance with the maximum standards set out in Government policy.

8.5 Generally, the aims of the policy have been achieved, with permissions being granted subject to conditions requiring the achievement of the relevant Code Level. The policy has also resulted in an improvement in BREEAM levels for non-residential developments, with most developments achieving at least 'excellent' if not 'outstanding'. Although it is not always possible to achieve the highest standards sought by the policy, it has resulted in greater efforts being made to incorporate energy saving/carbon reduction measures as an integral part of proposals.

8.6 The achievement of the energy standards can only be assessed at the post-decision stage, when detailed construction plans are drawn up. A final assessment can only be made when the development is completed. It is difficult to assess whether the desired levels have been achieved because of the resources required and the difficulties in monitoring completions in this level of detail.

CP12 - Renewable and Decentralised Energy

8.7 Policy CP12 encourages the development of renewable and decentralised energy schemes subject to their impact on interests of acknowledged importance such as landscape, heritage assets and its relationship to existing and future development.

8.8 This year one application for a large-scale solar panel development was approved at Otterbourne. As reported last year, approval was granted for a revised

scheme for a biomass anaerobic digestion plant at Sparsholt College. These are shown in the table below.

Table 33 Renewable Energy Developments

Site	Description	Reference	Approval Date
Sparsholt College Westley Lane Sparsholt	Biomass anaerobic digestion plant and associated development, including an education building for the 'Hampshire Demonstration of Renewable Technologies'	16/01679/FUL (revised application)	01.11.16
Southern Water Services Ltd New Southern House Otterbourne	Ground mounted solar PV array (generation of 1,487kWp)	16/02526/LDP	06.02.17

8.9 Aside from the developments listed above, there were no large scale schemes. Small domestic solar panel developments are permitted development, but there were also 3 applications for larger solar panel developments at residential properties that required and received planning permission.

8.10 Planning applications for renewable and decentralised energy generation schemes have been subject to a great deal of change in recent years, reflecting changes in legislation and government policies, funding mechanisms as well as rapidly-changing technologies. Much small-scale development of domestic wind turbines and solar panels is now allowed under Permitted Development rights and will not be subject to planning permission. The presence of the South Downs National Park in a large part of the District is also a significant landscape constraint to large-scale development.

8.11 In previous years there have been a number of proposals for large-scale solar farms, however, recent changes in subsidies has resulted in reduced opportunities for these developments and only one large-scale solar development was considered this year as shown above.

8.12 There have also been reductions in subsidies for on-shore wind turbines. The government's approach is now to concentrate on off-shore development. As reported in last year's AMR, the revisions to PPG in regard to large-scale on-shore wind turbines in 2015, have made it difficult to meet the criteria for development. No large-scale wind turbines were applied for in this monitoring year.

CP13 & CP14 - Effective Use of Land

8.13 Figure 4 below, shows the percentage of completions (residential) within different density categories.

Figure 4 Percentage of new dwellings by density

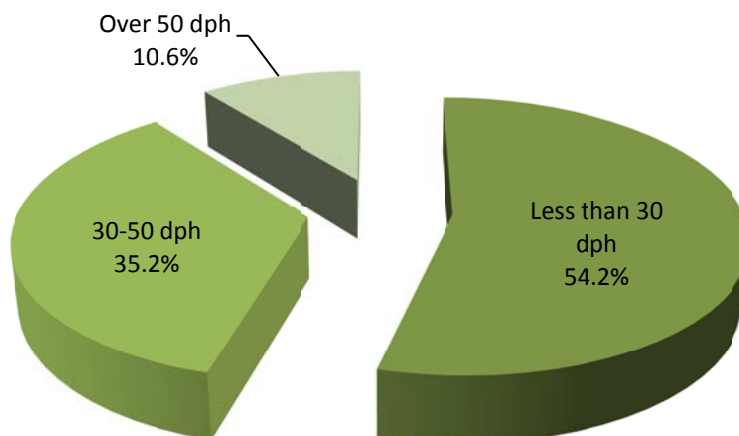


Table 32 below, sets out the average density of completions (residential) within each monitoring year.

Table 32 Average density of new dwellings

Year	Average Density of new dwellings (dwellings per hectare)
2006/07	58
2007/08	44
2008/09	37
2009/10	37
2010/11	29
2011/12	32
2012/13	23
2013/14	32
2014/15	31
2015/16	49
2016/17	41

8.14 Policy CP14 of LPP1 seeks to ensure that land is used effectively. Whereas previous policy H7 of the WDLPR required developments to fall within 30-50 dph, CP14 is more flexible, taking account of the guidance on densities within the NPPF. The development potential of sites should be maximised, but the design of the scheme and the character of the area will be the primary determinant of schemes. It is therefore expected that a greater range of densities will result than in the past.

8.15 The information above shows that whilst the majority of dwellings were built at less than 30 dwellings per hectare, the average density of new dwellings was 41dph, implying that a number of developments were completed at higher than average

densities. The higher density developments, including conversions and changes of use into flats tend to be located within the urban areas.

CP16/15 - Biodiversity/Green Infrastructure

8.16 In the Local Plan Part 1, Policy CP16 replaced CE8, CE9, CE10 and CE11 of the WDLPR. CE7 had not been saved, but is now also covered under LPP1 Policy CP16.

8.17 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.

Table 35 Statutory Designated Sites (31st March 2014)

Designation	Site Name	Area (ha) within district
LNR	Berry Coppice	2.99
LNR	Bishops Waltham Branch Line	1.62
LNR	Claylands	5.78
LNR	Crab Wood	37.75
LNR	Dundridge Meadows	7.48
LNR	Gull Coppice	7.12
LNR	Round Coppice	6.35
LNR	Shawford Down	19.65
LNR	The Moors, Bishops Waltham	14.47
NNR	Beacon Hill	40.06
NNR	Old Winchester Hill	62.82
Ramsar	Solent & Southampton Water	22.83
SAC	River Itchen	158.14
SAC	Solent Maritime	23.90
SPA	Solent & Southampton Water	22.83
SSSI	Alresford Pond	30.17
SSSI	Beacon Hill, Warnford	46.45
SSSI	Botley Wood & Everett's & Muses Copses	352.18
SSSI	Cheesefoot Head	13.41
SSSI	Crab Wood	73.00
SSSI	Galley Down Wood	16.65
SSSI	Hook Heath Meadows	5.86
SSSI	Lye Heath Marsh	4.45
SSSI	Micheldever Spoil Heaps	5.37
SSSI	Old Winchester Hill	66.17

SSSI	Peake Wood	17.75
SSSI	Ratlake Meadows	0.00
SSSI	River Itchen	575.64
SSSI	River Test	4.26
SSSI	St Catherine's Hill	43.03
SSSI	The Moors, Bishop's Waltham	27.99
SSSI	Upper Hamble Estuary & Woods	23.90
SSSI	Waltham Chase Meadows	6.36

8.18 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 were also a national Core Indicator until 2008. HBIC is continuing to gather this information as part of Hampshire action on biodiversity and the BAP.

