

WINCHESTER DISTRICT
LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT 2014
(1st April 2013 – 31st March 2014)

December 2014



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1.0 INTRODUCTION

- 1.1 This Annual Monitoring Report (AMR) for the Winchester District covers the period April 2013 to March 2014.
- 1.2 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce monitoring reports on at least a yearly basis (see Background Section for more detail). The purpose of the AMR is twofold:
- To monitor the progress of the local development documents set out in the Local Development Scheme.
 - To monitor the effectiveness of the policies set out in the local development documents.
- 1.3 This AMR is broken down into the following sections:
- The background section explains the requirements for monitoring as set out in legislation. This section also discusses the content of the 2014 AMR and future monitoring reports.
 - Part One of this AMR provides further details of progress in developing policies including the current Local Development Scheme and any changes in the timetable for producing the local development documents.
 - Part Two of the AMR monitors the performance of adopted policies within local development documents and is set out using the three 'themes' of the Council's Community Strategy and the Local Plan. The Introduction to Part Two explains the methodology of this in more detail.
- 1.4 On 20th March 2013 the Winchester Local Plan Part 1 (Joint Core Strategy) was adopted, which superseded some of the saved policies of the 2006 Winchester District Local Plan Review (WDLPR). However, some of the saved policies still remain, until they are replaced/superseded/deleted following the adoption of Local Plan Part 1 (Development Management and Allocations). The relevant development plan for this monitoring report therefore consists of Local Plan Part 1, together with the remaining saved policies of the 2006 Local Plan. This AMR focuses on those policies which can be monitored effectively, taking into account the relevance of those policies now the new Local Plan is in place.
- 1.5 The Annual Monitoring Report includes an assessment of the five year housing land supply. The National Planning Policy Framework requires Local Planning Authorities to identify and maintain a five-year supply of deliverable land for housing. In accordance with the advice that assessments should be forward looking, two assessments are made, for the period April 2014 to March 2019 and for the period between April 2015 and March 2020.
- 1.6 The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council and the Hampshire Biodiversity Information Centre

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

2.0 **BACKGROUND**

Planning and Compulsory Purchase Act 2004 (As amended)

- 2.1 The requirement to produce monitoring reports is contained within Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by para 113 of the Localism Act 2011). Planning authorities are required to prepare reports containing information on;
- the implementation of the local development scheme (LDS)
 - the extent to which the policies set out in local development documents are being achieved.
- 2.2 Reports must be prepared within at least 12 months since the last report(s). The reports must be made public.
- 2.3 Although monitoring information can now be provided via a number of reports, it has been considered in Winchester that it is most practical to continue to produce a single report on an annual basis, which will therefore continue to be called the Annual Monitoring Report or AMR. Additional reports into various aspects of monitoring may be prepared at other periods; however there are no plans to do so currently.
- 2.4 The AMR will continue to be produced by the end of the December to which a particular financial year relates. Much of the information is not available until the autumn following the end of the financial year. Although draft information on housing and commercial developments is received from HCC during the summer, this information needs to be checked and analysed and – in the case of housing – used to inform the development of trajectories and to re-assess the 5yr land supply. It is therefore considered that producing this information at the end of the year is in fact the earliest date by which it can reasonably be prepared.

Local Planning Regulations 2012

- 2.5 The Local Planning Regulations contain specific requirements for the content of monitoring reports. Requirements were previously contained in the Town and Country Planning (Local Development Framework) Regulations 2004, which the 2012 Regulations supersede.
- 2.6 Regulation 34 of the 2012 Regulations sets out the requirements for monitoring reports. In summary these are as follows;
- 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 Duty to Co-operate requirements during the report period
- Make up-to-date information collected for monitoring available as soon as possible.

The Annual Monitoring Report 2014

- 2.7 Part One of the 2014 AMR reviews the policy progress in producing local development documents made during the year, reflecting S35 (2) a of the 2004 Act on the implementation of the Local Development Scheme (LDS). Progress is assessed against the LDS and changes to the LDS itself are also explained. Part One also details all of the requirements of the 2012 Regulations - apart from those relating to housing delivery - including NDOs and CIL. It also reports on Duty to Co-operate actions. The housing delivery and supply information is considered in the context of the adopted and proposed Local Plan policies in Part Two of the AMR.
- 2.8 Part Two of the AMR considers the performance of adopted planning policies, reflecting S35 (2) b of the 2004 Act on the extent to which policies are being achieved – including those relating to housing delivery.
- 2.9 The Community Strategy 2010-2020 sets a long-term vision for the area, and identifies three overarching priority outcomes for the Winchester District. The City Council considers planning policies are a key delivery mechanism for the Community Strategy and the Local Plan is themed around the three priority outcomes of the Strategy; namely Active Communities, Prosperous Economy and High Quality Environment.
- 2.10 Part Two of the AMR follows the structure of the Local Plan Part One (LPP1) which was adopted in March 2013. The WDLPR policies are considered under the themes to which they best relate. Tables at the introduction to each of the themes show what policies are covered in each chapter
- 2.11 The requirements in relation to housing under paragraph 34(3) of the Regulations are contained in Part Two of the AMR, under the heading of 'Active Communities'. In relation to housing delivery, the assessment is against the housing requirements of the new Local Plan, the period for which commenced in 2011. The net numbers of additional dwellings and 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 3. 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. Performance is often shown in relation to various indicators throughout this section. The introduction to Part Two explains the role of indicators in relation to policy monitoring.
- 2.13 As the LPP1 was adopted on 20th March 2013, some of the outstanding permissions and most of the completions relate to proposals considered under the previous WDLPR policies and site allocations. This AMR references these where appropriate.

The New Local Plan

- 2.14 Two local development documents are intended to be produced that together will form the new Local Plan. The Local Plan Part 1 (Joint Core Strategy) contains core policies and strategic allocations. The Local Plan Part 1 was adopted on 20th March 2013. Local Plan Part 2 (Development Management and Allocations) was published in draft for consultation between 24th October 2014 and 5th December 2014.
- 2.15 The Local Plan Part 1 has superseded many of the current saved policies of the WDLPR. However, some more detailed policies, smaller site allocations and the policy boundaries around settlements still remain until they are superseded by the Local Plan Part 2 (formerly referred to as the Development Management and Allocations DPD). Appendix 2 of the Local Plan Part 1 comprises a list of the remaining saved policies of the WDLPR. The Local Plan Part 2 will not be adopted until mid 2016, so these WDLPR policies will remain valid until that time.
- 2.16 The current government has encouraged local planning authorities to produce one Local Plan containing all the planning policies and the Local Planning Regulations of 2012 refer to Local Plans. Prior to this, strategic policies and allocations were published in Core Strategy Development Plan Documents and more detailed policies and smaller allocations were published in Development Management and Allocations Development Plan Documents. Winchester City Council and the South Downs National Park Authority (SDNPA) had already substantially prepared the Joint Core Strategy by the time the change in terminology came into being. It was too late to combine the two documents. Instead the Joint Core Strategy is now generally referred to as 'Winchester District Local Plan Part 1 (Joint Core Strategy)' or LPP1 for short. The Development Management and Allocations DPD is now referred to as 'Local Plan Part 2' or LPP2. For ease of reference the AMR also refers to LPP1 and LPP2 from now on.

Future Monitoring Reports

- 2.17 Appendix D of the Local Plan Part 1 – Joint Core Strategy consists of a proposed monitoring framework for the Core Strategy. This will form the basis of monitoring of these policies. The framework includes many of the indicators currently used, where they are still considered useful. More indicators have been added, including greater use of contextual indicators where direct monitoring of individual policies may be difficult.

- 2.18 Draft Local Plan Part 2 also contains a monitoring framework at Appendix E, with suggested indicators for the future monitoring of the policies in Part 2.
- 2.19 The amended Section 34 of the Town and Country Planning Compulsory Purchase Act and the 2012 Regulations does not specify indicators, except for housing delivery, but the Act still has the general requirement to report annually (at least) on planning policies, so generally all policies should be monitored if possible. However, it needs to be considered whether it is an efficient use of resources to provide information every year on every policy, particularly if some policies cover very specialised areas, or have not been used frequently. There may also be a case for considering policies as a group if low numbers are involved, or where it is difficult to quantify the effects of a particular policy.
- 2.20 The monitoring framework of Local Plan Part 1 provides a starting point for considering how monitoring of policies should be approached in the future, in the light of the availability of resources and the value of outputs achieved as referred to in the paragraph above.

The South Downs National Park

- 2.21 The South Downs National Park (SDNP) covers a significant part of the District. The South Downs National Park Authority (SDNPA) became the planning authority for that area on 1st April 2011. The SDNPA intends to produce its own Local Plan (covering both strategic and detailed matters) by 2017. In the meantime, the Winchester District Core Strategy (Local Plan Part 1) has been prepared with the SDNPA and has been jointly adopted to act as the Core Strategy for the whole of the Winchester District (including the SDNP). Winchester City Council adopted Local Plan Part 1 on 20th March 2012, SDNPA adopted LPP1 on 19th March 2012. As the SDNPA intends to produce a Local Plan soon after the Winchester Local Plan Part 2 would be adopted, it is not proposed to include any policies for the SDNP area in Winchester's Local Plan Part 2.
- 2.22 Winchester's Local Plan Part 1 - Joint Core Strategy contains a policy relating to the SDNP. The Joint Core Strategy covers the whole of the Winchester District - as the WDLPR did – for the time being. However, some statistics will now be separately identified for the SDNP area as well as forming part of the overall figure. These largely relate to housing development and economic activity and will be identified within the AMR as appropriate.

3.0 **AMR PART ONE: MONITORING POLICY PROCESS**

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

Local Development Documents

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

3.3 The Winchester District LDS refers to the production of three local development documents in a three year rolling timetable. The three documents listed during this monitoring period were:

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

3.4 The Winchester LDS does not contain details of supplementary planning documents. These tend to have a shorter production period and are not required to be listed in the LDS. Most SPD adopted by the Council has taken the form of Village Design Statements, which are prepared by local communities and the timetable for their production is outside the control of the City Council. Despite this, any SPD that has been adopted during this monitoring period is included as part of Table 2 below for completeness.

The Local Development Scheme (LDS)

3.5 Production of policy documents should be reviewed against the timetable in the LDS. This process highlights if any changes are required to the LDS. During the monitoring period (1st April 2013 – 31st March 2014), the 2012, 2013 and 2014 versions of the LDS are relevant.

3.6 The tables below compare the timetables in the 2012, 2013 and 2014 LDSs and indicate where documents identified in the LDS have been adopted or approved. This enables easy comparison of the appropriate timetable against performance. The 2014 LDS has been included to show how it is currently proposed to prepare Local Development Documents over the next three years.

- 3.7 It should be noted that changes brought about by the Localism Act and now enshrined in the 2012 Planning Regulations, mean that the preparation of the LDS is now less formal. LDSs are no longer submitted to the Secretary of State, but are made available on the Council's website. The LDS can therefore be updated more readily to reflect current work programmes. The LDS should be up-to-date. This means that LDS are likely to be updated on a more frequently and the discussion below reflects that for this monitoring year.

Table 1: Comparison of 2012, 2013 & 2014 Local Development Schemes

DPD	2012 LDS	2013 LDS	2014 LDS
Local Plan Part 1 (Joint Core Strategy)		N/A	N/A
Pre-Submission (Draft Plan) (formerly Regs 27 & 28)	Jan 2012		
Submission Reg 22 (formerly Reg 30)	June 2012		
Adoption	Mar 2013		
Local Plan Part 2 (Development Management & Allocations)			
Draft Plan Publication (Reg 18)	N/A	N/A	June 2014
Pre-Submission Publication (Regs 19 & 20)	June 2014	June 2014	Jan 2015
Submission	Sep 2014	Sep 2014	May 2015
Adoption	May 2015	May 2015	Dec 2015
CIL Charging Schedule			N/A
Preliminary Draft Charging Schedule	Dec 2012	Dec 2012	
Draft Charging Schedule Consultation	March 2013	April 2013	
Submission	April 2013	July 2013	
Adoption	Oct 2013	Dec 2013	

2012 LDS

- 3.8 The monitoring period of this AMR begins in April 2013, at which time the 2012 LDS, which came into effect in September 2012 was in operation. The production of the LPP1 proceeded in accordance with the timetable outlined in the 2012 LDS, being adopted in March 2013.

2013 LDS

- 3.9 The (2012) LDS needed to be updated to reflect the fact that the LPP1 had been adopted. One of the tests of soundness for a DPD is that there is an up-to date LDS at the time of the examination. Therefore, it was also important to

update the LDS in relation to the CIL Charging Schedule, prior to its examination. The CIL timetable had to be altered to take account of delays due to the need to consider changes to the CIL Regulations, which had occurred at the time that the Council was consulting on the Draft Charging Schedule, as well as proper consideration of the consultation responses. The CIL Submission and Adoption dates were therefore put back by approximately 3 months in the 2013 version LDS, that came into effect on 26th June 2013.

2014 LDS

- 3.10 The LDS was updated again from the beginning of January. The CIL adoption procedure followed the amended timetable in the 2013 LDS and was adopted in December 2013 (to come into effect in April 2014). The CIL charging schedule was therefore removed from the LDS, which now only refers to the timetable for the LPP2 – the remaining document of the Local Plan and DPDs as currently planned.
- 3.11 The timetable for the progression of LPP2 had to be adjusted. The Council has undertaken considerable consultation with local Parish Councils on the distribution of land for development needs within the key settlements. This work took all of 2013 and was completed with the publication of the draft Local Plan in the autumn of 2014. It was considered that a draft plan should be published before Pre-Submission so that all stakeholders are aware of the proposed locations and form of developments and have an opportunity to input prior to the formal Pre-Submission stage. This will cause a delay to the Pre-Submission, Submission and Adoption stages that follow.
- 3.12 The 2014 LDS proposed a consultation on a draft LPP2 in July 2014, with a Pre-Submission consultation in January 2015. LPP2 was programmed for Submission in May 2015, with Adoption by the end of the year.

Future LDS Update

- 3.13 It has not proved possible to maintain the timetable outlined in the 2014 LDS. In order to prepare a sound plan, further work needed to continue on evidence base studies. Further detailed work continued to be undertaken with communities to identify development needs and sites to accommodate that development. It was also decided that consultation should not occur during the summer holiday period and therefore the consultation on the draft LPP2 was delayed until October 2014. Following the completion of the consultation process, the next key stages on the draft Plan would be:

Plan Stage	Date(s)
Publication (Pre-Submission) Draft Plan	June 2015
Consultation on the Publication Plan (6 weeks)	June/July 2015
Submission to Secretary of State for examination	November 2015
Examination hearings	February/March 2016
Inspector's report	June 2016
Adoption	July 2016

- 3.14 This suggested new timetable has been presented to Members at the Cabinet meeting of 22nd September 2014 ([CAB 2615](#) refers). The new timescale was

also published on the Council's website and publicised through consultation on the draft LPP2. A revised LDS will be produced in due course to reflect the new timetable.

Policy Progress 2013-2014

- 3.15 The table below illustrates the policy work produced and the reports considered by full Cabinet and Cabinet (local plan) Committee for the monitoring year and up to the present time (ie between April 2013 and December 2014).

Table 2: Evidence Base and Background Work produced in 2013/2014

Date	Action	Description
20 th March	COUNCIL	Adoption of Local Plan Part 1 (Joint Core Strategy) [Adoption by SDNPA on 19 th March] CIL: Approves Publication of Draft Charging Schedule for consultation & future submission
April	Evidence	Travellers Accommodation Assessment for Hampshire
30 th April		Legal Challenge to LPP1 (Dismissed 15.03.14)
12 th April – 24 th May	Consultation	CIL Draft Charging Schedule
26 th June	CABINET	Agree submission of CIL Draft Charging Schedule 2013 LDS approved (brought into effect from 27 th June)
26 th July	Submission	CIL Draft Charging Schedule
16 th Sept	Examination	Draft Community Infrastructure Levy Charging Schedule
7 th Oct	Report	CIL Inspector's Report received
27 th Nov 2013	CAB (local plan) Committee	Revised LDS (2014) CIL for Adoption (into effect from 7 th April 2014) LPP2 progress update.
4 th Dec	CABINET	2014 LDS approved Agree Solent Disturbance and Mitigation Interim Planning Framework Station Approach Development Assessment, Consultant's Report and update
8 th Jan	COUNCIL	CIL – Adoption of Draft Charging Schedule and introduction of CIL charge from 7 th April.
19 th March 2014	CABINET	CIL – Approval of Reg 123 list, instalment policy and allocation of funds procedure
30 th April	CABINET	South Wonston VDS Adopted as SPD Station Approach update & agreement to further work to progress site, appoint consultants
22 nd Sept	CABINET	Draft LPP2 publication & consultation High Quality Spaces SPD agreed for consultation Open Space Strategy agreed and published Authority to progress A4 Direction for HMOs in Stanmore, Winchester
2 nd Oct	COUNCIL	Agreed publication and consultation of LPP2

3.16

- 3.17 Following the adoption of LPP1, resources had to be devoted to addressing the LPP1 legal challenge, which continued until its final dismissal in March 2014. Considerable officer time was involved. A body of evidence was prepared in association with this and Council representatives attended the High Court.
- 3.18 The main policy task for this monitoring year was work on the preparation of LPP2, focussing on assessing the development needs of the District and the identification of sites to accommodate this development. As part of the LPP2, a series of development management policies were also developed to apply across the District.
- 3.19 The other main area of work was the preparation of the CIL Charging Schedule, including the development of a 123 List, after the Charge had been agreed. Other continuing work is on the assessment of sites for gypsy and traveller requirements and work arising from Habitat Regulations (the Solent Mitigation Project).
- 3.20 Finally, work continues on Supplementary Planning Documents and several Village Design Guides have been considered and adopted this year. The High Quality Places Design Guide has also been prepared by the Council and has been subject to consultation alongside the LPP2, as has an update on the important background document the Open Space Strategy.