8.19 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. It is usually only within SINCs which have been recently re-surveyed that any changes due to development or agriculture can be logged and the reasons given.

8.20 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, most notably the introduction of the Integrated Habitat System. 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.

Changes in areas of biodiversity importance

Table 36 Areas of sites designated for nature importance

Designation	Area in WCC (ha)
SAC	182
SPA	23
RAMSAR	23
SSSI	1,313
NNR	103
LNR	103
Statutory sites combined	1,365
SINC	6743
SINC amounts (previous years)	6,741 (2016) 6,734 (2015)

8.21 There has been no change in the quantity or size of statutory designated sites since 2014, except for a minor change due to updating mapping systems. The areas for statutory sites combined, does not match the total for each of the individual designations, because there is often an overlap between statutory designations.

8.22 SINC's are reviewed periodically by the SINC's Advisory Panel at HCC. There has been no change in the overall number of designated Site of Importance for Nature Conservation (SINC's) this year. Last year's figure was incorrectly given as 688, but has now been corrected to 689. One SINC has been lost to re-development and one new site has been added. The gain from the new site has been offset by amendments made to existing sites, so that there has been an overall slight decrease in area. The changes are summarised in the table below.

Table 37 Change in Number and Area of SINC Designation

SINCS	WCC sites (no)	WCC sites (area) hectares
Total sites (2015/16)	689	6,743.17
New Sites	1	7.62
Amended Sites	10	-7.17
Deleted sites	1	-0.60
Total sites (2016/17)	689	6743.02
Net change	1	-0.15
% change in area		0.12

Condition of Areas of Biodiversity

8.23 The condition of priority habitats is currently known for only those habitats designated as Sites of Special Scientific Interest (SSSIs) and for a sample of SINC's that may be surveyed in any one year. Assessments of SSSIs are carried out by Natural England with HBIC on a five year rolling programme with occasional assistance from HBIC surveys.

Table 38 Condition of SSSIs

Condition	Combined Hants area (ha)	Combine d Hants area (%)	2017 WCC area (ha)	2017 WCC area (%)	2016 WCC area (ha)	Chang e in WCC area (ha)
Favourable	21,680	42.9	384	29.26	384	0
Unfavourable Recovering	26,823	53.1	663	50.49	663	0
Unfavourable no Change	1,394	2.8	182	13.85	182	0.1
Unfavourable Declining	639	1.3	76	5.81	76	0
Part Destroyed	6	0.24	-	-	-	0
Destroyed	8	0.59	8	0.59	8	0
Grand Total	50,559	100.0	1313	100.0	1313	0.1

8.24 There has not been any change in Winchester since the previous year, except due to rounding. The reasons for this are unclear but may be due to the fact that not all SSSIs can be monitored each year. A comparison every 5yrs, when all SSSIs should have been surveyed, may therefore reveal a more complete picture.

8.25 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'. This figure is only 80% for Winchester, as in the previous year. HBiC highlight that the fact that Winchester is still showing the lowest % in these two categories is due to c30% of the River Itchen is continuing to be in 'unfavourable no change' or 'unfavourable declining' condition.

Priority Habitat and Priority Species

8.26 The table below shows the extent of the BAP Priority Habitats in Winchester District. Habitats have not been included where there is no record of that category for Winchester. There is some double-counting and overlap between categories which needs to be taken account of. Further refinement is taking place over time in many of these categories for the reasons described above. The table indicates where this is the case. In some cases data is incomplete and further work is being undertaken.

8.27 There have been large losses in some categories this year, particularly in the lowland meadows (loss of 53 ha) and also lowland mixed deciduous woodlands (loss of 5ha).due to improvements at Chilcomb Down, further scrubbing up since previous surveys at Fawley Down and Whiteshute Ridge and a re-interpretation at Alresford Golf Course. Most of the changes in the coastal and floodplain grazing marsh category (25ha lost) are due to on-going re-evaluation of categories following a revision of classifications in 2012. As a result of all these factors, Winchester has lost 83 ha of priority habitat this year overall.

Table 39 Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	2017 WCC area (ha)	2016 WCC area (ha)	Change in WCC area (ha)
Lowland Calcareous Grassland	2,056	0.5	364	417	-53
Lowland Dry Acid Grassland ¹	3,675	1	11	11	0
Lowland Meadows ¹	1,403	0.40	292	292	0
Purple Moor Grass and Rush Pastures ¹	1,481	0.40	56	56	0
Lowland Beech and Yew Woodland ²	281	0.1	41	41	0
Lowland Mixed	36,051	9.3	5,715	5,720	5

Deciduous Woodland ²					
Wet Woodland	2,037	0.50	233	233	1
Wood-Pasture and Parkland ²	5,540	1.4	119	119	0
Arable Field Margins ²	[92]	[0.02]	[0.9]	[0.9]	0
Rivers ²	[634]		[118]	[118]	0
Coastal and Floodplain Grazing Marsh ²	9,455	2.4	1,214	1,239	-25
Lowland Fens	1,899	0.5	5	5	0
Reedbeds ²	279	0.1	7	7	0
Coastal Saltmarsh ²	869	0.2	2	2	0
Intertidal mudflats ²	4,418	1.1	6	6	0
Total	70,170	21	8,143	8,070	83

¹ Possible overlap with other categories

² Incomplete data/further work/verification required

Extent of BAP Priority Habitats

8.28 Since 2013, it has been decided to survey priority species every 5yrs, as year-on-year data can be over-influenced by specific events, such as unusual weather. This year, data from 2007-2017 was re-assessed. As a result of this, most Districts appeared to gain 1 or 2 species, but this may be due to changes in methodology. Winchester now has 40 of the 50 priority species, compared with 38 reported in the previous year. The picture on notable species is unclear and BAP monitoring will continue in this area, as trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not.

Conclusion on habitats and species

8.29 Monitoring of the key indicators for the quantity and quality of species and habitats is intended to continue and the City 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.

8.30 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. WCC has completed a GI Study and an Ecosystem Service Assessment and work is underway on developing a GI Strategy. These documents will be useful in the assessment of planning applications and it may be possible to incorporate some of this information into future monitoring.

CP17 - Flooding and Water Quality

8.31 LPP1 Policy CP17 Flooding, Flood Risk and the Water Environment covers aspects of water quality and flood risk. The City Council works closely with the Environment Agency (EA) on strategic allocations and major applications. The EA are usually involved in early pre-application discussions, including masterplanning. As a result, flood risk attenuation measures and the development of SUDs have been an important part of the proposed developments at West of Waterlooville and Barton Farm, north of Winchester.