Local Plan Part 2

- 3.21 The majority of planning policy work this year has been on the development of LPP2, from initial evidence base work and front-loading consultation to the publication of the Draft LPP2 for public consultation between 24th October 2014 and 5th December 2014.
- 3.22 Work formally commenced on LPP2 on 19th December 2012 with the publication of the Reg 18 notice of commencement and the associated 'call for sites'. Officers commenced a series of meetings with Parish Council representatives from the 8 major settlements that required planning for their development needs under policy MTRA2 of the LPP1 (New Alresford, Bishops Waltham, Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham).
- 3.23 Initial meetings were held with parishes in January 2013. Following the adoption of LPP1, the housing requirements for these settlements were fixed as about 500 dwellings over the plan period for New Alresford and Bishops Waltham and about 250 dwellings over the plan period for the other MTRA2 settlements. Meetings were held to ascertain the quantum and distribution of development needs within and adjacent to these settlements. Areas covered were housing, economic development, community needs and infrastructure. Local representatives were first asked to identify the needs for their settlements within these categories. Sites would then be identified where any development could take place. The Parish Councils were encouraged to consult with their parishioners and most conducted surveys on this issue to that end.
- 3.24 Throughout spring and summer of 2013, officers continued to develop the evidence base for planning for these settlements and continued to meet with

the parishes. Evidence was prepared on housing availability, using the SHLAA and the 'call for sites' information. Information was gathered on any technical and policy constraints in and around the areas and this was all discussed with the parishes.

- 3.25 This process culminated in a series of workshops held in each settlement in September 2013 between WCC officers and the parishes, to attempt to reach conclusions as to the preferred option for development in these areas. Technical evidence on the constraints of the areas provided by WCC covered environmental issues such as landscape considerations, environmental and heritage constraints and flooding. Transport and landscape assessments on possible sites for development had been prepared by Council officers and were made available. All this evidence was considered at these meetings, together with any information from the parishes on local needs and the results of any surveys and information on local opinion that was available. Any proposals from development interests were also made available for these discussions.
- 3.26 At the workshops, work on identifying options moved forward. In many cases a preferred strategy was developed and a series of preferred sites being identified. In some cases, a number of alternative options were identified. There was some variety between the areas, where some parishes were not in such clear agreement. [CAB2530 \(LDF\)](#) report presented to the Cabinet (Local Plan) Committee on 27th November 2013 set out details of the work that had been undertaken to that date.
- 3.27 The parishes undertook consultations on the preferred strategy/sites/options or held meetings on proposed sites as they considered appropriate during November 2013 – January 2014. In some cases, where there was no clear outcome, further meetings and discussions occurred throughout much of 2014. In due course preferred options were identified which formed the basis of the proposed allocations consulted on as part of the Draft LPP2 in October 2014.
- 3.28 In Winchester Town, an initial meeting was held with stakeholders in early 2013 and a workshop in January 2014 to discuss issues and options for the town. Considerable evidence base work has been undertaken this year on issues related to Winchester Town, including, the identification of housing needs and analysis of major sites, a retail update, the Station Approach Development Assessment, Stanmore Planning Framework and a Parking Strategy.
- 3.29 Following this evidence work for Winchester Town, it was considered that there was no need to make any greenfield allocations, beyond that already committed. Accordingly it was not necessary to follow the same process as for the rural settlements, but a workshop was held with the Town Forum followed by a series of public meetings and exhibitions about the development needs of Winchester and the options for meeting them.
- 3.30 Special mention is needed for Denmead, where a Neighbourhood Plan is being prepared. Officers have been assisting in identifying needs and possible sites as with the other settlements and undertaking continuing liaison with Denmead Parish Council in relation to this. Winchester City Council (WCC) also carried out work in relation to dealing with the Pre-Submission (April 2014) and

[Submission](#) (September 2014) Plans. The City Council is currently considering the findings of the [Examiner's Report](#), received December 2014.

- 3.31 Development management policies have also been prepared for LPP2. Policy areas have been identified and discussed with development management and other council officers. Policy areas were also discussed as part of a Member Training event on 16th October 2013. Meetings between specialised officers, such as environmental health, conservation, landscape and engineers within the council continued throughout 2013 – 2014, contributing to the development of policies. A suite of development management policies has been included within LPP2.
- 3.32 The draft LPP2 was completed in autumn of 2014. [CAB2615](#) report presented to the Cabinet on 22nd September 2014 provides detail on the process to date and planned timetable for LPP2, as well as a summary of the content.
- 3.33 Public consultation on the draft plan was held between 24th October 2014 and 5th December 2014. A series of public exhibitions were held throughout the District including Winchester Town, which were staffed by a number of council planning officers, members of parish councils and council Members. The draft plan was also discussed at meetings of WinAcc and the Winchester Town Forum. Analysis of the representations received will be undertaken in early 2015.

Community Infrastructure Levy (CIL)

- 3.34 Aside from LPP2 work, considerable work has also been undertaken during this year on the development of CIL, leading to its adoption on 8th January 2014 and commencement on 7th April 2014.
- 3.35 The CIL Preliminary Draft Charging Schedule was published for consultation between 14th December 2012 and 1st February 2013. As mentioned in paragraph 3.9 above, the Government made some important amendments to CIL around this time, including new Regulations (November 2012), new Guidance (December 2012), and draft amended CIL Regulations (February 2013).
- 3.36 18 responses were received to the Preliminary Draft Charging Schedule. Taking issues raised by the responses and the changes to CIL procedures into account, a CIL Draft Charging Schedule was prepared and was consulted on, between April and May 2013. 17 responses were received to the Draft Schedule. Most covered similar points to the previous consultation. 4 responses fully supported the scheme, 4 made points on how the CIL funds should be spent and 9 raised concerns regarding the Schedule and the evidence behind it, some of these raised a formal objection. Most of these objections related to the methodology and assumptions used in the Council's viability assessment and some related to definitions of use classes and the subsequent implications for the proposed CIL.
- 3.37 Following these consultations, some minor amendments were made to the Draft Charging Schedule, which was then presented to Cabinet (26th June) for agreement for submission. The CIL Draft Charging Schedule was submitted

for examination on 26th July. A public examination hearing was conducted on 16th September 2013. The Examiner's Report (7th October) recommended approval of the CIL, subject to the recommendation of a minor modification to include a plan of the boundary of Winchester town centre (which is a sub-area for the purposes of the retail charge). The Cabinet on 4th December agreed to put the CIL Charging Schedule forward for adoption by full Council, and the Council agreed to adopt the [CIL Charging Schedule](#) on 8th January 2014 ([CAB 2529 \(LDF\)](#) refers)

- 3.38 CIL commenced on 7th April 2014. In the interim, work was undertaken to develop the Regulation 123 List of projects/types of development that CIL may be spent on. The [123 List](#) was approved by Cabinet on 19th March ([CAB 2569](#)), together with a recommendation on instalment policies and how CIL should be apportioned throughout the District.
- 3.39 A CIL Officer has been appointed and the Council has placed a CIL calculator and other information on its website to assist applicants in calculating their CIL requirement. CIL has been in operation since 7th April this year and receipts will be reported on as part of next year's AMR.

Other Work

- 3.40 Another major area of evidence work is in relation to planning for gypsy and traveller needs. The LPP1 Policy CP5 acknowledged that further assessment of the need for pitches was necessary. Work commenced in early 2012, with a baseline assessment in May 2012. The [Hampshire Gypsy & Traveller Assessment \(GTA\)](#) was completed in April 2013 and provided District wide figures for pitches. These need to be taken forward as site allocations in LPP2 where necessary. More detail is provided on this in Part Two in relation to housing needs.
- 3.41 Work also occurs on an occasional basis on the preparation of Supplementary Planning Documents (SPD). During this year [South Wonston Village Design Statement](#) was adopted. VDS are largely prepared by local interest groups, but the Council assists in providing planning guidance and overseeing the work. Following public consultation and the making of any necessary changes, the VDS are able to be adopted by the Council.
- 3.42 The [High Quality Spaces SPD](#) has been finalised during the last year and has been consulted on alongside the LPP2. The main work for this has been undertaken by the Council's Urban Design Officer, following consultation and discussion with other sections of the Council, including planning policy, landscape and conservation teams. The SPD has been developed from the Partnership for Urban South Hampshire (PUSH) Urban Design SPD and follows many of the principles of that document.
- 3.43 Work has also been progressing on the development of strategic sites at Whiteley, West of Waterlooville and Barton Farm as well as input into the strategic development north of Fareham. There is also ongoing work involving neighbouring authorities and external bodies and this is detailed more under the duty to Co-operate section.

Policy Implementation

- 3.44 Section 34 (2) of the Regulations requires 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 local plan policies to remain in place prior to the adoption of LPP1. Not all of the WDLPR policies were saved, as some were considered to be no longer needed. Many of the policies saved in 2009 have now been superseded by up-to-date policies in LPP1. Despite this, some WDLPR policies are still required to address issues not adequately covered in LPP1. Therefore, there are still some saved WDLPR policies pending the adoption of LPP2. A list of the saved WDLPR policies still remaining following the adoption of LPP1 is provided in Appendix 2 of the AMR..

Housing Delivery

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

Neighbourhood Planning

- 3.46 Section 34 (4) requires reporting on any neighbourhood development order or neighbourhood development plan in the area. There are no plans to introduce any neighbourhood development orders at present. No neighbourhood plans have yet been adopted within the District. Some Parish Councils have expressed interest in Neighbourhood Plans, but only Denmead has formally commenced preparation on a plan.
- 3.47 Denmead Parish Council has received funding as one of the nationally designated 'front runners' to progress a neighbourhood plan. The area for Denmead Neighbourhood Plan was confirmed on 17th September 2012 with Denmead Parish Council as the preparing body. Work was undertaken on the Plan following a similar timetable to the LPP2. The Pre-Submission consultation was undertaken between 10th March – 21st April 2014.
- 3.48 The Plan was submitted to WCC in September and was published for representations between 29th September – 11th November 2014. 126 responses were received. The Council submitted the Plan and copies of the representations to an independent examiner and received the [Examiner's report](#) on the Denmead Neighbourhood Plan on 18 December 2014. The Examiner concludes that the Plan and its policies, if modified in accordance with the recommendations set out in his report, meets the "basic conditions" and other legal requirements. Consequently he recommends to the City Council that the Denmead Neighbourhood Plan should, subject to the modifications, be submitted to referendum. He also recommends that the referendum should be based on the neighbourhood area covered by the Plan.
- 3.49 The City Council's Cabinet will consider the Examiner's report at a meeting on 14 January 2015 and decide whether to proceed to a referendum on the basis of the Examiner's recommendations. If so, the referendum is expected to take place in late February or early March 2015.

Community Infrastructure Levy

- 3.50 Section 34 (5) requires that the monitoring report should contain information on the annual reporting of receipts of monies received under the CIL regime. Winchester's CIL came into effect after the current monitoring period, on 7th April 2014. The initial receipt of monies from the first year of CIL will therefore not be reported on until next year. Further details of work on the development of the CIL over the past year are contained in paragraphs 3.34 – 3.39 of this Chapter.

Duty to Cooperate

- 3.51 Section 34 (6) 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.
- 3.52 The legal challenge to LPP1 included a ground relating to an alleged failure to meet the duty to cooperate. The High Court dismissed the challenge and was satisfied with the actions undertaken under the duty to cooperate by the Council in relation to LPP1.
- 3.53 Since the last AMR, more detailed guidance has also been published in the NPPG on what the Duty to Co-operate entails. Strategic issues relate to social, environmental and economic issues that can only be addressed effectively by working across boundaries. Examples include, housing needs, economic needs, travel to work areas, ecological networks and flood risk. Strategic planning for the infrastructure required for development is a key area.
- 3.54 As part of the draft Local Plan Part 2 consultation, WCC has produced a [Duty to Cooperate Statement](#), which details actions taken for LPP2. This includes much of the cooperation that has occurred during the monitoring period 2013/2014, where that relates to LPP2. This section therefore does not repeat all the detail of that Statement, however a brief outline of specific action taken over the past year is described, as required by Section 34(6), as well as describing some of the ongoing liaison and co-operation that occurs.
- 3.55 The table below provides a summary of the main specific actions undertaken during the monitoring year and to date

Table 3: Duty to Cooperate

NAME	DATE	TYPE	FORM
11 Hampshire Planning Authorities (including HCC & SDNP)	April 2013	Joint working on evidence base	Travellers Accommodation Assessment for Hampshire published
Issues & Actions		Pitch numbers to be included in LPP2. WCC, EHDC & SDNP commission further work on sites	

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NAME	DATE	TYPE	FORM
Infrastructure providers including statutory undertakers	01.04.13	Reg 18 Consultation letter	WCC invites comments on infrastructure issues relating to LPP2
Issues & Actions		Series of replies received and follow-up meetings arranged as necessary	
Test Valley Borough Council	25.04.13	Input to Local Plan	Test Valley Revised Local Plan consultation
Issues & Actions		WCC makes comments regarding essential development in countryside, methodology of gypsy accommodation assessment	
Fareham Borough Council	10.06.13	Input to Local Plan	LPP3: The Draft Welbourne Plan consultation
Issues & Actions		WCC formal response to consultation. Supported most policies, raised concerns re maintenance of boundary to Knowle Gap and the traffic access route to the development	
Marine Management Organisation	17.06.13	Input into MMO development plan	WCC co-operated with their request for information on scoping for their plan
Issues & Actions		MMO has not identified any issues for WCC to date	
HCC	28.06.13	Memorandum of Understanding on Strategic & Community Infrastructure	WCC signed agreement
Issues & Actions		HCC to use memorandum as way forward on securing infrastructure provision – further liaison	
Portsmouth City Council	28.06.13	Meeting re cross boundary issues – PCC evidence base	Site Allocations Plan – informal consultation
Issues & Actions		Co-operated on the future of the DSTL site which is within both authorities. Meeting addressed WCC concerns (PCC removed the reference to the part of the site within WCC. Agreed to have individual policy approaches for the separate areas WCC also raised – no sites for gypsy & travellers, contrary to government guidance, and no assessment has been undertaken	
East Hampshire District Council	19.09.13	Input to Local Plan	Comments to EHDC on Joint Core Strategy
Issues & Actions		WCC pleased to see ‘now reflect the objectively	

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NAME	DATE	TYPE	FORM
		assessed needs of the District' and thanked EHDC for the opportunity to co-operate with them in the re-assessment process	
Basingstoke & Deane BC	04.10.13	Input to Local Plan	Comments to BDBC on new Pre-Submission Local Plan
Issues & Actions		No objections raised by WCC	
Havant Borough Council	31.10.13	Input to Local Plan	HBC Local Plan (Allocations) Publication Version
		WCC makes no formal comments	
HCC Education Department	18.11.13	Duty to co-operate meeting regarding WCC Local Plan	Advice from HCC on education requirements arising
Issues & Actions		Informal advice from HCC on 28.02.14 and further meetings and correspondence as site allocations emerge	
PUSH Solent authorities & Natural England	04.12.13	Cabinet meeting	Agreement for WCC to collect contributions for Solent SPA Interim Planning Framework
Issues & Actions		Collect contributions from relevant applications. Continue to work with PUSH & NE on way forward for future mitigation	
South Downs National Park	07.02.14	Duty to Cooperate meeting	LPP2 allocations that may affect SDNP
Issues & Actions		LPP2 allocation policies drafted and ongoing meetings as necessary	
HCC Transport Department	07.04.14	Duty to co-operate meeting regarding WCC Local Plan	Advice from HCC on transport requirements arising
Issues & Actions		Informal advice from HCC on 15.04.14 and further meetings and correspondence as site allocations emerge	
Eastleigh Borough Council	24.03.14	Input to Local Plan	Comments to Eastleigh on Revised Pre-Submission Local Plan
Issues & Actions		Botley By-pass - WCC object to inclusion of safeguarding area in relation to this	
South Downs National Park	23.04.14	Input into CIL Schedule	WCC make representations on SDNP Preliminary Draft Charging Schedule
Issues & Actions		Awaiting further CIL publication	
Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council	28.05.14	North Whiteley Strategic Allocation in WCC area	Meeting to discuss transport issues

NAME	DATE	TYPE	FORM
Issues and Actions		Further meetings as required	
Fareham Borough Council	12.08.14	Input into Fareham Welbourne Plan (LPP3) & WCC LPP2 matters	Meeting
Issues and Actions		Statement of Common Ground produced on Welbourne	

LEPs, LNPs and MMOs

- 3.56 The NPPG requires local planning authorities to liaise with a number of bodies such as Local Enterprise Partnerships (LEPs), Local Nature Partnerships (LNPs) and Marine Management Organisations (MMO)
- 3.57 The Solent LEP covers a similar part of the District to the PUSH area. The Enterprise M3 LEP covers part of the northern section of the District. The Solent LEP has resolved that it wants PUSH to continue to take the lead on developing and updating the spatial strategy for the area. WCC's involvement is therefore with PUSH in this respect. WCC is an active member of PUSH and work carried out in relation to PUSH is over the last year is discussed at 3.79 below.
- 3.58 The M3 LEP has a Board consisting of 6 Action Groups on various topics. WCC is involved in several of the Action Groups at either Officer or Member level. Planning officers have been particularly involved in the development of the Housing Needs and Provision assessment; however the M3 LEP is still at an early stage of developing its strategy.
- 3.59 The extent of liaison cooperation with the Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) and the MMO has been limited. The HloWLNP is still a developing organisation and only a very small part of the Winchester District is likely to be affected by a MMO planning area. More details on these groups are included in the Duty to Cooperate Statement and any specific actions undertaken this year are included in the table above.
- 3.60 Winchester has carried out a number of meetings with neighbouring planning authorities over the past year, as listed in the table above under the duty to cooperate. In some instances specific cross-boundary issues have been identified as part of these general meetings and in some cases there continues to be on going discussion on particular sites.

Planning of Strategic Sites

- 3.61 Strategic sites are a particular area where cross-boundary cooperation is important. Sites where liaison has occurred are continuing development of West of Waterlooville and planned new developments at North Whiteley and Welbourne (in Fareham Borough). Main meetings and outcomes are shown in the table above.

West of Waterlooville

- 3.62 The West of Waterlooville Forum is a WCC committee, which discusses issues relating to the development and includes representatives of Havant Borough Council and Hampshire County Council. There is also a WCC/Havant BC Joint Committee which discusses and determines planning applications within the development area, whether they occur within WCC and/or Havant BC. Meetings occur regularly of both the forum and the committee.

North Whiteley

- 3.63 The North Whiteley 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 and the relevant Parish Councils. Specific meetings have also been held with stakeholders to discuss particular aspects of the development. On 28.05.14 WCC, Eastleigh Borough Council, Fareham Borough Council, HCC and transport consultants met to discuss the transport implications of the development – including cross-boundary.

Botley by-pass

- 3.64 Eastleigh Borough Council considers that a by-pass is required for Botley as a result of the new development at North Whiteley. HCC as the Highway Authority and WCC both disagree with Eastleigh on this issue. There have been a number of meetings to discuss this matter, both specifically and as part of wider discussions on infrastructure. WCC objected to the inclusion of a safeguarding area for a by-pass at Botley (Policy BO3) in Eastleigh's Local Plan in March 2014. This issue is discussed in more detail in the [Duty to Co-operate Statement](#).

Welbourne

- 3.65 Welbourne is a substantial new development planned in Fareham Borough, but adjacent to 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 other stakeholders to discuss the development of the area.
- 3.66 The development is now progressing as the Welbourne Local Plan. There are elements of this plan with which the City Council disagrees and in June 2013, WCC responded to consultation on Fareham's LPP3: The Draft Welbourne Plan, supporting most of the policies, whilst raising concerns regarding the maintenance of the boundary to the Knowle Gap and the traffic access route to the development. A meeting to discuss the Welborne Plan and WCC's emerging LPP2, including the duty to Cooperate, was held with Fareham on 12.08.14. This has resulted in agreement to produce a joint Statement on Common Ground on Welborne to clarify any outstanding areas of disagreement for the examination, a commitment to continuing liaison, and agreement to work together to support Suitable Accessible Natural Greenspace (SANGs) in the Winchester part of the area.

The South Downs National Park Authority (SDNPA)

- 3.67 The SDNPA is currently preparing its own local plan. As this will cover 40% of the area of the Winchester District, WCC is heavily involved in working with the SDNPA on the development of its plan. SDNPA planning officers conducted a briefing with WCC Members on 09.04.14 as part of the front-loading engagement for their emerging Local Plan. WCC officers have had a number of meetings to discuss matters of joint concern and relating to the evidence base. WCC has been particularly involved in the development of the assessment of housing needs and employment land review. WCC has also been involved in discussions regarding the development of their CIL Charging Schedule and made representations on their Preliminary Draft Charging Schedule on 23.04.14.
- 3.68 In relation to Winchester's area, many of the settlements that will be having planned development about the SDNP. Representatives of the SDNPA attended the parish workshop meeting in Swanmore on 12.09.13 and the proposed site allocations here and in other locations potentially affecting the National Park were discussed in detail with SDNPA officers on 07.02.14.

Infrastructure Planning – Hampshire County Council

- 3.69 Guidance in the NPPG particularly emphasises the importance of cooperation on infrastructure planning. WCC formally contacted the infrastructure providers on 1st April 2013 to provide advice on any infrastructure implications of the emerging LPP2.
- 3.70 Specific mention is required for the role of Hampshire County Council (HCC) in providing infrastructure for the Winchester District. They are the Waste and Minerals Planning Authority. HCC has considerable flood risk responsibilities. HCC is the Highway Authority for the District. HCC is also responsible for education planning and other social service and community infrastructure. The liaison between HCC and WCC over the past year is discussed below.
- 3.71 Winchester City Council and Hampshire County Council (HCC) have a mutual duty to cooperate. HCC is responsible for various issues that affect the local plan – transport, minerals and waste, strategic flooding, education and social services and some health services. Ongoing meetings occur on specific topics and both councils are regular attendees at sub-regional groups such as the Hampshire and Isle of Wight Planning Officers Group (HiPOG) and its sub-groups, including the Development Plans Group (DPG) and the Planning Research and Liaison Groups (PRLG).
- 3.72 HCC set out its policy on strategic infrastructure in relation to transport, education, waste planning, energy infrastructure, flood matters, countryside schemes and social and community infrastructure in the Hampshire Strategic Infrastructure Statement of December 2013. WCC has contributed to and had regard to this in developing LPP2. Winchester has also signed up to the Memorandum of Understanding on Strategic and Community Infrastructure in Hampshire (28.06.13), which outlines the approach to the delivery of social and community infrastructure, including transport and education amongst other issues.

- 3.73 The County Council is the planning authority for minerals and waste, responsible for safeguarding and development of minerals resources and for sustainable waste management across the county. The Policies Map for LPP1 indicated where policies of the Hampshire Minerals and Waste Core Strategy (2007, Policy S15) and the Hampshire Minerals and Waste Local Plan (1998, Policy 21) applied. These were effectively superseded when the [Hampshire Minerals and Waste Plan \(HMWP\)](#) was adopted on 15th October 2013.
- 3.74 Following the HMWP adoption, a Minerals Consultation Area (MCA) has been identified, which covers areas with known mineral resources as well as specific minerals and waste sites. Within this area, the local authority must consult with HCC on proposals for non mineral and waste uses. The MCA was published in December 2013 and WCC have shown this area on the Policies Map as part of the Draft LPP2 consultation (October 2014). Work is continuing on the development of a Safeguarding Protocol that will assist the local authorities and HCC in dealing with future applications within the MCA. HCC have taken the lead on this and WCC has been involved through discussions at the Development Control Practitioners Group (DCPG), a sub-group of the HiPOG.
- 3.75 HCC is the Highway Authority and prepared the Local Transport Plan and Winchester Town Access Plan in association with WCC, prior to LPP1. Following on from this WCC was involved in a partnership with HCC to produce a Transport Statement for the Winchester District in September 2012, which provided details of transport objectives and delivery priorities. HCC is the lead partner in the Transport for South Hampshire and Isle of Wight Partnership and the Transport for South Hampshire Delivery Plan was published in February 2013.
- 3.76 HCC has been heavily involved in discussion relating to the delivery of strategic sites in relation to transportation infrastructure issues. Discussions have been held with HCC and with other stakeholders regarding the major development planned north of Whiteley under policies SH1 and SH3 of LPP1. The most recent meeting was held on 28.05.14 between WCC, HCC, Eastleigh Borough Council, Fareham Borough Council and transport consultants and discussed the transport implications of the North Whiteley development. The role of HCC in regard to the Botley-by-pass is discussed in paragraph 3.64 above and in more detail in the Duty to Cooperate Statement.
- 3.77 In relation to education, WCC is working with HCC on the provision of new schools in the strategic sites at Whiteley, West of Waterlooville and North of Winchester. Officers are liaising with HCC over the need to provide additional school places to address the need arising from other planned housing development over the plan period, in settlements such as Waltham Chase, Swanmore and Bishops Waltham. Meetings and exchanges of correspondence have occurred throughout the monitoring year and are continuing on planning for the education needs for LPP2 and as part of ongoing discussions in relation to CIL.
- 3.78 The supporting text of CP16 of LPP1 refers to the Local Flood Risk Management Strategy. HCC is the lead authority for this and strategy is currently being prepared.

Joint Working

PUSH

- 3.79 Winchester is part of the Partnership for Urban South Hampshire (PUSH) group of authorities. The group aims to coordinate planning strategy across the area. Some of the PUSH sub-region covers an area in the southern part of the Winchester District, mostly notably around Whiteley and west of Waterlooville. PUSH has a formally constituted joint committee and Winchester is actively involved in PUSH work. Liaison work has involved joint working on projects and the development of policies that apply across the area, including the identification of key development sites that may cross local authority boundaries.
- 3.80 A key piece of work that has been produced in the last year and has benefited from joint working is the update and roll-forward of the PUSH SHMA (January 2014). This will feed into the review of the PUSH strategy and ultimately into updated housing needs for future Local Plans. Joint working has also occurred in the area of economic policy (January 2014 and continuing), together with the LEP.

Solent Recreation and Mitigation Project.

- 3.81 LPP1 Policy CP16 requires developments to take account of evidence and relevant assessments or surveys, which would include the Solent Recreation Mitigation Project. Winchester has been working with the PUSH authorities, the Solent Forum and Natural England to agree a planning framework to address issues that have been highlighted under the Habitat Regulations Assessment. This is where planned housing development is likely to have an adverse impact on sites of international importance for nature conservation in the Solent. On 4th December 2013, Cabinet agreed to seek financial contributions from relevant developments to support an Interim Planning Framework. This will assist mitigation in the interim before a long term comprehensive mitigation strategy can be put in place. Further work and meetings are continuing on this issue.

Gypsy and Traveller Accommodation

- 3.82 WCC has been working with planning authorities across Hampshire on the assessment of needs for gypsy and traveller accommodation. The Hampshire Traveller Accommodation Assessment (GTA) was undertaken for a consortium of 11 Hampshire Authorities and was published in April 2013. Following on from this, WCC, SDNP, EHDC and have jointly commissioned further work to assess the potential for specific sites to accommodate this need. The initial study results are expected soon.

General

- 3.83 Planning authorities have a duty to keep matters relating to land use planning under review and WCC engages with other planning authorities, statutory authorities and other bodies including infrastructure delivery agencies on an on-going basis. These tend to be regular meetings, either specifically with these bodies, or as part of wider (eg regional and sub-regional groups). There is a

variety of these geographical groups that deal with topics within their areas as and when required.

- 3.84 The main group representing planning in Hampshire is the Hampshire and Isle of Wight Planning Officers Group (HiPOG). Sub-groups of this, which WCC also attend, include the Development Plans Group (DPG), the Planning and Research Liaison Group (PRLG) and the Hampshire Alliance for Rural Housing (HARAH).
- 3.85 These groups regularly meet and discuss issues of importance relating to land use planning. Technical research and the interpretation of government advice are some of the matters discussed at these groups. Common approaches have been developed on a number of issues as a result of these meetings.

4.0 **PART TWO – MONITORING POLICY PERFORMANCE**

4.1 Part Two of the AMR monitors the performance of adopted policies. As the LPP1 was adopted in March 2013, the adopted policies consist of LPP1 and the remaining saved policies from 2006 WDLPR. This section of the AMR therefore now follows the structure of the new Local Plan, rather than the 2006 Review Plan, with the remaining saved policies added in as appropriate.

4.2 The LPP1 outlines out a spatial split for the District and sets out strategic policies and strategic site allocations relating to these geographic areas in the first section of LPP1. The Local Plan has strong links with the Community Strategy. The core topic-based policies of LPP1 follow the themes and desired outcomes of the Community Strategy that have land use planning implications.

4.3 The structure of LPP1 is as follows:

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

4.4 Part Two of the AMR contains analysis of the performance of the policies of the LPP1 and any relevant WDLPR saved policies. These policies were ‘saved’ in July 2009. The adoption of LPP1 on 20th March 2013 superseded many of these policies and a number of other saved policies were deleted as no longer required. However, LPP1 only covers the strategic policies and allocations. Other policies will be promoted through the LPP2 (formerly known as the Development Management and Allocations DPD) which will deal with detailed planning policies and smaller site allocations. Therefore some of the saved policies of the WDLPR will remain in place until that DPD is adopted, which is not programmed until 2016.

4.5 The rest of this AMR comprises detailed analysis of the performance of the Local Plan Part 1 and any saved WDLPR policies. The start of each chapter has a table of policies listing the LPP1 and WDLPR saved policies that are relevant to that theme. The information that follows is provided in as much

detail as possible having regard to the availability of information and the resources to collate it.

- 4.6 Information is provided in the form of statistics where they are available. Indicators are sets of statistics intended to measure the effect of policies. Up until April 2011, there were Core Indicators prescribed by central Government, supplemented by Local Output Indicators where relevant. Despite the removal of Core Indicators, they covered issues that are important to the delivery of planning policies, so many of them have continued to be monitored, albeit as 'local' indicators. In addition, much of the content relating to housing delivery is still required to be reported on under the 2012 Local Plan Regulations and guidance. The requirements of the Regulations are discussed in more detail in Section 3 of the AMR.
- 4.7 Information on completions and outstanding planning permissions may still refer to permissions granted under WDLPR policies, or site allocations. Some of these policies and allocations have been replaced by LPP1 policies and allocations and some still remain as saved WDLPR policies/allocations. Other WDLPR policies/allocations have been deleted and some may no longer apply; for example where they have planning permission. It is necessary to continue to discuss some of these permissions in this report as they form part of the housing completions for the monitoring year and will continue to form part of housing delivery for some years to come.

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 (with the exception of general principles [DS1], the generic core policies [CP1 – CP20] and implementation and monitoring [CP21]). This section of the AMR considers the development strategy principles and the spatial split policies. Not all of the policies will be discussed in detail in this AMR, particularly where there is little development to report this stage. The relevant policies for this section are as follows:

LPP1	Title
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
<i>WDLPR Saved Policies</i>	
H3	Settlement Policy Boundaries
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	Curdridge – 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

DS1 – Development Strategy and Principles

- 5.2 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.

Previously Developed Land/Countryside/Greenfield

- 5.3 LPP1 policy DS1 refers to making efficient use of land within settlements and prioritising the use of previously developed land in accessible locations. Information can be provided on new housing development within settlements and the countryside and also on previously developed land (PDL) and greenfield development. Table 4 below shows the number of dwellings completed in the monitoring year by settlement (using WDLPR policy boundaries).

Table 4: Housing Completions 2013-2014 by Settlement

Settlements	Net Completions
Bishops Waltham	2
Cheriton	5
Colden Common	4
Denmead (H2)	32
New Alresford (H2)	26
Winchester (H2)	77
Hursley	2
Kings Worthy	14
Knowle	1
Littleton	2
Micheldever Station	9
New Alresford	1
Otterbourne	-1
South Wonston	4
Sutton Scotney	2
Swanmore	4
Twyford	5
Wickham	2
Winchester	107
Outside settlements with WDLPR policy boundaries	172
Total	470

- 5.4 The reference to H2 in the table above refers to sites identified as Local Reserve Sites under Policy H2 of the WDLPR Plan. These sites are currently outside the policy boundaries for the settlements to which they relate, pending the adjustments proposed to policy boundaries as part of LPP2.

5.5 The table below divides the completion figures by LPP1 policy areas. Completions for the H2 Local Reserve Sites have been carried forward to the settlement to which they relate, as these areas will now be incorporated as part of these settlements in future. The total for Winchester Town is therefore given as 184 completions, made up of 107 within the current boundary together with the 77 completed at the Local Reserve Site.