8.32 The EA is consulted on all applications within flood zones and where issues of water quality may arise. Of all this year's consultations, the EA only made 4 objections on the grounds of flood risk. In three of these cases their objections were overcome by further information and the remaining application was withdrawn. These cases are outlined below.

8.33 The EA objected to an application for the erection of four dwellings (15/02890/FUL) due to the applicant failing to submit a Flood Risk Assessment (FRA). Once the applicant submitted an FRA the EA was satisfied and withdrew their objection.

8.34 There were two applications that the EA objected on the grounds of unsatisfactory FRA/FCA being submitted. One was withdrawn (16/00710/PNACOU) the other was permitted (16/02140/FUL) once a revised FRA was submitted.

8.35 The EA's last objection was due to the development being located next to a watercourse/flood defence (16/01867/FUL). The main concern was that insufficient information has been provided to determine the impact upon a culverted watercourse. The applicant submitted further details addressing the concerns raised by the EA and the objection was withdrawn subject to a condition being included in the permission.

8.36 This analysis indicates that the council is working constructively to address water quality and flooding issues in new developments and is not approving applications contrary to the advice of the EA.

CP18 - Settlement Gaps

8.37 Policy CP18 seeks to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within defined Settlement Gaps. Table 38 sets out the permissions completed in 2015/16 and the permissions still outstanding within a Policy CP18 Gap.

8.38 There was a net gain of 2 dwellings completed in the settlement gaps during 2016/17 (excluding replacements). There is a net gain of 34 dwellings remaining from outstanding planning permissions within the gaps.

Table 40 Net Completions within Settlement Gaps

APPREF	ADDRESS	PROPOSAL	Sum Of Net Gain
14/02498/PN COU	The Old Pumping Station Main Road Littleton Winchester Hampshire SO22 6PR	Conversion of part of building to single C3 dwelling house with remainder retained as B1 office	1
16/00320/FU L	Texas, Texas Drive Olivers Battery Winchester Hampshire SO22 4HT	Demolition of existing bungalow and outbuildings, proposed replacement single storey dwelling with attached garage	1

Table 41 Permissions within Gaps

APPREF	ADDRESS	PROPOSAL	Sum Of Net Gain
14/00421/OUT	Knowle Village Business Park Mayles Lane Knowle Hampshire	Residential development of 6no. sites including change of use of former pumping station for residential use; Site A: 4no. terraced dwellings; Site B: 2no. semi-detached dwellings; Site Ci: 4no semi-detached dwellings; Site Cii: 5no. flats; Site D: 2no. detached dwellings and Site E: 1no. detached dwelling following demolition of existing	14
15/00952/FUL	Land Adjacent To Ludwells Farm Lower Chase Road Waltham Chase Hampshire	13 new houses	13
16/01576/FUL	Fairview Black Horse Lane Shedfield	Proposed new dwelling	1
15/02745/PNC OU	Oak Meadow Bishops Wood Road Mislingford	Proposed change of use from Agricultural building to a dwelling house	1
13/01210/FUL	9 Chestnut Avenue Littleton Winchester	Erection of a two bed dwelling extending the existing terrace of properties, including creation of new access.	1
16/01430/FUL	The Meads Pudding Lane Headbourne Worthy	Conversion of two flats into a single dwelling and two storey rear extension with balcony	1
15/01158/FUL	Hinton House Hinton House Drive Kings Worthy	Proposed to division of Hinton House into two separate dwellings.	1
16/01528/FUL	Sprayfine Ltd The Gallery Chase Mill Winchester Road Bishops Waltham	Change of use from B1 (office) to one bedroom residential property C3 (Dwelling)	1
16/00378/FUL	Spring Meadows Paradise Lane Waltham Chase	Replace existing agricultural workers temporary mobile home with a permanent dwelling and double garage.	1
15/01404/FUL	Field View Pudding Lane Headbourne Worthy	Demolition of existing property including garage/carport: erection of 1no. house with detached garage/carport	0
16/00320/FUL	Texas Texas Drive Olivers Battery	Demolition of existing bungalow and outbuildings, proposed	0

APPREF	ADDRESS	PROPOSAL	Sum Of Net Gain
	Winchester	replacement single storey dwelling with attached garage	
15/02021/FUL	Brickfield Coppice Fontley Road Titchfield	Replacement dwelling with basement on land at Brickfield Coppice	0
14/00649/FUL	Woodside Manor The Lakes Swanmore	Demolition of existing dwelling and outbuildings and erection of replacement dwelling with detached 2no. outbuildings including relocating of curtilage further to the South-East and relocation of existing stables	0
14/02802/FUL	Black Horse Farm Solomons Lane Waltham Chase	Demolition of farmhouse and erection of 1 no detached dwelling	0
16/02833/FUL	9 Skylark Meadows Whiteley	Demolition of the existing dwelling and the construction of a replacement dwelling	0
14/01794/FUL	Melita Lee Ground Titchfield Fareham Hampshire PO15 6RP	Demolition of a two-bedroomed bungalow and erection of a replacement four-bedroomed dwelling with a detached garage	0

CP19 – South Downs National Park

8.39 CP19 sets out the Council's approach to dealing with planning applications within that part of the South Downs National Park that falls within the Winchester District. Information on the amounts of housing and commercial development within this area are separately identified within the appropriate sections of this AMR. The quantum of development in this area is limited due to the special qualities of the SDNP and the size and nature of any settlements within this area. Development within this area will continue to be monitored until the SDNP adopts its own Local Plan, which will supersede LPP1 and the relevant saved policies of WDLPR.

CP20 - Heritage and Landscape Character

8.40 There are 37 Conservation Areas in the District and 2264 listed buildings of which 92% are Grade II, 5.5% Grade 2* and 2.5% Grade I. Saved Policy HE14 relates to alterations and changes of use of listed buildings.

Percentage of Conservation Areas with a Conservation Area Appraisal – 13.5 %

Percentage of Conservation Areas with a published Management Assessment Plan – 13.5 %

Number of Buildings at Risks in the District – 53

8.41 During the past monitoring year, considerable work has been undertaken to finalise the historic environment policies for LPP2. Work has been undertaken on the assessment criteria for the inclusion of items on a local list of undesignated heritage assets. The criteria are set out in Appendix C of LPP2. Work has also been carried out to identify and protect the views of key historic features in Winchester when considering development proposals. These features are set out in the publication draft of LPP2 and will be protected by Policy WIN3.

8.42 The built environment, historic (including archaeology) and landscape context of settlements where development is planned in LPP2 have been subject to considerable analysis during the last monitoring year. Analysis of strategic and smaller sites has been undertaken and is ongoing. Built, historic and landscape inputs into key sites within Winchester Town has also been undertaken – particularly at Silver Hill and proposed development in the Station Approach area.