5.6 MTRA4 developments are within countryside. Development allowed under all the other policies shown is considered not to fall within countryside for policy purposes (including those settlements subject to MTRA3b which do not have defined policy boundaries). The exception to this is the SH1 development which is part of planned greenfield development at West of Waterlooville Strategic Housing Allocation (policy SH2),

Table 5: Housing Completions 2013-2014 by Policy

LPP1 Policy	Net Completions
MTRA2	85
MTRA3a	29
MTRA3b	11
MTRA4	54
SH1 (all WoW SH2)	107
WT1	184
Total	470

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

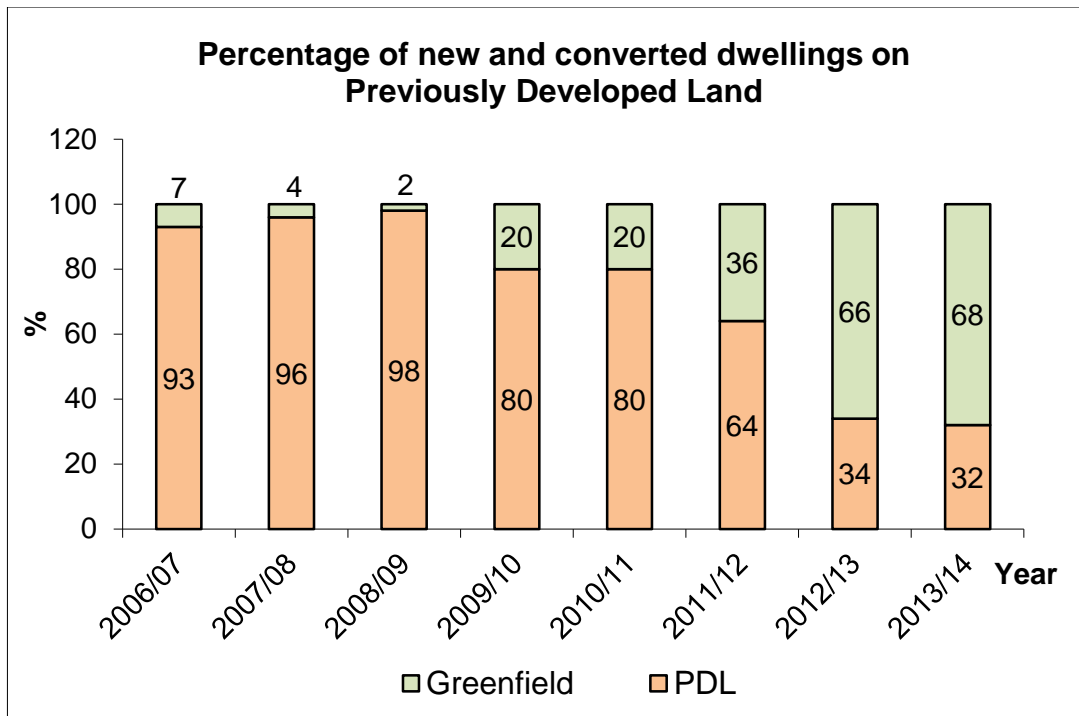
Development on Previously Developed Land and Greenfield

Table 6: Gross completions on Previously Developed Land and Greenfield

Year	Gross completions on PDL	Gross completions on greenfield	Total Gross Completions
2012/13	80 (34%)	155 (66%)	235
2013/14	161 (32%)	341 (68%)	502

The PDL definition used includes all gross housing completions for the period 2012-2013. This varies from the information provided by the Council for the Housing Flows Reconciliation return 2013 which excludes conversions.

Figure 1: New and Converted Dwellings on Previously Developed Land



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

- 5.8 The increase in greenfield development during the monitoring period reflects not only the change in definition of previous development land, as outlined above, but also the continued development of 2006 Local Plan allocations as shown in table 7 below:

Table 7: Number of Greenfield completions on WDLPR site allocations

LPP1 Policy	Gross Completions 12/13	Gross Completions 13/14
H2 Francis Gardens, Winchester	9	77
H2 Little Frenchies Field, Denmead	80	32
H2 Spring Gardens, New Alresford	0	26
MDA 1 West of Waterlooville	14	107
Total	76	242

- 5.9 It is anticipated that the percentage of PDL development will continue to fall in the next few years as all three strategic allocations in LPP1 (WT1, SH2, SH3) are projected to be providing completions within the next five years and also completions on all of the 2006 WDLPR Local Reserve Sites will continue to come forward (all of which now have consent). Finally, one strategic allocation from the 2006 WDLPR at Whiteley Green (S12) is yet to come forward.

Winchester Town Area (WT1, WT2, WT3)

- 5.10 WT1 sets out the strategy for development within Winchester Town over the plan period. Approximately 4,000 houses are planned for. A strategic

allocation north of Winchester will provide some 2,000 of these houses and the rest will come forward within the town boundary throughout the plan period. Further information on how this figure was arrived at, is covered in the text of Draft LPP2.

- 5.11 There are many saved policies from WDLPR 2006 Review that pertain to Winchester Town. The detailed policies have not be altered as part of LPP1. Replacement policies have been proposed as part of the draft LPP2 as necessary.

WT2 – Strategic Housing Allocation – North Winchester

- 5.12 Provision is made for 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 for.
- 5.13 This site was previously included in the WDLPR as the Winchester City (North) site Policy MDA2. Planning permission has already been granted for the Barton Farm proposal, but development has not yet started. The allocation was included in LPP1 as the WDLPR allocations was as a 'reserve' site and some details of the development were still to be agreed.
- 5.14 The current position with the site is that the developers have published details of plans for the development of the site in phases. Phase One is commencing imminently and involves preparation of the site, particularly with regard to infrastructure. The expected phasing of development is shown in Appendix 4 of this AMR and has informed the 5 year land supply (see Active Communities Section) and the Housing Trajectory (Appendix 3).

WT3 – Bushfield Camp Employment Site

- 5.15 This allocation provides for up to 20 hectares of development, including 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.

South Hampshire Urban Areas (SH1 – SH4)

SH1 – Development Strategy for South Hampshire Urban Areas

- 5.16 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 area north of the Fareham Strategic Development Area (SDA) and identifies areas for commercial floorspace at ~Whiteley, Segensworth and WOW. A significant part of the SHUA is within the PUSH area of Hampshire. Development within this area will therefore contribute to the PUSH requirements for housing and employment floorspace.

SH2 – Strategic Housing Allocation – West of Waterlooville

- 5.17 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 MDA1. At that time the allocation specified ‘at least’ 2,000 dwellings. 30 hectares of employment land was proposed.
- 5.18 Development has commenced on this site. There are two principal landowners for the site and a number of developers are now on-site, with the site being developed in phases. Detailed planning applications continued to be submitted for parts of the site. The expected phasing of development is shown in Appendix 4 of this AMR and has informed the 5 year land supply (see Active Communities Section) and the Housing Trajectory (Appendix 3). Some of these dwellings were affordable housing. SH2 requires 40% of the total site to be developed for affordable housing. Percentages cannot be calculated as yet as only parts of the overall development have been completed. 107 units were completed on the site during this monitoring year. 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 8: West of Waterlooville (SH2) Completions

App Ref	Address	Net Completions by year in Winchester District						
		08/09	09/10	10/11	11/12	12/13	13/14	Total
11/03014/REM	Old Park Farm London Road Waterlooville (Wimpey/Bryant Phase 3)	0	22	71	28	14	57*	192
10/02862/OUT	Newlands Lane Waterlooville (Grainger)	0	0	0	0	0	50**	50
			22	71	28	14	107	Total

* 15 affordable housing units ** 28 affordable housing units.

SH3 – Strategic Housing Allocation – North Whiteley

- 5.19 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 long and ongoing discussions with developers and other stakeholders including infrastructure providers (see Duty to Co-operate Section for further details) and the Council is currently awaiting a planning application on this site.

SH4 – North Fareham SDA

- 5.20 A Strategic Development Area (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.

- 5.21 Proposals for the development of the SDA are now being promoted through the Fareham Borough Council Local Plan Part 3 - Welbourne Local Plan. WCC has made representations on the Welbourne Plan to this effect. The Welbourne Plan is now subject to Examination and hearings were held in November and December 2014.

Spatial Strategy – Market Towns and Rural Area

MTRA1 – Development Strategy Market Towns and Rural Area

- 5.22 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.
- 5.23 MTRA1 sets out the strategy of identifying and providing for the development needs of the settlements within this area and outlines general principles.

MTRA2 – Market Towns and Larger Villages

- 5.24 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.
- 5.25 Discussions have been held with the Parish Councils in the above settlements to identify sufficient sites to accommodate the requirements. This occurred throughout most of the monitoring year and beyond and further details of this are provided in the section on Policy Progress in this AMR. Sites have now been proposed for these levels of development as part of the draft LPP2. It should be noted that Denmead has prepared a Neighbourhood Plan, so development allocations within that area will not be included within LPP2.
- 5.26 There were a total of 85 dwellings completed in the MTRA2 settlements this monitoring year. A breakdown of completions by settlement is shown in Table 4 above.

MTRA3 – Other Settlements in the Market Towns and Rural Area

- 5.27 MTRA 3 sets out the strategy for planning in the remaining settlements within the MTRA area. There are effectively two parts to this policy. The first part lists a number of settlements within the defined policy boundaries of which development and redevelopment opportunities will be supported. The second part lists a larger number of smaller settlements that do not have policy boundaries. Within these 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.
- 5.28 There were a total of 40 dwellings completed within MTRA3 settlements in the monitoring year.

MTRA4 – Development in the Countryside

- 5.29 MTRA 4 sets out the strategy for planning in the land outside the built-up areas of Winchester, Whiteley and Waterlooville and the MTRA2 and MTRA3 settlements. Development on this land is considered as development in the countryside for the purposes of the Local Plan. Development in this area 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.
- 5.30 In the last monitoring year some 172 dwellings were developed outside of settlements. Of these 107 were at WOW and 11 were in settlements covered by MTRA3 (part 2) which do not have a settlement boundary.
- 5.31 Therefore only 54 of the 172 dwellings completed outside of settlement boundaries are considered to fall under MTRA4. Of these 54, 25 were completed at the Hook Pit Farm rural exception site and 15 at the rural exception site at Rook Lane Micheldever. These exception sites make a valuable contribution to the local affordable housing in the area. This therefore leaves only 14 new general market housing completions within the MTRA4 area in the monitoring year.

MTRA5 – Major Commercial and Educational Establishments in the Countryside

- 5.32 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. The number of applications for these sites is small and information is not currently available to specifically monitor this policy.

6.0 **THEME TWO: ACTIVE COMMUNITIES**

- 6.1 The Core Policies section of LPP1 is divided into three sections – Active Communities, Prosperous Economy and High Quality Environment. 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 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 various themes and the AMR should be considered as a whole in this respect. Particularly relevant to this Chapter is that some of the detailed information regarding strategic sites is provided under the Development Strategy Section of the AMR. Information on development on greenfield sites and housing mix is also provided in that Section under DS1. 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 table below. This table also includes reference to some site allocations from the WDLPR, where although they are no longer saved policies, development is still occurring from the implementation of outstanding planning permissions.

LPP1	Title
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 (shown at Appendix 6 of the AMR) and information on the calculation of 5yr land supply. The numbers of net completions (including affordable housing) during this monitoring year and since the 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 and SHLAA sites as part of the land supply calculation. Statistical information relating to these calculations is also found in the appendices - Appendix 3: 5Yr Land Supply, Appendix 4: Large Sites Phasing, Appendix 5: SHLAA Sites and 5Yr Land Supply and Appendix 6: Housing Trajectory.

5 Year Land Supply

- 6.5 The five year land supply assessment sets out the housing supply for the District for the period April 2014 – March 2019 and also looks ahead to the period 2015 – 2020. 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, with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Authorities with a 'record of persistent under delivery of housing' should increase the buffer to 20%.
- 6.7 The basis on which a 5-year housing requirement has been calculated is set out in the following section.

Policy Requirements for Housing Provision (DS1/CP1)

- 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. This replaces the previous target from the South East Plan, which was revoked in March 2013. 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. Completions were at a low level (of 241 dwellings) in 2000/01 but recovered every year until 2004/05, when they peaked at 694 dwellings. They then levelled off at around 500 dwellings a year until 2007/08, before dropping as a result of the economic recession. Net completions averaged 334 between 2008/09 and 2012/13, reflecting the economic conditions prevailing during the recession. However, it is worth noting that development continued at the West of Waterlooville site, but the majority of the construction in 2012/13 was focused in Havant Borough Council's area of the site. Development activity is showing signs of a significant increase as the economy comes out of recession and net completions during 2013/14 increased to 470 dwellings.
- 6.10 The Winchester Strategic Housing Market Assessment update 2010 (DTZ) states that "Winchester appears to have experienced similar peak to trough house price falls as the South East as a whole" and that "the downturn has not fundamentally changed the position of Winchester in relation to the two market

areas – the District remains more expensive on average than both Central and South Hampshire as a whole”. This conclusion is repeated in the 2011 and 2012 Strategic Housing Market Updates (DTZ).

- 6.11 It is clear that house building rates dropped significantly locally during the recession; however analysis of sites under construction and in the pipeline suggests completion levels are now improving. Major development at West of Waterlooville (WOW) is well underway, with the developers reporting strong buyer interest and bringing forward further phases of development. Table 8 provides more details of recent completions at WOW. Planning permission has been granted for major development at North Winchester (Barton Farm) and development has recently commenced. All of the 2006 Local Plan’s ‘Local Reserve Sites’ now have planning consent, with three of the four sites (Francis Gardens, Spring Gardens and Little Frenchies Field) largely completed and the fourth under construction at Pitt Manor, Winchester. Table 7 provides further details of these completions. 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.

The Housing Requirement

- 6.12 The assessment of housing land availability should be forward-looking, as the NPPF requires the assessment to provide five years worth of specific deliverable housing. Therefore the situation at a base date of April 2015 is considered, as well as at this AMR’s base date of April 2014.
- 6.13 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).
- 6.14 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 assessed its performance for housing delivery as part of the examination of LPP1 in 2012. The Council’s [Background Paper 1 Supplement A – Housing Delivery Record 2001-2011](#) concluded that the Council did not have a persistent record of under delivery. The Local Plan Inspector did not suggest the Council had a record of under-delivery and also recommended the inclusion of the housing trajectory (LPP1, Appendix F) which clearly anticipates development at a relatively low level in the early years of the Plan period (compared to the annual average requirement).
- 6.15 A legal challenge was made to the adoption of the LPP1, which was rejected in March 2014. Part of the challenge and subsequent High Court Judgement dealt with the issue of whether the NPPF had been correctly interpreted, including an alleged ‘shortfall’ against the requirements of the South East Plan. The Judgement ([Zurich Assurance Limited v Winchester City Council and South Downs National Park Authority \[2014\] EWHC 758 \(Admin\)](#)) made clear that ‘the requirement in the South East Plan was for provision of 12,240 new homes in WCC’s area by 2026, and the annual rate of 612 new homes was simply stated as the “annual average.” It was not itself a required target for WCC year by year.’ Accordingly, the Court concluded that it was inaccurate

and inappropriate to describe a failure to meet an annual average requirement in the early years of the South East Plan as a 'shortfall' against the plan requirement. Equally, the Local Plan Part 1 requirement is for the provision of 12,500 dwellings in Winchester District over the period 2011-2031, rather than an annual average of 625 dwellings.

- 6.16 This approach was also adopted in a recent planning appeal in the District, which is the only appeal to deal comprehensively with housing land availability since the adoption of Local Plan Part 1. The Inspector determining this appeal (land at Parklands, Thompsons Lane, Denmead, APP/L1765/A/13/2209444) took account of the above Judgement and did not consider that the housing requirement should be based on an annual average figure: 'I consider that the Council is entitled to have regard to its housing trajectory in assessing its 5 year housing land supply. It is an updated trajectory provided at the Local Plan Inspector's request and based upon those that were before him at the Local Plan inquiry. Its provision is entirely in accordance with his reference to a delivery rate of 625 dwellings per year on average and to the explanatory text of JCS Policy CP1 which refers to housing delivery not being even over the plan period.' Accordingly, the Council considers that it is the performance against the housing trajectory expected by Local Plan Part 1 (Appendix F) that should be used to determine whether there is a 'record of persistent under delivery of housing' and which should determine whether a 5% or 20% 'buffer' should be applied. Table 9 illustrates this performance:

Table 9 : Housing Trajectory and Completions 2011-2014

Year	LPP1 Trajectory	Net Completions
2011/12	317	317
2012/13	222	204
2013/14	378	470
Total	917	991

- 6.17 It can be seen that completions since 2011 have exceeded the expectations of the Local Plan Part 1 housing trajectory. On the basis of this, and taking account of the conclusions reached about the relevance of the trajectory by the High Court and the Parklands appeal Inspector, the Council concludes that it does not have a record of persistent under delivery of housing and that a 5% buffer should be applied.
- 6.18 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 shown in Table 9 above. To calculate the housing requirement from April 2015 a projected figure for 2014/15 is used, based on the expected development rates shown in the trajectory at Appendix 6.

Table 10: Housing Requirements

Monitoring period	2014 - 2019 District Total	2015 - 2020 District Total
Local Plan Part 1 Requirement	11,509	11,240

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

Housing Supply

Commitments and Planning Permissions

- 6.20 These are sites which, at April 2014, have planning permission or are allocated in a statutory development plan. These sites have, therefore, been through the planning process and/or are allocated in the Local Plan and have a strong certainty of being developed. Large sites (10 or more dwellings) are individually assessed by 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 phasing for all large site commitments in the District.
- 6.22 The estimated supply within the relevant 5-year period from sites which are committed/permitted is shown in Table 11 (Large Sites) and Table 12 (Small Sites), including LPP1 strategic allocations:

Table 11: Large Sites (10 or more dwellings)

Monitoring Period	District Total
2014 -2019	2746
2015- 2020	3406

- 6.23 The information from the survey of small sites applicants in 2007, along with work on the take-up of small site permissions undertaken for the Local Plan Review, led to a non-implementation discount of 3% being applied to the updated small sites commitment figures in previous versions of the Strategic Housing Land Availability Assessment (SHLAA) and AMR. Further analysis of the number of dwellings lost as a result of lapsed permissions undertaken to provide evidence for the Local Plan Part 1 shows that these were typically under 2% until the effects of the recession from 2008, when they increased to an average of about 7% a year. Over the 10 year period the average was 2.13% and it is therefore concluded that a 3% non-implementation rate remains relevant and appropriate given the circumstances of the District. For large sites, any delay in implementation is already taken into account in the profile for each site so there is no need for a non-implementation discount.
- 6.24 The total number of dwellings outstanding on small sites at 1 April 2014 was 359. A 3% non-implementation discount reduces this number to 348. For the period 2015 -2020, 4/5 of this figure is used. Table 12 sets out the supply of small sites with planning permission during the two monitoring periods.

Table 12: Small Sites (less than 10 dwellings)

Period:	District
2014-2019	348
2015-2020	279

Sites Identified in the SHLAA

- 6.25 The SHLAA has been updated on a regular basis since it was first produced in 2009. The latest update has a base date of December 2013 and was published in October 2014. The December 2013 SHLAA sets out information which has been used as the basis of the draft Winchester District Local Plan Part 2, published in October 2014. This SHLAA information has been used for the 2014 AMR and to calculate the five year land supply (the details of the sites included are listed in Appendix 5). It is intended to continue to update the SHLAA, to reflect government advice and changes to the availability of sites, and the aim is that this will be done in time to inform the Pre-Submission version of the Local Plan Part 2.
- 6.26 It should be noted that the current version of the SHLAA does not include any sites within the South Downs National Park as the SDNP Authority is now responsible for assessing sites within its boundary. The result of this is that the contribution of SHLAA sites will be slightly under-estimated at the District level.
- 6.27 As the SHLAA identifies specific sites with development potential a check has been undertaken to ensure that there is no double-counting with sites which already have planning permission (dealt with above), and as a result the following sites which now have planning consent have been removed:-
- SHLAA Site:1835, -11 dwellings at Old River, Denmead (13/00120/FUL)
 - SHLAA Site: 2459, -18 (14 permitted) dwellings at Green Lane, Bishops Waltham (12/01369/OUT)
 - SHLAA Site:427, - 33 dwellings at Station Yard, Sutton Scotney (11/00518/FUL)
 - SHLAA Site: 2484, -15 dwellings at Taylors Yard, Sutton Scotney (10/02132/FUL)
 - SHLAA Site: 2103, -7 dwellings at Cromwell Road, Winchester Town
- 6.28 The SHLAA only assesses sites capable of accommodating 5 or more dwellings. This is because of the size of the District, the potential number of sites involved and the difficulty in estimating capacity and development timing for a large number of small sites. The SHLAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods.
- 6.29 Table 13 below indicates the number of SHLAA sites expected to deliver housing during the relevant 5-year periods. Only SHLAA sites within existing defined built-up areas are included, as any sites outside existing settlement boundaries would require a change of policy for them to be brought forward and are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as commitments and permissions in Tables 11 and 12 above).

Table 13: SHLAA Sites (5 or more dwellings)

Period	Number of Dwellings
2014-2019	358
2015-2020	414

To calculate the supply for the above 5-year periods, the following assumptions about annual completions in the period 2013 -2020 have been made:

Table 14: Estimated Annual SHLAA Completions

Monitoring period	Percentage of 5 year SHLAA total	Number of dwellings
2013/14	0%	0
2014/15	0%	0
2015/16	20%	60
2016/17	30%	91
2017/18	50%	151
Total for 2013/18 5-year period	100%	302
2018/19	20%	56
2019/20	20%	56
Total for 2018/20 (ie 2yrs of the 5-year period 2018/23)	40%	112

- 6.30 For the first SHLAA period (2013/18) the SHLAA supply is assumed to come forward mainly towards the latter part of the period (as the sites do not yet have planning consent), whereas for the second SHLAA period (2018/23) it is averaged at 20% (56 dwellings) per annum. Only the first two years of the second SHLAA period are relevant for the table above.

Windfall/small site allowance and Local Plan Part 2 Allocations

- 6.31 Windfall sites have traditionally formed a significant and consistent component of land supply and are expected to continue to do so. The NPPF now allows for the local planning authority to make an allowance for windfall sites in the five year supply if “they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply” (NPPF paragraph 48).
- 6.32 Detailed work undertaken for the Local Plan Part 1 ([Background Paper – 1, Housing Provision, Distribution and Delivery. June 2012](#)) 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. Reports on windfall trends and potential have been produced for Winchester and all the larger rural villages. These can be found as part of the [evidence base](#) for each of the settlements concerned. These reports demonstrate that a specific windfall allowance is justifiable in both Kings

Worthy and Winchester Town during the Plan period. In order to avoid any double counting with sites already permitted, the studies made no allowance for windfall development before 2017/18 but thereafter an annual average of 70 dwellings is allowed for (based on 65 per annum in Winchester and 5 per annum in Kings Worthy).

- 6.33 Adoption of LPP1 has provided housing requirements for MTRA 2 settlements and Winchester Town. At this stage it is expected that - with the exception of Winchester - all the settlements will need to provide further housing allocations outside of the current WDLPR H.3 settlement boundaries. Work with the relevant parish councils has identified where these allocations should be. The draft LPP2 was published for consultation in late 2014, including the allocations considered necessary. There is considerable pressure to bring forward many of the proposed site allocations in the draft Local Plan at the earliest opportunity. One site (within the settlement boundary of Swanmore) has already been granted permission and planning applications have been submitted on others. Given that LPP2 is scheduled to be adopted in mid-2016, it is realistic to expect completions will take place during the 5-year periods under consideration.
- 6.34 Table 15 sets out an expected annual allowance for windfall sites and LPP2 allocations for the years included in the relevant five year periods. This does not include any windfall allowance prior to 2017/18, consistent with the windfall trends and potential assessments. It is expected that about 702 dwellings will be provided on windfall and LPP2 sites in the 2014-2019 5-year period, and 1102 dwellings in the 2015-2020 period.

Table 15: Windfall Allowance and LPP2 Allocations

Period:	Windfall completions expected	Local Plan Part 2 completions expected	Total
2014/15	0	0	0
2015/16	0	10	10
2016/17	0	100	100
2017/18	70	190	260
2018/19	70	262	332
2019/20	70	330	400
TOTAL	210	892	1102

- 6.35 Taking account of the various components of housing supply described above, the following Table 16 sets out the total housing land supply for the 5-year periods from April 2014 and April 2015 respectively.

Table 16: Total 5 Year land Supply

Sources of supply	2014 -2019 Monitoring period	2015 -2020 Monitoring period
Commitments (large)	2746	3406
Commitments (small)	348	279
SHLAA Sites	358	414

Windfall/LPP2 sites	702	1102
TOTAL	4154	5201

Risk Assessment

- 6.36 The methodologies used to determine the housing supply reflect Government advice, to ensure that only deliverable sites are included. All of the sites (with the exception of the windfall allowance) are specific identifiable sites which either have planning permission, are allocated in an adopted or emerging development plan, or have been identified and tested through the SHLAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted). While such an assessment cannot be a precise science, if anything it may err on the side of caution. For example, it does not include any allowance for SHLAA sites, future allocations or windfall within the South Downs National Park area.
- 6.37 The main source of uncertainty has previously related to the economic climate. Housing development was suppressed during the recession, although there remained considerable need/demand for housing. 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. The District therefore suffered less than other parts of Hampshire or the country and activity has picked up rapidly over the last year or so. Completions rose substantially in 2013/14 and this trend is expected to continue with positive market forecasts for South East England and the development of strategic sites continuing apace at West of Waterlooville and starting at Barton Farm.
- 6.38 The draft LPP2 has recently been published for consultation and identifies proposed allocations for substantial housing development. There is very strong market interest in bringing these sites forward and some planning applications have already been received. Sites identified in the draft Local Plan may be permitted in advance of the Public Examination (programmed for 2015/16) if they have public support, otherwise the Council will seek to hold them back until after the Inspector's Report (mid 2016). Even so, LPP2 allocations are expected to make a substantial contribution to housing supply within the 5 year periods under consideration.

Conclusion - Total 5-Year Land Availability

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

Table 17: 5 Year Land Availability

	2014 - 2019 District Total	2015 - 2020 District Total
Requirement with no buffer	3,385	3,515
Supply	4,154	5,201
Surplus (years supply)	6.1 Years	7.4 Years

6.40 The table above shows that there is ample land supply, for both the 2014 -19 and 2015 – 2020 monitoring periods. Adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply. It should be noted that as the major developments in the District come on-stream, along with sites allocated in the Local Plan Part 2, land supply continues to remain very positive.

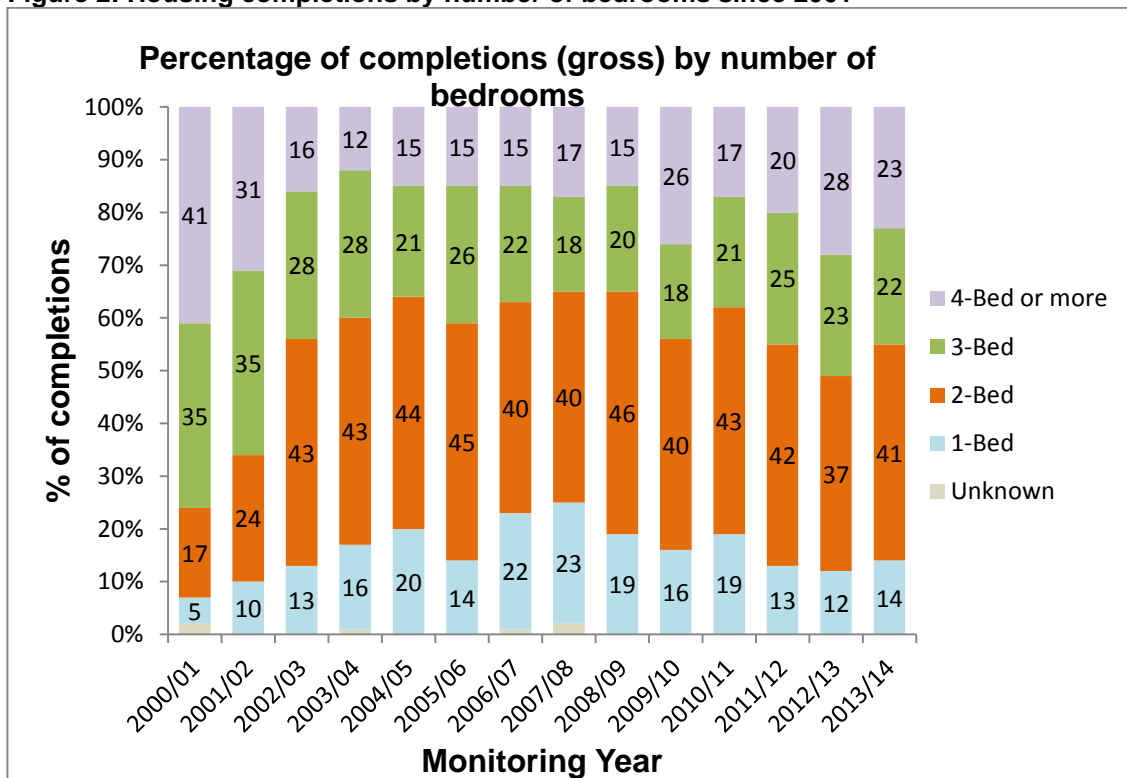
CP2 - Housing Provision and Mix

6.41 LPP1 Policy CP2 requires a suitable housing mix of sizes, types and tenures. The table below shows the variety of housing sizes on new completions in the year 2013 – 2014, by the number of bedrooms. The graph that follows indicates how the proportion of different dwelling sizes has varied since 2001.

Table 18: Housing Completions by number of bedrooms

	1 bed	2 bed	3 bed	4 or more bed
Gross Completions	70	208	109	115
Percentage of Gross Completions	14%	41%	22%	23%

Figure 2: Housing completions by number of bedrooms since 2001



6.42 The above graph indicates that 63% of completions were 2 or 3 bedroomed. 2 bedroomed properties comprise the greatest overall percentage, being 41% of all completions.

6.43 It should be noted that as the figures above relate to completions in 2013/14, they are almost all 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.

- 6.44 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.
- 6.45 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 part of Policy CP2 of LPP1 which requires the majority of homes to be in the form of 2 and 3 bed houses. The completions in 2013/14 monitoring year comply with this, with 63% being 2 or 3 bed roomed. The table below shows how the target has been met since the Interim Policy Aspiration.

Table 18: 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

- 6.46 There is a continuing need for a variety of sizes, types and tenures of housing to be provided. The shift in the policy requirement shown in CP2 still requires that over 50% of new homes on a development be under 4 bedrooms, but reflects the findings of the recent SHLAA, with the emphasis more on 2-3 bed roomed accommodation, rather than 1-2 bed.

Affordable Housing

- 6.47 The table below shows the number of new affordable homes completed in the year 2013 – 2014. Although the figures refer to gross completions, they are also all net figures as no affordable houses were lost as part of these constructions. The figure of 149 completions is a large increase on the 68 completions of the previous year.

Table 19: Affordable Housing Completions

SITE	Total Gross Affordable Completions in 2013/14
Dever Close, Micheldever	15
Francis Gardens, Winchester	36
Hookpit Farm, Kingsworthy	25
Little Frenchies Field, Denmead	21
Spring Gardens, Alresford	8
WOW - Old Park Farm (Phase 3 Wimpey/Bryant)	16
WOW Grainger (Newlands)	28
Total Affordable Housing Completions 2013/14	149

- 6.48 The above developments have provided a variety of affordable housing and vary between 19% - 60% in their affordable rent completions. Final figures cannot be provided yet as some of these sites are not completed, or form part of a larger development site, such as the West of Waterlooville (WOW) site. Although completed this year, these developments are the result of permissions granted under the previous WDLPR policies. Dever Close and Hookpit Farm are exception sites (see CP4 below). Francis Gardens, Little Frenchies Field and Spring Gardens are all the result of developments of Local Reserve Sites under H2 of the WDLPR. The developments at WOW are part of WDLPR policy MDA2. All these developments are on greenfield sites.
- 6.49 All the above developments apart from Dever Close and Hookpit Farm, are market led sites. Therefore market led sites have resulted in 109 affordable units being delivered on site in the year 2013 – 2014.

CP3 - Affordable Housing Provision on Market Led Housing Sites

- 6.50 Policy CP3 of LPP1 seeks the provision of 40% affordable housing on all market-led sites. There is no threshold for this, although sites under 5 units are able to provide a financial contribution in lieu of on-site provision. Previous Policy H5 of WDLPR had a range of percentages required, depending on location. In all cases though, under H5 there was a threshold (of 15 units or more in larger settlements and 5 or more elsewhere).
- 6.51 Although the Interim Policy Aspiration on affordable housing sought 40% contribution, this was difficult to achieve without a statutorily adopted policy. The number of schemes permitted and completed under CP3 during the monitoring year is small and statistics are not currently available for completions resulting only from this policy. However the Council has been collecting information on the performance of Policy CP3, and data is given below relating to the period between April 2013 and the end of October 2014 and covers 80 schemes in total.