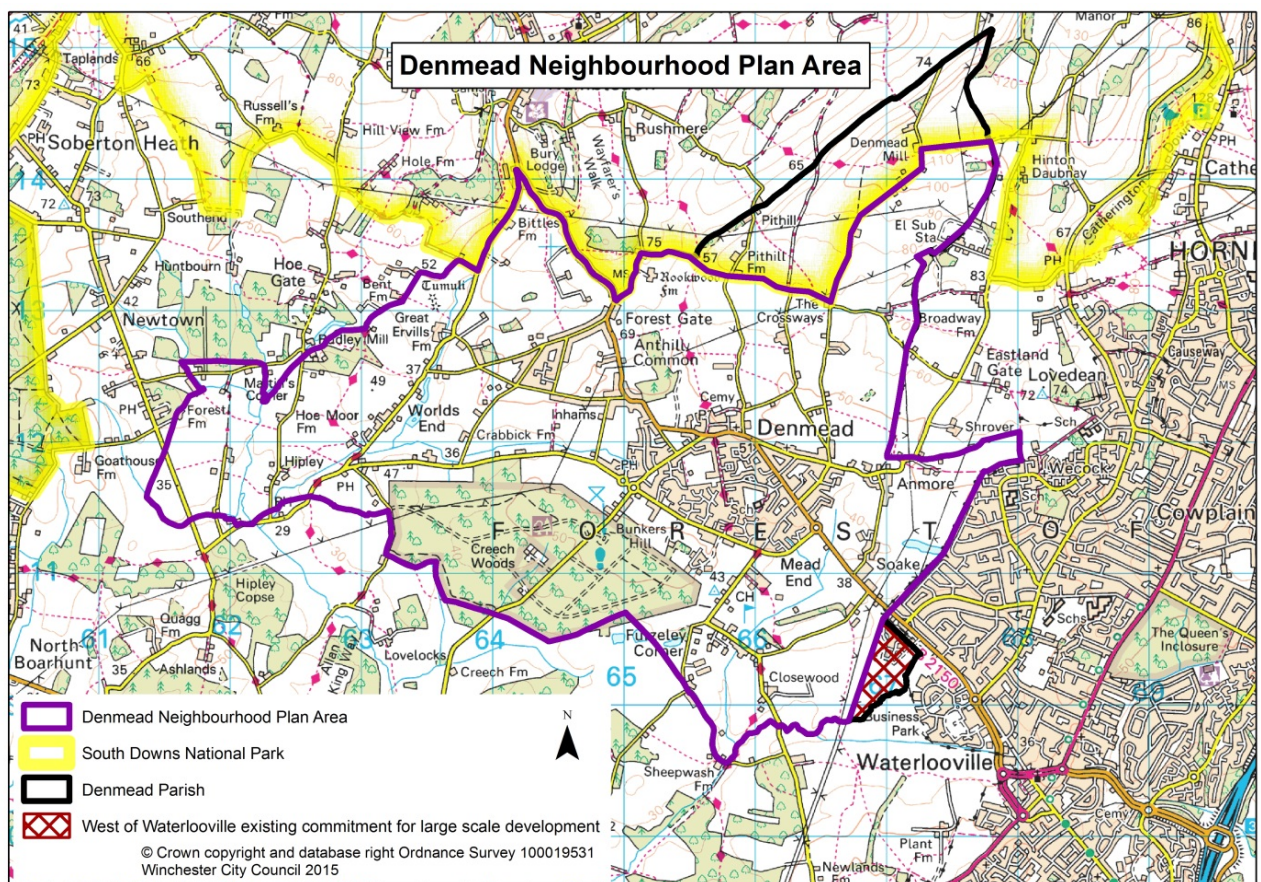
9.0 Denmead Neighbourhood Plan

Introduction

9.1 Neighbourhood plans were introduced through the Localism Act 2011 giving local communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided.

9.2 Neighbourhood Development Plans become part of the Development Plan and the policies contained within them are then used in the determination of planning applications. Policies produced cannot block development that is already part of the Local Plan. Denmead is currently the only settlement within the district with a neighbourhood plan.

9.3 The Denmead Neighbourhood Plan (DNP) was “made” and became part of the Development Plan on 1 April 2015. A revised Denmead Village Design Statement (VDS) was adopted on 29th February 2016. The VDS will provide further guidance on detailed design matters in the Denmead area.



Denmead Neighbourhood Plan Area

Policy Monitoring

9.5 here are six key objectives in the Denmead Neighbourhood Plan with associated indicators. There are seven land use policies which will assist in the delivery of the objectives of the plan. These policies set out proposals for development and criteria to be used alongside other adopted planning policies in the consideration of planning applications. Proposals from the DNP are non-statutory proposals that will be pursued by the Parish Council and others in parallel with the implementation of the formal policies of the DNP.

9.6 The AMR is solely concerned with monitoring the planning policies of the DNP and how they relate to the achievement of the key objectives.

Policy 1: Spatial Plan for the Parish

9.7 Policy 1 sets out the spatial element of the Neighbourhood Plan defining the settlement boundary and the Settlement Gap. Development Proposals located within the boundary will be supported, provided they are in accordance with other policies of the Neighbourhood Plan and the Winchester Development Plan.

9.8 During the monitoring period six developments were permitted within the settlement boundary. There were no developments that were permitted within the settlement gap and five that were permitted within the Countryside.

Policy 2: Housing Site Allocations

9.9 Policies MTRA2 and CP1 of LPP1 require the DNP to allocate land for about 250 new homes in Denmead. This is part of the overall Plan target of 2,500 new homes in the 'Market Towns & Rural Area' of the District between 2011 and 2031. As at September 2013, planning permissions, completions since 2011 and SHLAA sites within the settlement boundary will deliver a total of 124 new homes, requiring the policy to provide for about 130 new homes, excluding any provision for windfall development. There are four proposed sites:

- **Land East of Village Centre:** Application submitted (17/00335/FUL) February 2017 for the erection of 91 residential units, associated public open space, residents car park, landscaping, access, car parking, partial realignment of road junction and associated works
- **Land off Tanners Lane:** No application submitted during the monitoring period.
- **Land at Baptist Church, Anmore Road:** Application (15/02566/FUL) permitted on June 2016 for Construction of 10 dwellings together with associated access, car parking, refuse and cycle storage following demolition of existing church.

- **Land off Anmore Road:** No application submitted during the monitoring period.

Policy 3: Housing Design

9.10 The policy requires that all development proposals within the NDP area reflect the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the adopted Denmead Village Design Statement. During 2016/17 Denmead Parish Council objected to six applications on design grounds.

Policy 4: Land at Parklands Business Park, Forest Road

9.11 This policy encourages new employment-related development at the Parklands Business Park on Forest Road. The Business Park contains a wide variety of small and medium sized businesses across a number of economic sectors. It employs a significant number of local residents and employees use the Village Centre. As such it is an important economic asset for Denmead and will continue to be protected by LPP1 Policy CP9.

9.12 Policy 4i relates to the development of a residential care home which was permitted (14/00446/FUL) in May 2014. The Parish Council raised no objection to the application and supported the proposal feeling it was in keeping with the then emerging policy. The site has yet to commence during the monitoring of 2016/17.

9.13 Government changes to the permitted development order in May 2013 mean that since that time it has been possible to change office space into residential building with only the submission of a Prior Approval notice required. This has particularly affected the Parklands Business Park in Denmead with many of the office premises now in residential use. This is contrary to key objective 2 of the Denmead Neighbourhood Plan as it states the importance of supporting existing businesses in the Denmead area.

9.14 Since 2014 there have been 13 prior notification applications to change the office space at Parklands into residential space, particularly in 'The Spinney'. Apart from this no commercial or retail applications have been made within Parklands Business Park during 2016/17.

Policy 5: Sports and Leisure facilities

9.15 Policy 5 supports in principle proposals for new sports and leisure facilities to serve Denmead within the grounds of the Junior School. The village is now of a population size that could sustain its own facilities so local people do not have to travel far outside Denmead. The school governing body is keen to raise funds to invest in providing these facilities on its existing site for the benefit of pupils and for the wider community.

9.16 There were no applications for sports and leisure facilities relating to the site during 2016/17.

Policy 6: Public Car Park at Hambledon Road/Kidmore Lane

9.17 This policy safeguards the important public car park at Hambledon Road/Kidmore Lane for the continuing benefit of customers of the Village Centre and of visitors to the village more generally. There were no applications relating to the car park during 2016/17.

Policy 7: Burial Ground

9.18 This policy makes provision for the need to extend the existing burial ground at Cemetery Lane, Denmead. The long term requirement for the further provision of burial ground space was considered in the context of the Neighbourhood Plan.

9.19 Following a satisfactory environmental ground water audit, carried out by professional cemetery advisers, the preferred solution (from the perspectives of both clients and management) is for a further extension of approximately 0.4 Ha on to land to the north of the existing burial ground. This will not be required for a further five years and during that time both the landowner and the Parish Council will pursue that proposal.

This was not implemented during 2016/17.

Appendix 1 Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rented Homes	Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are affordable to eligible households, but in any event not more than 80 per cent of the local market rent (including service charges).
Annual/Authority 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.
Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
Biomass	A fuel derived from biological material including both plant and animal derived material.
BREEAM	Building Research Establishment's Environmental Assessment Method. Used to assess the environmental performance of new and existing non-residential and mixed use buildings.
Brownfield land/sites	See Previously Developed Land
Buildings at Risk (BAR)	This is a list published by English Heritage and includes) grade I and II* listed buildings and structural scheduled monuments (structures rather than earthworks and buried sites), known to English Heritage to be at risk through neglect and decay, or vulnerable to becoming so.
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 31st March 2011
Core Strategy	The lead Development Plan Document which sets out the spatial vision and objectives for the future of the planning area and establishes a development strategy to be followed For the Winchester District the Joint Core Strategy: Local Plan Part 1 was adopted in March 2013.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
Community Strategy	A high level corporate visioning document for the Winchester District produced by the City Council, but originally prepared in partnership with the Winchester District Strategic Partnership (WDSP), dealing with wide social, economic and environmental issues that affect the District.
Development Plan	Comprises adopted Local Plans and Neighbourhood Plans, together with any Minerals and Waste plans. In Winchester District currently Local Plan Part 1, Winchester District Local Plan Review (2006) Saved Policies and the Hampshire Minerals and Waste Plan (2013) and Denmead Neighbourhood Plan (2015).
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination and, forms part of the Development Plan for the local authority area.
Department of Communities and Local Government (DCLG)	Government Department, source of information on government planning guidance, amongst other matters.
Economic Strategy (2010 – 2020)	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.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support development plan documents.
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector.
Green Infrastructure	Green Infrastructure describes natural and managed green spaces, features and water bodies that together make up a network of multifunctional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local

	communities. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. Since June 2010, now also includes residential gardens.
Hampshire Alliance for Rural Affordable Housing (HARAH)	Hampshire Authorities promoting and delivering in partnership Affordable Housing in their rural areas.
Hampshire Biodiversity Action Plan (BAP)	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
Hampshire Biodiversity Information Centre (HBIC)	The Hampshire Biodiversity Information Centre (HBIC) is a 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)	County Council of Hampshire. Planning authority for minerals and waste planning. Performs certain strategic functions including highways, education and social services
Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
Infrastructure	A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education provision (pre-school, primary, secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.
Intermediate affordable housing	Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents).
Listed Building	A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are documented in the

	national Statutory Lists of Buildings of Special Architectural or Historic Interest.
Local Area 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)	A generic name given to all constituent documents of the Local Development Framework.
Local Development Framework (LDF)	All local development documents that inform spatial planning in an area including; Development Plan Documents, Local Development Scheme, Statement of Community Involvement, Annual Monitoring Report, Community Infrastructure Levy and Supplementary Planning Documents
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Localism Act	Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
Local Enterprise Partnership (LEP)	Local enterprise partnerships are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area. The Solent and Enterprise M3 LEPs cover parts of the Winchester District.
Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies and are chosen by the local planning authority
Local Nature Partnership (LNP)	Local Nature Partnerships (LNPs) are partnerships of a broad range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment. They work with local decision-makers including local authorities and LEPs. The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012.
Local Nature Reserve (LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLP Review (2006) Policy H3 settlements and released if monitoring shows that housing

	provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Marine Management Organisation	Responsible for preparing marine plans across the country, including the south marine planning area. The tidal part of the Hamble within the Winchester District is part of the south marine planning area.
Neighbourhood Design Statement (NDS)	An advisory document produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) 2012 sets out the Government's policies for planning in England.
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) 2013 provides the Government's interpretation of NPPF. It replaces advice previously expressed in planning policy guidance notes (PPGs) and good practice guidance. It is web-based and updated as and when required.
Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
Parish Plan/Community Plan	Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved.

	Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.
Previously Developed Land (PDL)	Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.
Open Space	Defined in the Town and Country Planning Act as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.
Partnership for South Hampshire (PUSH)	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.
RAMSAR site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA
Renewable Energy/Resources	Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.
Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in

	perpetuity.
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.
Solent Recreation Mitigation Project	A project set up to develop appropriate mitigation for the effects of recreation impacts on the Solent SPA arising from new housing development as required under the Habitat Regulations. Previously called the Solent Disturbance and Mitigation Project.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.
Special Protection Area (SPA)	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
Statement of Community Involvement (SCI)	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in development control decisions. The Council's current Statement of Community Involvement was adopted in January 2007.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on housing land supply and aims to identify sufficient land to

	accommodate the District's housing need.
Strategic Housing Market Assessment (SHMA)	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
Social rented accommodation	Rented housing owned by Registered Providers (often Housing Associations), local authorities or other eligible bodies available to eligible households at target rent levels (target rents being determined through the national regime set out in the Government's Guide to Social Rent Reforms 2001 or equivalent rental arrangements).
Settlement Gap	An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The previous distinctions between Strategic and Local Gaps no longer apply.
Supplementary Planning Document (SPD)	Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
Sustainability Appraisal (SA)	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District. The requirement to undertake SA is an integral part of the plan making process.
Use Class Order	The Town and Country Planning (Use Classes) Order 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 previous development plan for the District. The remaining 'saved' policies of this form part of the development plan until the adoption of LPP2 and the South Downs National Park Local Plan.

Appendix 2 Winchester District Local Plan Review Saved Policies

WDLPR Policy No.	WDLPR 2006 Policy Topic
DP2	Master Plan requirement for large sites
DP3	General Design Criteria
DP4	Landscape and the Built Environment
DP5	Design of Amenity Open Space
DP10	Pollution Generating Development
DP11	Unneighbourly Uses
DP12	Pollution sensitive development
DP13	Development on Contaminated land
DP14	Public Utilities
CE1	Strategic Gaps
CE2	Local Gaps
CE17	Re-use of non-residential buildings in the countryside
CE19	Housing for Essential Rural Workers
CE20	Housing for Essential Rural Workers (permanent dwellings)
CE21	Removal of occupancy conditions
CE22	Dwellings for Other Rural Workers
CE23	Extension & Replacement of Dwellings
CE24	Conversion & changes of Use to residential
CE25	Conversion of Larger Buildings in Extensive Grounds
CE26	Staff Accommodation
CE28	Sustainable Recreation Facilities
HE1	Archaeological Site Preservation
HE2	Archaeological Site Assessment
HE4	Conservation Areas – Landscape Setting
HE5	Conservation Areas – development criteria
HE6	Conservation Areas – detail required
HE7	Conservation Areas – Demolition of Buildings
HE8	Conservation Areas – Retention of Features
HE9	Shopfronts – Retention of Existing
HE10	Shopfronts – New Shopfronts
HE11	Signage
HE12	Blinds & Shutters
HE14	Alterations to Historic Buildings
HE17	Re-use and conversion of historic redundant, agricultural or industrial buildings
H3	Settlement Policy Boundaries

H10	Mobile Homes (Loss)
SF1	Town Centre Development - New
SF2	Town Centre Development - Loss
SF3	Town Centre Development – Food & Drink
SF5	Primary Shopping Area
RT1	Important Amenity Areas
RT2	Important Recreational Space
RT5	Site Allocations for Recreation
RT11	Equestrian Development
RT12	Golf related development
RT13	Noisy Sports
RT16	Tourism & Leisure Facilities in the Countryside
RT17	Camping/ Caravanning Sites
RT18	Permanent Short-Stay Tourist Accommodation in Countryside
T2	Development Access
T3	Development Layout
T4	Parking Standards
T9	Freight Facilities
T12	Safeguarded Land (Botley By-pass & Whiteley Way)
W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate
W4	Park and Ride
W6	Parking Controls & Servicing – New Public car parks
W7	Parking Controls & Servicing – Parking Standards
W10	New Footpath Proposals
W11	New Bridleway Proposal
S1	Bishop's Waltham – Ponds
S2	Bishop's Waltham - Malt Lane
S4	Bishop's Waltham – Pondsides
S7	Curdrige – Hilsons Road
S10	Proposals for land at former station yard Sutton Scotney
S12	Proposals at Whiteley Green
S14	Whiteley – Solent 2
S15	Whiteley – Little Park Farm

Appendix 3: Five Year Land Supply Summary

5 Year Period: 2017-2022

a	2011- 2031 requirement		12,500
b	Completions to 2017 (April)		2,229
c	Remaining requirement to 2031 (a - b)		<u>10,271</u>
d	Remaining number of years from requirement		14 years
e	Annual requirement	(c / d)	734
f	5 Year requirement	(e x 5)	<u>3,670</u>

Therefore:

g	Requirement		3,670
g(i)	Requirement + 5% buffer		3,854
g(ii)	Requirement + 20% buffer		4,404
h	Supply over 5 year period		5,085

District 5 year land supply	(h – g / 734)	6.9 years
District 5 year land supply with 5% buffer	(h – g(i) / 734)	6.7 years
District 5 year land supply with 20% buffer	(h – g(ii) / 734)	5.9 years

5 Year Period: 2018-2023

a	2011- 2031 requirement		12,500
b	Completions to 2018 (April)		2,949
c	Remaining requirement to 2031 (a - b)		<u>9,551</u>
d	Remaining number of years from requirement		13 years
e	Annual requirement	(c / d)	735
f	5 Year requirement	(e x 5)	<u>3,675</u>

Therefore:

g	Requirement		3,675
g(i)	Requirement + 5% buffer		3,859
g(ii)	Requirement + 20% buffer		4,410
h	Supply over 5 year period		5,444

District 5 year land supply	(h – g / 735)	7.4 years
District 5 year land supply with 5% buffer	(h – g(i) / 735)	7.2 years
District 5 year land supply with 20% buffer	(h – g(ii) / 735)	6.4 years

Appendix 4: Large Sites Phasing

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Peninsula Barracks Winchester	133 Completed. 5 Not Started	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Abbey Mill Station Road Bishops Waltham	Not Started	70	0	0	20	15	0	0	0	0	0	0	0	0	0	0	35	70
* Area Between Friarsgate Silver Hill, Broadway Winchester	Not Started	307	0	0	0	0	0	20	50	100	100	37	0	0	0	0	0	307
Police Headquarter Romsey Road Winchester	Site Cleared	208	0	0	25	70	70	43	0	0	0	0	0	0	0	0	0	208
Land At Pitt Manor	Under Construction	74	55	19	0	0	0	0	0	0	0	0	0	0	0	0	0	74

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Romsey Road Winchester																		
77 Wellington House Kingsgate Street Winchester	Under Construction	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Torbay Farm, Sciviers Lane, Upham	Under Construction (includes 4 in SDNP area)	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19
Ember House Co-operative Group Moorside Road Winchester	Not Started	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Knowle Village Business Park, Mayles Lane, Knowle	Not Started	18	0	4	6	4	4	0	0	0	0	0	0	0	0	0	0	18
* Land at Hinton Field Lovedon	Under Construction	50	30	20	0	0	0	0	0	0	0	0	0	0	0	0	0	50