Table 20: Affordable Housing Contributions (interim)

Requirement under CP3 (units)	Requirement under CP3 (contribution) £	Agreed (units)	Agreed (contribution) £
458.1	10,443,497.0	429.0	2,468,141.6

- 6.52 It should be noted that this is only a summary of the details of schemes permitted. Some of these permissions could be amended or appealed. The amounts and units received relate to commitments secured as part of the planning permission, rather than completions on the ground or monies that have actually been received to date. It should also be noted that these figures only relate to approved schemes. Proposals that have been refused are not shown and some of these will have been on the grounds of viability, some of which may be subject to appeal. The financial figures given above are only provisional, as indicated on the planning permission/agreement. In addition,

the recent change to Government guidance which has introduced thresholds for affordable housing (see 6.62 – 6.63 below) is also likely to impact on these commitments as developers may ask for agreed requirements for affordable housing to be removed or varied on schemes which have not been implemented.

- 6.53 This information shows that out of 458 units theoretically required under CP3, commitments have been received in respect of 429 of these as a result of planning permissions. The contribution of large sites in providing on-site affordable housing is illustrated by the following table:

Table 21: Large Site Affordable Housing Contributions (Interim)

Sites contributing 10 + units	No of units agreed
Barton Farm.	160
Swanmore College of Technology	28
Pitt Manor	80
Victoria House, Winchester	27*
New Queen's Head, Stanmore	21*
Knowle Business Park	10

* Winchester City Council developments of 100% affordable housing.

- 6.54 All of these sites have agreed to provide the required on-site provision. An analysis of smaller sites (of up to 15 new dwellings) that would have been below the former WDLPR threshold is given below:

Table 22: Smaller Site Affordable Housing Contributions (interim)

On-site units	Financial contribution	Number of sites making a provision or contribution
8	£2,056,436	52/80

- 6.61 This table indicates that out of 80 potential sites, 52 are making some provision for affordable housing, either by on-site provision or – more often – by a financial contribution. The financial contribution figure is based on the planning permission and/or planning agreement. It is clear that CP3 is providing affordable housing on market-led sites. The contribution by larger (usually greenfield) sites is substantial, particularly in respect of achieving affordable units built on the ground. The contribution of smaller sites is more often by way of financial contributions. CP3 seeks 40% contribution and some sites are not achieving this level because of issues around viability. Some smaller brownfield sites have greater build costs and do not achieve the economies of scale of large sites, which can affect viability. Nevertheless, it is important to take into account that sites under 15/5 units (depending on location) would not have achieved any affordable housing units or contributions prior to the adoption of CP3 in March 2013.

- 6.62 However Government guidance has now changed and this will have significant implications for Policy CP.3. The National Planning Policy Guidance was altered on 28th November 2014 to exclude all new housing developments of 10 or fewer units (or 1000sq.m.) in most areas from having to provide affordable housing or make pooled contributions. The only area where an exception could be made in the Winchester District is within the South Downs National Park, where contributions can be sought on developments of between 6-10 units, if the SDNPA decides to do so.
- 6.63 The amount of contributions that WCC will receive will decrease as a result of this change, affecting the ability to deliver affordable housing across the District. It is not envisaged that amendments will be required to Policy CP3 in LPP2. The policy requirements have been justified and included in an up to date statutory plan and will be applied so far as possible, having regard to Government advice at the time.

CP4 – Affordable Housing on Exception Sites to Meet Local Needs

- 6.64 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. Policy H6 of WDLPR was similar. The table below shows the number of units completed on exception sites in the last year. These sites would have been permitted under WDLPR Policy H6.

Table 23: Exception Site Completions

Site	Number of Units
Dever Close (3), Micheldever (land off Rook Lane)	15
Hookpit Farm, Kings Worthy	25
Total	40

CP5 – Sites for Gypsies, Travellers and Travelling Showpeople

Table 24: Gypsies, Travellers and Travelling Showpersons Sites in the District

Category of Site	2013 Observation	2014 Observation
Gypsy caravan sites with planning permission	16 sites, 31 caravans/mobile homes, 27 pitches	16 sites, 31 caravans/mobile homes, 27 pitches
Gypsy caravan sites without planning permission	6 sites, 11 caravans/mobile homes, 9 pitches	5 sites, 10 caravans/mobile homes, 8 pitches
Traveller sites without permission (private land)	Data not available	Data not available
Travelling Showperson sites	*6 sites, (current PP's allow up to a total of 50	*6 sites, (current PP's allow up to a total of 50

with planning permission	caravans/mobile homes) 20 Plots	caravans/mobile homes) 20 Plots
Travelling Showperson sites without planning permission	1 site, approx 6 caravans 4 plots	1 site, approx 6 caravans 4 plots

*This figure

includes a large authorised Travelling Showpeople site at Micheldever (9 plots, with up to 3 caravans allowed on each plot).

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

Commentary

- 6.66 No new sites have been permitted in the last year, although one site that was previously unauthorised has been granted on appeal and one other site has been removed as it was considered that it was no longer being occupied by gypsy and traveller occupants. This has resulted in no change in the overall figures of permitted numbers of pitches and caravans/mobile homes. One other previously unauthorised site was also dismissed on appeal and enforcement action is under consideration for that site. It is included in the figures as an unauthorised site at the moment. Pitches are generally considered to consist of up to one caravan and one mobile home; however the exact numbers of buildings varies over time. It is therefore difficult to provide an exact figure on the number of units in relation to pitches at any one time.
- 6.67 In relation to the large Travelling Showpeople site at Micheldever, enforcement action had been taken as it was alleged that the site was being occupied by non-travelling showpeople. An appeal against the Enforcement Notice was allowed, although the Council successfully challenged that decision in the High Court and therefore the matter will need to be remitted back to the Planning Inspectorate for a further appeal. However, the High Court decision is now being challenged in the Court of Appeal. This Challenge is due to be heard in March 2015.
- 6.68 The outcome of the Micheldever site therefore remains unresolved (currently with the Court of Appeal) and this will have an effect on the travelling showpersons sites. As is shown in the table above, if it is not counted, there will be a considerable decrease in the number of caravans and plots specifically for travelling showpersons, but a corresponding increase in the number of sites available for gypsies.
- 6.69 The Council is required to make provision for the requirements of gypsy and travellers, and the Council worked with other Hampshire authorities to identify the required need. At the time of the Adoption of the LPP1, this work was not yet completed; therefore the criteria-based policy CP5 was included to guide assessment of applications pending the identification of pitches. The Hampshire Travellers' Accommodation Assessment (GTA) was completed in April 2013. The GTA identified the need to provide for around 30-35 pitches in Winchester District over the local plan period (to 2031). Provision needs to be made for these pitches in LPP2.

- 6.70 Following the call for sites and discussions with Parish Councils, it has only been possible to identify one gypsy and traveller site to date. The site is for approximately 8 pitches and is at Ashbrook Stables, Main Road, Colden Common. This has been included in the LPP2 consultation as allocation CC2. Consultants are currently undertaking detailed work to identify potential pitches to fulfil the remaining requirement for travellers and travelling showpersons over the plan period. The initial report is expected soon and sites should be identified in time for inclusion in the submission LPP2 in 2015. The Council is also continuing to work with neighbouring authorities to accommodate any need for transit sites that may be required.

CP6 – Local Services and Facilities

- 6.71 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 will 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

- 6.72 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 loss of open space, sports and recreation facilities.
- 6.73 The table below shows what open spaces have been delivered on-site in relation to new housing development in the monitoring year.

Table 25: Open Space Provided In Association with New Developments

Site	Area Provided 2011 – 2012 (ha)
Wellington Park, West Of Waterlooville.	0.34
Dever Close, Micheldever	0.12
Francis Gardens, Winchester	2.17
Greenacres, Otterbourne	0.61
Total	3.24

- 6.74 The Council's Open Space Strategy sets out the amount and type of facilities currently available by parish. It indicates where deficiencies arise 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 agreements have been used successfully to fund improvements in accordance with the Strategy across the District. The figures below show how much has been contributed in the last year and the graph illustrates how this has changed over time. Table 26 below shows how the money in the Open Space Fund has been spent in the last year.

Open Space Fund Receipts

2010 - 2011: £299,543
 2011 – 2012: £332,337
 2012 – 2013: £378,409
 2013 – 2014: £231,987

6.75 Total released from Open Space Fund (including specific items to Parishes as shown in table 26) £466,235

Figure 3: Open Space Fund Receipts 1997 - 2014

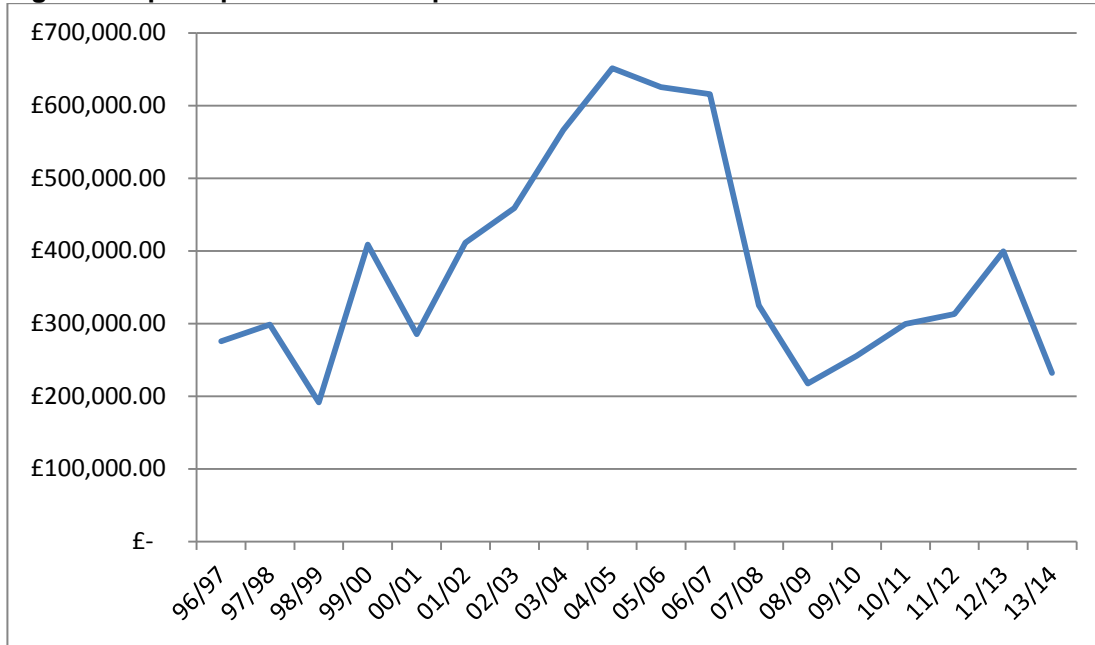


Table 26: Amounts released from Open Space Fund 2013-2014

PARISH	PLAY	SPORT	
Bighton	1,910.00		Play equipment at village play area
Bishops Waltham	894.00	894.00	Cycle stands at Hoe Road and Priory Park
Bishops Waltham		11,175.00	Priory Park football pitches
Bishops Waltham	1,582.50	1,582.50	Directional flow plates at Hoe Road
Bishops Waltham		7,995.00	Priory Park football pitches
Bishops Waltham		3,128.00	Hoe Road dugouts
Bishops Waltham		2,770.00	Hoe Road football pitches
Bishops Waltham	7,995.00		Additional play equipment at Priory Park
Bishops Waltham			Hoe Road changing rooms

		4,880.80	
Bishops Waltham		2,866.97	Fencing at Priory Park
Bishops Waltham	272.50	272.50	Replacement directional flow plates at Hoe Road
Bishops Waltham	140.00		Blanchard Road play area bench
Bishops Waltham	99.06		Blanchard Road play area bin
Bishops Waltham	6,980.15	6,980.14	Outdoor gym equipment
Bishops Waltham		352.00	Hoe Road dug outs phase 2
Bishops Waltham	432.91	432.92	Hoe Road outdoor tennis table
Bishops Waltham	407.00		Jubilee Hall play area bench
Bramdean and Hinton Ampner	0.32	811.39	Supply of mower
Cheriton		6,250.50	Parking facilities at recreation ground
Cheriton		6,250.50	parking facilities at recreation ground
Cheriton	894.04		Works to old play area
Colden Common	2,131.28		Skate park lighting
Compton & Shawford		1,843.00	Cricket pitch mower
Compton & Shawford	10,065.75	15,414.25	MUGA
Compton & Shawford	13,960.50		MUGA
Compton & Shawford		13,960.50	MUGA
Compton & Shawford		4,698.90	All weather cricket nets
Corhampton & Meonstoke		265.00	Line marker
Corhampton & Meonstoke	4,248.94		Pound Lane recreation ground improvements
Corhampton & Meonstoke	8,740.51	8,740.51	Pound Lane Rec play and sport equipment
Crawley	304.00		Play area safety matting
Curdridge	3,528.66		play equipment
Curdridge		2,380.36	Cricket ground surfacing
Denmead			Outdoor gym

		23,763.00	
Denmead	116,253.71		Ashling Park play area
Denmead	12,413.65		Outdoor gym play area
Denmead	4,411.47		Ashling Park play area
Denmead		7,870.00	Ashling Park basketball court resurfacing
Droxford	1,958.00	1,958.16	30m zip wire
Durley		2,208.10	Renovation of play area at rec ground
Durley	194.00		Litter bin at Sawmills Green
Headbourne Worthy	8,375.73	1,623.87	Contribution to North Walls skatepark
Hambledon		8,565.32	Tennis Court
Hambledon		6,375.00	Brook Lane cricket club wicket improvements
Hursley		665.90	Rugby posts for recreation ground
Itchen Valley		1,000.00	2 junior goal post sets
Itchen Valley	342.00	342.00	Repair of surface of recreation ground car park
Littleton and Harestock		175.00	Harestock Road football field rental
Littleton and Harestock	5,294.00	5,294.00	Resurfacing of recreation ground car park
New Alresford	8,177.37		Rugby pitch project
Old Alresford		1,650.00	Cricket club refurbishments
Old Alresford	514.18		Kiln Lane play area equipment
South Wonston	20,570.00		Replacement play equipment at recreation ground
South Wonston	1,377.50	1,377.50	Skate park preparation and new art work
Southwick & Widley		5,952.27	Boundary railings to playing fields
Sparsholt	674.00		Additional play equipment at Woodman Close
Swanmore	16,831.75		Aerial runway
Swanmore	616.00	616.00	Picnic tables on recreation ground

Swanmore	795.20	795.20	Tables and bins at Marsh's Meadow
Upham	1,242.00		Upham Pond play area
Upham	1,464.55		Tee pees for recreation ground
Warnford	334.40		Refurbishment of play area
Warnford	66.88		Refurbishment of play area
Warnford	430.00		Refurbishment of play area
Winchester	24,407.36		Orams harbour play area
Totals	309791.27	167203.69	
Grand Total	466,235.42		

6.76 With the introduction of CIL in April 2014, contributions to the Fund under S106 agreements will cease. It is not yet clear what funding will be released from CIL to fund recreation and open space provision in future.

6.77 The on-site provision of open space and facilities will continue to be sought where feasible. An additional policy DM6 (Open Space Provision for New Developments) has been included in the draft LPP2 setting out details of what will be required on sites of 15 dwellings or more.

6.78 CP7 replaced parts of RT2 (recreation space), RT3 (smaller open spaces) and RT4 (recreation space standards for new developments). However, an additional policy DM5 (Protecting Open Areas) has been proposed for LPP2 to protect open spaces that will be shown on the Policy Map and to provide more detail on the protection of amenity space and the circumstances where open space or facilities may be developed. DM5 will also replace WDLPR policy RT1 (Amenity Areas).

6.79 WDLPR Policy RT5 allocated sites for future recreation use. RT5 has not been carried forward in the new Local Plan. The RT5 allocations were based on shortfalls identified at the time. Since the WDLPR, a new set of open space standards has been developed and incorporated in CP7 of LPP1. The [2014/2015 Open Space Strategy](#), which was published in September has re-assessed all the categories of open space provision with reference to the new standards in CP7.

6.80 The re-assessment of open space provision has resulted in a different pattern of shortfalls than those which WDLPR RT5 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 for Winchester Town, where there is now no overall shortfall of provision. It has proved difficult to provide large areas of open space under RT5, so LPP2 seeks provision in association with the proposed housing allocations where needed, which is considered to be more deliverable. CP7 and DM6 will also continue to seek

additional provision where necessary across the District, in association with future housing developments according to the standards of CP7.

- 6.81 The table below shows the progress that has been made on the RT5 and other recreation allocations and the future direction proposed in LPP2 where relevant, including where allocations are planned.

Table 27: Sites allocated for recreational use in WDLPR

Allocation	Current status
Bushfield Camp (WDLPR RT5 – now LPP1 W3)	Part of employment allocation (W3) in LPP1, informal recreation still required on large part of the site
North & West of Courtney Road, Winchester (RT5), [& Barton Farm, WDLPR MDA2 – now LPP1 W2]	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 MDA area.
North of Stockbridge Road/west of Littleton Road, Winchester (RT.5)	No progress. No longer identified overall shortfall of open space in Winchester Town. Not carried forward in draft LPP2.
Pondside, Bishops Waltham (RT5)	Part of allocated area to be provided in conjunction with planning consent for 24 dwellings (under construction)
East of Thompson's Lane, Denmead (RT5)	No progress. No provision made here in Denmead Neighbourhood Plan. Allocation for open spaces/recreation made at land north of Tanners Lane (Policy 2i(e) of DNP) and at Denmead Junior School (Policy 5 of DNP).
East of Forest Road, Denmead (RT5)	No progress. No provision made here in Denmead Neighbourhood Plan, land adjacent identified as Important Open Space in DNP, under DM5 of LPP2.
South-east of Hookpit Farm Lane, Kings Worthy (RT5)	Some open space provided via planning obligation associated with an exception site housing development on adjacent land.. An open space allocation is being proposed in draft LPP2 as part of site allocation at Lovedon Lane (KW1)
West of Arlebury Park, New Alresford (RT5)	Part provided for in form of pitches provided north of RT5 allocation site. Additional provision sought at Sun Lane as part of site allocation (NA3) in draft LPP2.
North of Solomon's Lane, Waltham Chase (RT5)	No progress. Open space allocation in draft LPP2 as part of site allocation at Morgan's Yard (WC1) nearby to

	the previous RT5 allocation.
East of Mill Lane, Wickham (RT.5)	Allocation continued in draft LPP2 as part of site allocation at Winchester Rd (WK2) [same site as previous RT5 allocation]. Additional provision sought at The Glebe as part of site allocation (WK3) in draft LPP2.
Area between Abbey Mill and Palace House (S.4)	No progress, although planning applications on adjacent site provide for improvements in this area
Public footpaths proposed in Kings Worthy (S.9)	Partly completed. No longer required – covered by draft LPP2 explanatory text

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. About 20 hectares of new employment land is planned for. 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 policies 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 28: Amount for floorspace developed 2013-2014 by type

Completed floorspace (m²)	B1a	B2	B8	B1-B8	Total
Gross internal	672	332	227	1387	2618
Losses	525	1564	0	109	2198
Net gain/loss	147	-1232	227	1278	420

There were no completed developments or losses in that part of the SDNP within Winchester District.

Amount and percentage of employment floorspace on previously developed land by type (m²) - 2,618 sqm (100%).

All completed developments were on previously developed land this year.

- 7.2 7 new developments have been completed during this monitoring year. A total of 2,618 sqm of industrial floorspace has been completed. 2,198 sqm floorspace is listed as being lost this year, either to other uses or as part of a re-development. This results in a total net gain of 420 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 different monitoring year to the construction of the new development.
- 7.3 There is no particular pattern to the developments over the last year, except that none are especially large in scale. The biggest overall development was 1,387 sqm and the greatest loss was 1,564 sqm. 5 of the 7 developments were in and around Winchester Town. There were no completed developments monitored in the south of the District. The small amounts of floorspace involved and the overall low number of completions is indicative of the low level of major new industrial and commercial builds in the last year. This has been the case over a number of recent years, due to the economic recession and a backlog of large developments and permissions that already exist which can absorb much of any demand that does arise.
- 7.4 All of the completed development in the last year has been on previously developed land. This is a departure from previous years when new employment growth occurred on greenfield sites – particularly the major employment allocations. The re-development of brownfield sites this year accords with sustainable development and shows that land is being used efficiently. However, this is also an indication that there is a lack of expansion and substantial new development occurring.

Employment Land Availability

Table 29: Employment Land available by type

(i) sites allocated for employment uses in Development Plan Documents	61 ha
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	34 ha
Total employment land available	95 ha

Table 30: 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	48	20 (No more than 20ha to be developed)	-
West of	LPP1	LPP1 Allocation	23		23

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Waterlooville	SH2	– With planning permission for part			
Solent 2, Whiteley	WDLPR S14	WDLPR Allocation – Mostly developed, proposed not to be continued in LPP2	8.7	-	3.19
Little Park Farm Whiteley	WDLPR S15	WDLPR Allocation – proposed to be continued in LPP2	1.3	1.3	-
Hilson's Rd Curdrige	WDLPR S7	WDLPR Allocation – proposed not to be continued in LPP2	4.1	4.1	-
Abbey Mill, Bishop's Waltham (mixed use)	WDLPR S3	Planning permission for retail & health centre in 2010, not yet started	1.9	-	-
Freeman's Yard, Cheriton	WDLPR S6	Planning permission (04.01.11 for 19 dwellings & B1 use. Residential complete. B1 under construction	1.1	-	356 sqm
Station Yard, Sutton Scotney (mixed use)	WDLPR S10	Planning permissions – currently under construction	0.9	-	210 sqm
Other sites with planning permission, but not yet complete					34ha
Total sites with planning permission, not yet built					60.76ha

7.5 No further development has occurred on the allocations, partly for the reasons discussed above. Progress on sites that are allocated for employment use is shown in table 30 above. Bushfield Camp is a new allocation as an employment and recreation site in LPP1, having previously been a primarily recreational allocation in WDLPR. The area allocated is 43 ha, but the environment is sensitive in this location and forms part of an important gap and

the landscape setting of Winchester. Therefore economic development has been limited to a maximum of 20 ha of the site. Most of the remainder should be informal recreation and landscaping. West of Waterlooville SH2 is an allocation which already has outline permission and some detailed applications as a result of ongoing development. It was previously site MDA1 in WDLPR. Some residential development has occurred on the site, but employment development has not been progressed as yet, so that part of the allocation is still relevant.

- 7.6 The other employment sites listed in table 30 are sites that remain as saved policies of the WDLPR. If the allocation is still required, it should be continued with in the form of a proposed allocation for LPP2. Most of these sites are no longer required as they are currently being developed. However Little Park Farm at Whiteley will be continued in LPP2 as it is part of a desired development and a larger site which also extends into Fareham. Its development would contribute to PUSH targets for employment growth. Although Solent 2 is an important part of PUSH growth in this area, it is mostly already developed and it is expected that any further development would mostly be for green infrastructure within Winchester District. It was therefore not considered necessary to continue with an employment allocation on Solent 2 as part of LPP2.
- 7.7 Hilson's Road allocation (WDLPR S7) is not proposed to be carried forward into LPP2. This development was promoted in order to help facilitate a substantial by-pass around Botley and could only be brought forward in conjunction with the bypass. HCC and WCC do not consider that the by-pass is likely to occur in the near future and therefore the allocation is no longer required.
- 7.8 Three sites are listed in the table as being currently developed and/or subject to planning permission. Planning permissions on these sites has not reflected the aspirations for the quantum of floorspace proposed in the original sites allocations, although some commercial and economic floorspace forms a part of all of the proposals. Abbey Mill (WDLPR S3) has planning permission for a retail and health centre, although it was allocated for mixed use.
- 7.9 Freeman's Yard, Cheriton was originally allocated for 35% as business use, but has been developed largely for residential, for 19 dwellings. These have been completed and a B1 unit of 356 sqm is under construction. Station Yard, Sutton Scotney (WDLPR S10) was allocated for a mixed use with business use to cover the majority of the site. This site has been developed in association with an adjoining site for residential and some employment use. One live-work unit has been developed at Taylors Yard. The station yard is still under development and should provide 210 sqm of office development.

Employment – Residential

- 7.10 There were only two completed loss of employment to residential during the last monitoring year – the loss of 204 sqm of B1 for the development of 15 dwellings at the garage at Sutton Scotney referred to above, and the loss of 321 sqm of B1 at the Apex Centre in Colden Common for the development of 12 dwellings. However, more proposals for development for residential are in the pipeline as part of planning permissions. In addition, changes to the GPDO

in May 2013 now mean that B1a offices can be converted to C3 residential, subject to the Prior Approval of the local planning authority. Only two such developments have been classed as completed during the monitoring year – at Aquitane House In Winchester where 707 sqm has been lost for the creation of 12 dwellings and at 7 St Clements Street, Winchester, where 200 sqm has been lost to create one four bedroomed house.

- 7.11 The number of Prior Notification (PN) developments is expected to rise considerably next year. Initial research by HCC has indicated a total of 23 PNs in the Winchester District between August 2013 and October 2014. Of these 15 are in Winchester Town and 6 are in the PUSH area (3 on the same site – Parklands at Denmead, a total of 24 dwellings). It is difficult to be precise as to the exact amounts of losses and gains due to a lack of detail on the PN forms and the sometimes unspecified amount of residential that is proposed. However, HCC have provided a best estimate of the figures based on available knowledge and their figures indicate a potential loss of 4,822 sqm of B1a in the District (of which 1,510 sqm would be in PUSH) and a potential gain of approximately 90 dwelling units.
- 7.12 Most of the new dwellings provided are individual houses or the conversion of existing townhouses such as in central Winchester into a small number of flats – usually 2 or 3 in number. Apart from these, the only larger scale potential developments of note are those previously mentioned at Parklands, Denmead and the proposal at the Red Cross Depot in Winnall, Winchester, which would provide 16 1 bed flats. At this stage, these are only potential losses/developments; the actual number is likely to be more or less than the PN would indicate. Completions in the next few years will provide a more accurate picture.
- 7.13 The above analysis provides evidence of the continuing trend of loss of industrial land to residential. Changes to permitted development rights and the introduction of prior notifications for office to residential will make it more difficult to ascertain the whole picture.

Conclusion on employment floorspace

- 7.14 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. Employment land studies were conducted as part of work on LPP1 and concluded that, although no additional land was required, this was dependent upon existing allocations and permissions coming forward. The allocations are within the PUSH area and form part of the [PUSH.South Hampshire Strategy \(Updated 2012\)](#). That Strategy has targets for quantities of economic development, which are dependent upon these sites being delivered. The location of these sites is considered appropriate in relation to where the demand for large-scale space is likely to be required and fits with the strategy for development of the PUSH area. To balance the amount of development in that part of the District, some 20ha of employment land has been allocated at Bushfield Camp, Winchester, under Policy WT3 of LPP1, to provide for future development around the city.

- 7.15 In terms of more detailed monitoring, changes to the GPDO in 2013 are likely to make it more difficult to provide accurate monitoring of industrial development in future years. Changes from B1(a) to C3 (residential) will not require planning permission in certain circumstance, although the Council is keeping a log of the prior approval notices received under this procedure. Changes from agriculture under particular circumstances, to a number of flexible uses will also be permitted development. In addition, the amount of floorspace permitted as a change of use from B1/B2 to B8 or from B8 to B1 is increased from 235sqm to 500sqm. For a limited period of time, any new or extended, industrial or warehouse building will be allowed up to 200sqm in certain circumstances in association with existing industrial buildings. The Local Planning Authority should be notified once the work is complete.
- 7.16 Monitoring of new floorspace and changes of use will continue under 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 be not be possible. Monitoring of planning permissions may only pick up some of the major applications, particularly until the time limit for the larger new developments expires at the end of May 2016.

Retail

	A1	A3
Town Centre	23292	2511
Out of centre	None	None
PDL	Yes	Yes

Total amount and percentage of floorspace for 'town centre uses' within town centres – 25,803 (100%)

- 7.17 There were only two retail developments completed this year that can be reported on. The first was the completion of 1,421 sqm at the Aldi supermarket at the local centre at Weeke, Winchester. The second is the major re-development of 21,871 sqm at Whiteley Town Centre. It needs to be noted that this has previously involved the loss of some 12, 272 sqm, so the gain is only 9,599 sqm in floorspace, however it is expected that the new town centre will provide a better quality of development more suited to modern requirements and the development is fully occupied. The only A3 development reported on is for 2,511 sqm and is also part of the Whiteley re-development. Further development is planned around Whiteley Town Centre, in particular a new multi-screen cinema, in place of a large hotel that was planned.
- 7.18 Monitoring of retail development is problematic as many developments fall below the threshold for permitted development and monitoring. Uses other than A1 in particular tend to be small-scale, making it difficult to track the balance of uses within town centres by monitoring planning permissions.
- 7.19 Changes to the GPDO in 2013 and 2014 have widened the scope of permitted changes between use classes. The situation is further complicated as some of these changes are only on a temporary basis. In certain circumstances,

changes are also allowed from agriculture to a 'flexible use' which can include 'town centre' uses. As part of the 2014 revision to the GDPO, changes can be made from A1 (retail) to C3 (residential) in specific circumstances, subject to the Prior Approval of the local planning authority and subject to certain conditions. Monitoring will be considered for this, subject to the availability of resources.

- 7.20 There have also been changes in the area allowed for extension under permitted development rights for A1 and A2 uses to 50% of the existing (or 100sqm, whichever is the lesser). In summary, it is likely to prove difficult to track changes between use classes within town centres and from town centre uses to other uses in future.

Leisure and Tourism

- 7.21 A new leisure development has been completed during the last monitoring year at Micheldever. There are also several developments in the pipeline as a result of recent permissions. The table below indicates the hotels and visitor accommodation that currently have planning permission.

Number of visitor accommodation bedrooms completed - 60

Table 31: Visitor Accommodation Development 2013-2014

Location	Description	No of bedrooms completed 2013/2014	Total number of bedrooms completed
Black Wood Holiday Park, Micheldever	60 Holiday chalets	60	60
Premier Inn, Caledonia House, Winnall, Winchester	101 bed hotel & restaurant	Under construction	0
Holiday Inn, Morn Hill, Winchester (SDNP)	32 bedroom extension, gym & spa	Not started	

- 7.22 The Blackwood Holiday Park, near Micheldever of 60 holiday chalets and associated facilities, was granted permission on 29th September 2011 and has now been completed.
- 7.23 A 101 bed hotel Premier Inn gained planning permission on a former industrial site in Winnall, Winchester. Construction was under way at the end of the monitoring period and has now been completed.
- 7.24 A 32 bed extension to the Holiday Inn, Winchester, with meeting room, gym and spa received planning permission on 27th March 2013. This is just outside

the Winchester urban area, within the SDNP. Construction had not begun at the end of the monitoring period.

- 7.25 Permission was granted for a hotel in Whiteley under the original scheme for the town centre re-development in 2010. However a revised scheme was approved on 17.05.13, which provided for an 8 screen cinema instead.
- 7.26 Development proposed at the YMCA building in Curdridge and the remaining chalets at the Winchester Golf Club have both been outstanding for some years.
- 7.27 The Whiteley Hotel, the YMCA development and the Winchester Golf Club chalets have all now been deleted from the accommodation table, as they are considered unlikely to proceed at the current time.

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

LPP1	Title
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
<i>WDLPR Saved Policies</i>	
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
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

- 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.

Sustainable Development Standards (CP11)

- 8.3 CP11 of LPP1 requires new residential developments to achieve Code Level 5 of the Code for Sustainable Homes for energy and Code Level 4 in respect of water use, where practical and viable.
- 8.4 The Council appointed a specialist advisor to provide technical assistance to applicants and council officers in regard to achieving high levels of energy and water efficiency. The achievement of the energy standard in particular 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.
- 8.5 It is difficult to assess whether the desired levels have been achieved on the ground as many applications have yet to be completed. However, generally the aims of the policy have been achieved, with permissions being granted subject to the above being met by condition. Only in a small number of cases have reductions been accepted – generally due to issues with the ability to achieve level 5 for energy because of building orientation and the impact of solar panels on the roof.
- 8.6 All Council-led affordable housing developments have been achieving the levels required. At Barton Farm, where permission was granted prior to the adoption of LPP1, Code Level 4 for energy and a commitment to achieve 10% renewable energy generation on-site has been agreed.
- 8.7 There are issues measuring the effectiveness of CP11 due to the resources required and the difficulties in monitoring completions. The government is currently progressing a change to the Planning Act, which will remove the powers of local planning authorities to require energy levels as part of planning permissions. If this legislation is passed, the Council will need to reassess policy CP11. Additionally, the government is proposing to remove the Code for Sustainable Homes, which will make further progress in this area difficult.