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Lane Kings Worthy																		
* Land at Hillpound The Lakes Swanmore	Under Construction	131	35	31	36	20	9	0	0	0	0	0	0	0	0	0	0	131
Old Station Yard, Oxford Road, Sutton Scotney	Not Started	27	0	15	12	0	0	0	0	0	0	0	0	0	0	0	0	27
* Land North and South of Forest Road Waltham Chase	Not Started	81	0	25	30	26	0	0	0	0	0	0	0	0	0	0	0	81
Parklands Business Park, Forest Road, Denmead	Not Started	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24
Worthy Down Camp, Worthy Down Winchester	Site Clearance	90	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	90

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Swanmore College Of Technology New Road Swanmore	Under Construction	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Victoria House, Victoria Road Winchester	Under Construction	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27
* Site of 1A and 1B Land off Hillier Way Winchester	Under Construction	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Fire Station, North Walls, Winchester	Under Construction	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Chesil Street Car Park, Barfield Close, Winchester	Under Construction	52	52	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52
* Area 2 Lady Bettys Drive Whiteley	Not Started	75	0	0	0	0	0	20	55	0	0	0	0	0	0	0	0	75

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Land adj Ludwells Farm, Lower Chase Road, Waltham Chase	Under Construction	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13
* Baptist Church, Anmore Road, Denmead	Not Started	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Capitol House, 12-13 Bridge Street, Winchester	Under Construction	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
* Land east of village centre, Denmead	Not Started	91	0	0	21	40	30	0	0	0	0	0	0	0	0	0	0	91
* Land off Tanners Lane, Denmead	Not Started	18	0	0	0	0	-2	10	10	0	0	0	0	0	0	0	0	18
* Land off Anmore Road, Denmead	Not Started	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	10

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
63 Andover Road, Winchester	Not Started	9	-1	10	0	0	0	0	0	0	0	0	0	0	0	0	0	9
* Land at Sandy Lane, Waltham Chase	Not Started	62	-1	20	30	13	0	0	0	0	0	0	0	0	0	0	0	62
Land adj Heathlands, Shedfield	Not Started	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Land west of Beggars Drove, Sutton Scotney	Not Started	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
The Brook, Clewers Hill, Waltham Chase	Not Started	9	0	-1	10	0	0	0	0	0	0	0	0	0	0	0	0	9
Trafalgar House, Trafalgar Street, Winchester	Not Started	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	26
* Land at Coppice Hill, Bishops	Not Started	80	0	0	10	20	20	20	10	0	0	0	0	0	0	0	0	80

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Waltham																		
* Land at Martin Street, Bishops Waltham	Not Started	60	0	10	20	20	9	0	0	0	0	0	0	0	0	0	1	60
* The Vineyard, Tangier Lane, Bishops Waltham	Not Started	120	0	30	30	30	20	10	0	0	0	0	0	0	0	0	0	120
* Albany Farm, Winchester Road, Bishops Waltham	Not Started	120	0	10	25	25	25	25	10	0	0	0	0	0	0	0	0	120
* Tollgate Sawmill, Winchester Road, Bishops Waltham	Not Started	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10
* Sandyfields Nursery, Main Road,	Not Started	165	0	10	40	40	40	35	0	0	0	0	0	0	0	0	0	165

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Colden Common																		
* Clayfield Park, Main Road, Colden Common	Not Started	53	0	0	16	20	17	0	0	0	0	0	0	0	0	0	0	53
* Land at The Dean, Alresford	Not Started	75	0	15	30	30	0	0	0	0	0	0	0	0	0	0	0	75
* Land east of Sun Lane, Alresford	Not Started	325	0	0	20	40	50	50	50	50	50	15	0	0	0	0	0	325
* Morgan's Yard, Winchester Road, Waltham Chase	Not Started	100	0	0	0	10	30	30	30	0	0	0	0	0	0	0	0	100
* Carfax, Sussex Street, Winchester	Not Started	50	0	0	15	25	10	0	0	0	0	0	0	0	0	0	0	50
*Cattlemarket site, Andover Road, Winchester	Not Started	100	0	0	0	20	30	30	20	0	0	0	0	0	0	0	0	100

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
* Land east of Winchester Road, Wickham	Not Started	125	0	0	35	40	40	10	0	0	0	0	0	0	0	0	0	125
* Land east of School Road, Wickham	Not Started	82	0	10	30	30	12	0	0	0	0	0	0	0	0	0	0	82
Large Sites Total Supply (Excluding Strategic Allocations)		3056	253	360	552	543	414	303	233	160	150	52	0	0	0	0	36	3056
Policy SH 2: West Of Waterlooville, Old Park Farm	Under Construction	71	60	11	0	0	0	0	0	0	0	0	0	0	0	0	0	71
Policy SH2: West Of Waterlooville, Grainger Development Site	Under Construction	1907	150	154	221	243	174	200	150	150	150	150	100	40	25	0	0	1907
Policy SH3: North Whiteley	Not Started	3500	0	0	0	50	200	350	300	350	300	350	300	350	300	300	350	3500

Address	Status In 2016/17 Monitoring Year	Net Available	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Policy WT1: Barton Farm, Andover Road, Winchester	Under Construction	1996	145	175	175	175	175	175	175	175	175	175	125	100	51	0	0	1996
LPP1 Strategic Allocations Total Supply		7474	355	340	396	468	549	725	625	675	625	675	525	490	376	300	350	7474
Total Large Sites Supply		10530	608	700	948	1011	963	1028	860	835	775	727	525	490	376	300	386	10530

* = sites previously listed as 'Local Plan Part 2 Sites'

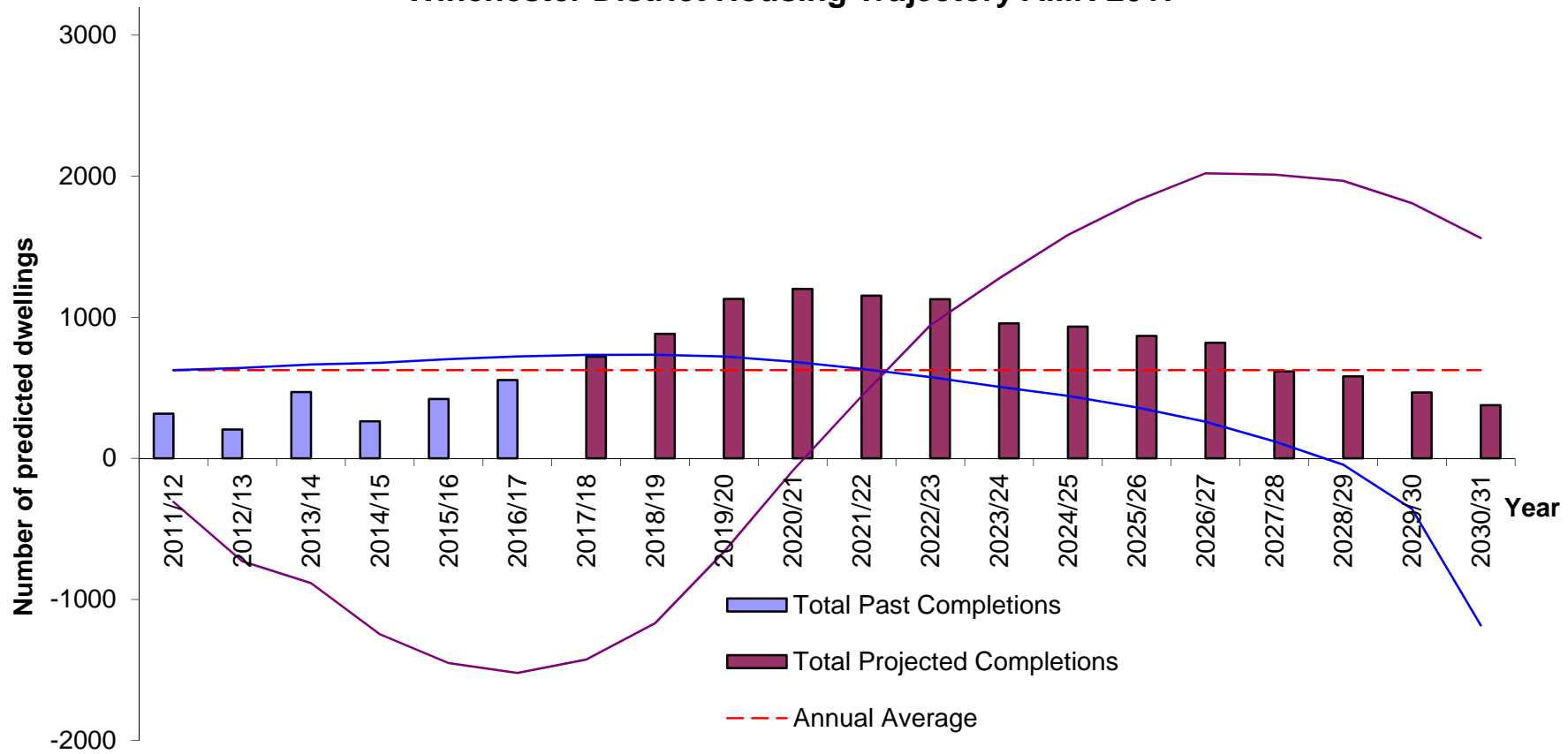
Appendix 5 SHLAA Sites included in 5 Year Land Supply and Housing Trajectory

	Site Address	Site Ref	Area (ha) Gross	Area (ha) Net	Density	Ratio	Total Estimate Housing	2015-2020	2020-2025	2025-2030	2030 and beyond
Denmead	Land behind Highclere, School Lane	475	0.2	0.2	30	1	6	0	6	0	0
Denmead	Shere, Green Meadows, Green Lane, Denmead, PO7 6LW	958	0.2	0.2	30	1	7	0	0	0	7
Kings Worthy	Land At Tudor Way	329	0.4	0.25	30	1	7	7	0	0	0
Kings Worthy	Kings Worthy Court, SO23 7QA	381	0.5	0.5	30	0.9	14	0	14	0	0
Kings Worthy	Cornerways, Church Lane, Kings Worthy SO23 7QS	2509	1.3	1.3	30	0.8	31	0	31	0	0
New Alresford	Telephone Exchange, Station Road	2123	0.1	0.1	50	1	7	0	0	7	0
New Alresford	Land To The Rear Of 58 The Dean	276	0.6	0.23	40	1	9	4	0	0	0
Sparsholt	Church Mead, Home Lane, Sparsholt (Garden of)	434	0.2	0.2	30	1	7	0	0	7	0
Sparsholt	Land at Church Farm	2062	0.3	0.3	30	1	8	8	0	0	0
Swanmore	Land behind 1 & 2 Cottles	466	0.2	0.2	30	1	5	0	0	5	0
Swanmore	New Road	1751	0.2	0.2	30	1	6	0	6	0	0
Whiteley	The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ	1810	1.4	1.4	40	0.8	5	0	5	0	0
Whiteley	Lady Betty's Drive	1811	0.8	0.3	40	1	13	0	0	13	0

Winchester	16 Edgar Road, Winchester, SO23 9TW	80	0.2	0.2	50	1	10	0	0	10	0
Winchester	St Peter's, Hyde Abbey Road Car Park	341	0.4	0.1	50	1	6	0	0	6	0
Winchester	Land At the end of West End Close	569	0.3	0.3	50	1	13	0	0	13	0
Winchester	Land off Firmstone Road, Winchester, SO23 0PA	659	0.2	0.2	50	1	12	0	0	12	0
Winchester	Royal Hampshire County Hospital B	1827	0.5	0.5	50	0.9	24	0	24	0	0
Winchester	Royal Hampshire County Hospital E	1829	0.8	0.8	50	0.9	34	0	0	34	0
Winchester	Behind Trussell Crescent	1846	0.2	0.2	60	1	12	0	12	0	0
Winchester	Winchester Cathedral grounds	2134	0.5	0.5	23	0.9	10	0	10	0	0
Winchester	Dyson Drive	2558	0.4	0.22	40	1	9	9	0	0	0
Winchester	Colbourne Close	2587	0.2	0.2	30	1	5	0	5	0	0
Winchester	Wilborforce Drive	2589	1.5	1.5	31	0.75	70	35	35	0	0
Total								63	148	107	7

Appendix 6 Housing Trajectory

Winchester District Housing Trajectory AMR 2017



WCC Authorities' Monitoring Report 2017

Local Plan Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Commitments (Large & small excl. Strategic Allocations)							344	451	643	633	504	303	233	160	150	52	0	0	0	0	3473
Strategic Allocations							355	340	396	468	549	725	625	675	625	675	525	490	376	300	7124
SHLAA & Windfall Sites							21	91	91	100	100	100	99	99	92	92	91	91	91	77	1235
Total Projected Completions							720	882	1130	1201	1153	1128	957	934	867	819	616	581	467	377	11832
Total Past Completions	317	204	470	262	421	555															2229
Cumulative Completions	317	521	991	1253	1674	2229	2949	3831	4961	6162	7315	8443	9400	10334	11201	12020	12636	13217	13684	14061	14061
Annual Average	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative average	-308	-729	884	1247	1451	1521	1426	1169	-664	-88	440	943	1275	1584	1826	2020	2011	1967	1809	1561	1561
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	722	734	735	722	685	634	576	507	443	361	260	120	-45	-358	-1184	