Renewable Energy Schemes (CP12)

Renewable energy developments granted planning permission -

3 Solar farms; capacity 66MW total

- 8.8 CP12 encourages the development of renewable energy schemes and recycling facilities, subject to the lack of unacceptable impact on the environment. Commonly this relates to landscape issues, but could also cover issues relating to noise or other pollution or traffic impacts in the case of recycling facilities.
- 8.9 There have been a number of proposals for solar parks within the District in recent years. A list compiled in February 2014 found 11 schemes that had been submitted for screening since 2011. However, only a more limited number have progressed to planning application. One has been built at Raglington, near Shedfield (5MW) and during this monitoring year a further 3 major schemes have been approved as described below:

Site	Description	Reference	Approval Date
Funtley Refuse Tip Titchfield Lane, Fareham	14MW Solar PV Farm (inc 1MW from landfill gas recovery)	13/01247/FUL	28.08.13
Whitehill Lane, Alresford	12MW solar farm near village of Bishop's Sutton	13/01805/FUL	15.11.13
Southwick Estate, Belney Lane, Southwick	40MW solar park on 82 hectare site	13/02304/FUL	12.12.13

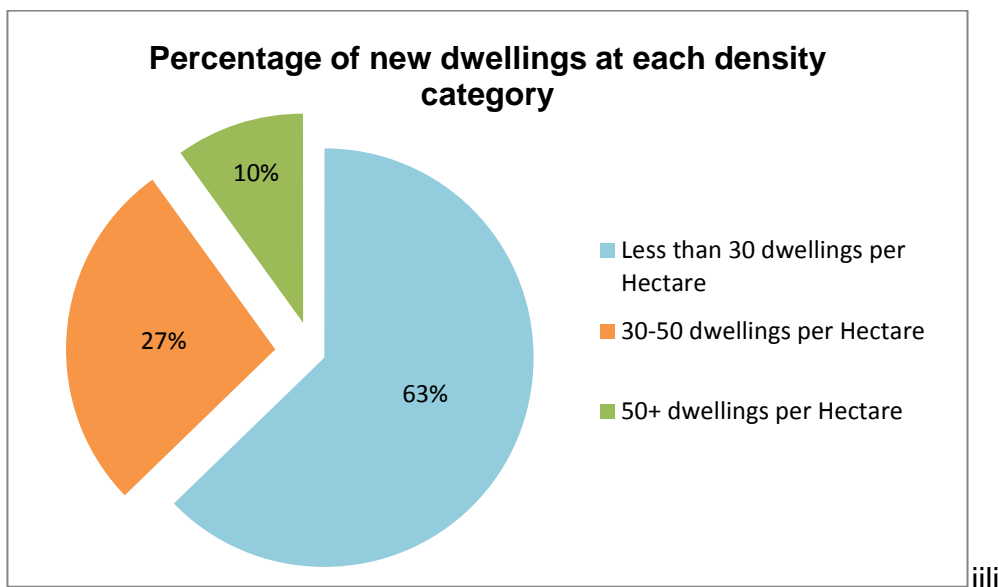
- 8.10 The solar park at Whitehill Lane was completed during 2014 and is east of the proposed LPP2 site allocation NA3 at Sun Lane, New Alresford.
- 8.11 Since these approvals, the number of applications for solar parks has decreased. In May 2014, the government announced a substantial cut in the subsidies currently being paid to large scale (above 5MW) solar farms. It is expected that this will greatly affect the ability of schemes to come forward. It is also expected that the most suitable sites will begin to be taken up, leaving only difficult and possibly unviable sites remaining.
- 8.12 The application at Bullington Cross, Sutton Scotney for a large commercial wind farm of 14 turbines in total (7 in the Winchester District, 4 in Basingstoke & Deane and 3 in Test Valley) was refused by all three authorities. The main objection was landscape impact.
- 8.13 During this year, the government also introduced restrictions on wind turbine developments and cuts in subsidies for on-shore turbines. This, together with the difficulty in securing planning permission for large turbines has led to a decline in these applications.

- 8.14 The area of renewable energy generation is very dynamic and subject to change, which leads to great changes in year on year monitoring. There are several reasons for this. Firstly, the technology is changing rapidly, which is affecting the viability and practicality of various forms of renewable energy. The price of solar panels has decreased rapidly in recent years, which has helped the large increase in their installation. New sources of renewables are also being developed and anaerobic digestion and biofuel schemes are starting to come forward for the first time. Much small-scale development of domestic wind turbines and solar panels is now permitted development and will not be subject to planning permission.
- 8.15 Renewable energy is subject to political intervention at national level, which is reflected in the changes to funding mechanism and to government policy support for different forms of energy generation. There have also been a variety of decisions by Appeal Inspectors and for 'Called In' applications particularly for wind turbines, which make future predictions uncertain.
- 8.16 Large scale renewable energy installations have impacts on the landscape, which have sometimes led to opposition. Wind farms have been viewed as particularly visually intrusive due to their height. The presence of sensitive landscapes in the Winchester District and the SDNP is likely to be a constraint on the extent of large scale developments.
- 8.17 It is possible that the number of planning applications that refer to small-scale renewable energy may continue to decrease, as these measures are increasingly provided as standard as part of developments. Further changes to the Feed-in-Tariff and other subsidies are also likely to occur, that will effect proposals. It is expected that renewable energy installations will continue to be subject to changes as this area is evolving rapidly.

Effective Use of Land (CP13 & CP14)

- 8.18 Analysis of the density of new residential developments:

% of new dwellings by density



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

- 8.19 Policy CP14 of LPP1 seeks to ensure that land is used effectively. Policy CP13 seeks high quality designs for schemes. Previous policy H7 of the WDLPR expected 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.
- 8.20 The information above shows that the majority of dwellings were built at less than 30 dwellings per hectare. However, the average density of new dwellings was 32 dph. There are a large number of single dwellings and small site developments such as infill or in more rural locations. These will tend to have a lower density. Conversely a number of high density developments in the urban areas, including flats and smaller dwellings have resulted in the average density of all dwellings being higher. These figures indicate a range of densities are being provided, reflecting the character of their surrounding areas and in accordance with the aims of CP14.

Biodiversity/Green Infrastructure (CP16, CP15)

- 8.21 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.
- 8.22 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.

- 8.23 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.
- 8.24 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 has been recently re-surveyed that any changes due to development or agriculture can be logged and the reasons given.
- 8.25 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.

Table 32: 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

Designation	Site Name	Area (ha) within district
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

Changes in areas of biodiversity importance

Table 33: Areas of sites designated for nature importance

Designation	Area in WCC (ha)
SAC	182
SPA	23
RAMSAR	23
SSSI	1,312
NNR	103
LNR	103
Statutory sites combined	1,364
SINC	6,713
SINC amounts (previous years)	6,694 (2013) 6613 (2012)

8.26 There has been no change in the quantity or size of statutory designated sites since 2013, although there are some minor corrections in the precise amounts designated. 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.

8.27 The number of designated Site of Importance for Nature Conservation (SINCs) has changed. There has been an increase in the number and areas of SINCs in the District. There has generally been a trend of an increase in these, year on year. The changes are summarised in the table below.

Table 34: Change in Number and Area of SINC Designation

SINCS	WCC sites (no)	WCC sites (area)
Total sites (2012/13) (amended figure)	676	6,692.42
New Sites	8	10.05
Amended Sites	47	10.91
Deleted sites	2	-0.85
Total sites (2013/14)	682	6,712.53

SINCS	WCC sites (no)	WCC sites (area)
Net change	6	20.11
% change in area		0.30

- 8.28 SINCS are reviewed periodically by HCC and in November 2013 a total of 8 new SINCS were designated as listed below:

The Malms Down, Pinglestone Farm Fens South & North, A31 Alresford Roundabout West, Ford Lake Woodland, Lower Gully at Ladwell, Pound Coppice Remnant and The Knoll at Chilcomb.

- 8.29 The SINC statuses of Ford Lake Meadows A & B were removed this year, due to lack of adequate management. A total of 47 sites were amended. Some sites were reduced in size due to lack of management or otherwise amended due to new survey or information. One major beneficial change was the increase from 9.82 ha to 22.98 ha at Magdalen Hill Down, where considerable habitation creation/restoration has been undertaken. The amendments to the SINC designations this year have led to an increase in the number of SINCS overall (from 676 to 682) and an increase of 20.11 ha in area to 6,713 ha in total.

Condition of Areas of Biodiversity

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

Table 35: Condition of SSSIs

Condition	Combined Hants area (ha)	Combined Hants area (%)	WCC area (ha)	WCC area (%)	2012/13 WCC area (ha)	Change in area (ha)
Favourable	21,462.33	42.5	429.42	32.7	427.56	1.87
Unfavourable Recovering	27,645.05	54.7	601.03	45.8	551.10	49.93
Unfavourable no Change	859.75	1.7	196.42	15.0	223.35	-26.93
Unfavourable Declining	563.89	1.1	77.72	5.9	105.80	-28.08
Part Destroyed	6.34	0.0				
Destroyed	17.37	0.0	7.72	0.6	4.84	2.88
Grand Total	50,554.72	100.0	1,312.31	100.0	1,312.64	-0.32

- 8.31 Approximately 55ha of land has moved from 'Unfavourable Declining' and Unfavourable No Change' into 'Unfavourable Recovering' status, which represents an improvement on 2013. The amount of land in 'Favourable'

condition is fairly similar to the previous year. Although 4.84 ha is classified as destroyed this year, this is almost half that which was destroyed the previous year.

- 8.32 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 79% for Winchester; however, this is an improvement on the 75% figure for the previous year. HBiC highlight that the fact that Winchester is still showing the lowest % in these two categories is due to c20% of the River Itchen continuing to be in 'unfavourable no change' or 'unfavourable declining' condition.
- 8.33 Information on a previous local Indicator LI.11/29 'Improved Local Biodiversity' was last reported on in 2011 and is not currently available. This looked at the proportion SINC's where positive conservation has been or is being implemented and now forms part of the Single Data Set on 'Improved Biodiversity'. The management status of many SINC's is still unknown. However, if monitoring was improved, it may be possible to link to where management schemes have been implemented as part of a planning permission.

Priority Habitat and Priority Species

- 8.34 The table below shows the extent of the BAP Priority Habitats in the 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.

Extent of BAP Priority Habitats

Table 36: Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2012/13 WCC area (ha)	Change in area (ha)
Lowland Calcareous Grassland	2,154	0.55	417	0.63	425	-8
Lowland Dry Acid Grassland ¹	3,677	0.95	11	0.02	11	0
Lowland Meadows ¹	1,569	0.40	301	0.46	298	3

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Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2012/13 WCC area (ha)	Change in area (ha)
Purple Moor Grass and Rush Pastures ¹	1,458	0.38	56	0.09	50	6
Lowland Heathland ¹	11,762	3.03		0.00		
Lowland Beech and Yew Woodland ²	227	0.06	35	0.05	35	0
Lowland Mixed Deciduous Woodland ²	36,315	9.35	5,733	8.67	5,742	-9
Wet Woodland	2,038	0.52	232	0.35	227	5
Wood-Pasture and Parkland ²	5,505	1.42	119	0.18	119	0
Arable Field Margins ²	[99]	[0.02]	0.4	0.00	0.4	0
Rivers ²	[634]		[118]		[118]	

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2012/13 WCC area (ha)	Change in area (ha)
Coastal and Floodplain Grazing Marsh ²	9,677	2.49	1,250	1.89	1,273	-23
Lowland Fens	1,900	0.49	7	0.01	8	0
Reedbeds ²	278	0.07	6	0.01	3	3
Coastal Saltmarsh ²	903	0.23	2	0.00	2	0
Intertidal mudflats ²	4,418	1.14	6	0.01	6	0
Nb: Hampshire habitats not recorded in WCC are not listed (though do contribute to the total for HCC)						
Total	82,352	21	8,177	12.37	8,201	-24

¹ Possible overlap with other categories

² Incomplete data/further work/verification required

- 8.35 No information is currently available for the condition of species within Hampshire for this monitoring year. Due to the nature of species, it is difficult to assess these individually at the District level. However, in 2013 out of the 50 Priority Species, 36 were recorded in the Winchester District. This compared with an average of 29 taken across the Hampshire Districts as a whole. Regarding priority habitats and species, it is still considered that trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not.

Conclusion on habitats and species

- 8.36 Monitoring of the key indicators for the quantity and quality of species and habitats is intended to continue. However, the District Council will rely on HBIC to carry out this work. It is recognised that HBIC also requires help from outside agencies and individuals to continue this work. Monitoring of planning obligations should be possible if resources permit, but monitoring of planning conditions will be more difficult. The on-going monitoring of conditions or obligations would involve considerable resources and expertise.
- 8.37 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 these will be useful in the assessment of planning applications and future monitoring.

Flooding and Water Quality (CP17)

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality - None

- 8.38 The Environment Agency (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 1 objection on grounds of water quality and no objections on the grounds of flood risk.
- 8.39 EA objected to the development of a function room, ancillary accommodation and a trout smokery at Headbourne Worthy on the grounds that non-mains drainage was proposed in sewered area, with no justification. This was the EA's initial objection. Problems can often be resolved in these cases with negotiation, however there were also other issues regarding the proposal in relation to flooding, ecology and the nearby presence of a SAC. The application was withdrawn in November 2013, so no permission was issued.
- 8.40 Since this indicator has been reported on in the AMR, no applications have been approved by the Council contrary to EA advice on flood defence or water quality grounds. The number of initial objection on grounds of water quality in particular is extremely low. The above information shows however, that EA advice is important in a small number of minor cases. In relation to major applications, these are rarely included on this list, as the EA is usually involved in discussions at an early stage, including masterplanning for the strategic applications. Flood risk attenuation measures and development of SUDs have been an important part of the proposed developments at West of Waterlooville and Barton Farm, north of Winchester.
- 8.41 LPP1 Policy CP17 Flooding, Flood Risk and the Water Environment, covers aspects of water quality and flood risk. Should the Environment Agency cease to record these objections, it would fall the local authority to continue with the monitoring. This would entail recording of their objections and tracking the progress of applications. This is not currently undertaken internally and resources would need to be allocated accordingly. The Environment Agency is no longer placing the records of their initial objections on their website. For this year, they have been able to continue to provide the information upon request; however it is not clear whether this situation will continue in the future.

Settlement Gaps (CP18)

Number of dwellings permitted in the Settlement Gaps (net) - 78
(77 at Francis Gardens, Winchester & 1 at Lower Chase Farm)

- 8.42 Policy CP18 seeks to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps. The development at Francis Gardens was on the Local Reserve Site from the WDLPR (Policy H2). Although this is in the Headborne Worthy-Winchester Gap, the site is planned development that the Local Plan Inspector considered

acceptable and is adjoining other built development which is part of Winchester Town itself.

- 8.43 Aside from the development at Francis Gardens only one dwelling was completed within a gap this year. This is a replacement dwelling in the countryside near Swanmore in the Bishops Waltham - Shirrell Heath gap, which was considered not to represent unacceptable visual intrusion on the gap. This replacement dwelling is therefore considered policy compliant.

Heritage and Landscape Character (CP20)

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

Percentage of Conservation Areas with a Conservation area Appraisal – 8.1%

Percentage of Conservation areas with a published Management Assessment Plan - 8.1%

Number of Buildings at Risk in the District – 53

- 8.45 No further updates are available since 2011 in respect of the historic environment indicators.
- 8.46 During the past monitoring year, considerable work has been undertaken on the evidence base that will underpin LPP2. The majority of detailed heritage and historic landscape policies will be contained within LPP2. Work has been undertaken on developing a local list of undesignated heritage assets and a policy to run alongside this. Work has also been carried out to identify key buildings in Winchester that developments should respect the views to. These buildings have been included in the draft LPP2.
- 8.47 The built environment, historic (including archaeology) and landscape context of settlements where development is planned for 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 the proposed development around Station Approach.

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Appendix 1: Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Annual Monitoring Report (AMR)	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.
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 31 st March 2011
Core Strategy	A Development Plan Document which sets out the spatial vision and objectives for the future of the planning area. Now termed Local Plan Part 1 following the Localism Act.
Community Infrastructure Levy (CIL)	A levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want.
Community Strategy	The high level visioning document for the District produced by the Winchester District Strategic Partnership (WDSP), dealing with wide social,

	economic and environmental issues that affect the District. This document guides the direction of the Local Development Framework.
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)
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.
Environment Agency	A Government agency whose primary aim is to protect and improve the environment and contribute towards sustainable development through the integrated management of air, land and water. The Agency has specific responsibilities for water resources, pollution prevention and control, flood defence, fisheries, conservation of wetland wildlife and waterside recreation.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support the Local Plan
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector. Examinations are intended to reduce the adversarial nature of the Public Local Inquiry of the old system by using more round table sessions and informal hearings.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. Since June 2010, now also includes residential gardens.
Gross Value Added per capita (GVA)	One of the most commonly used measures of economic well-being is GVA. This measures the contribution to the economy of each individual producer, industry or sector in the UK
Hampshire Alliance for Rural Affordable Housing (HARAH)	Hampshire Authorities promoting Affordable Housing in their rural areas.

Hampshire Biodiversity Action Plan (BAP)	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
Hampshire Biodiversity Information Centre (HBIC)	The Hampshire Biodiversity Information Centre (HBIC) is a partnership led initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	County Council of Hampshire. Planning authority for minerals and waste planning. Performs certain strategic functions including highways, education and social services
Infilling	New development which occupies gaps, within built-up areas or on otherwise continuously built-up frontages between existing developments.
Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
Infrastructure	A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education provision (pre-school, primary, secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.
Intermediate affordable housing	Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents).
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	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 M3 LEPs cover parts of the Winchester District.
Local Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements. Local gaps are defined in the Local Plan to preserve the separate identities of smaller settlements at risk of coalescence and cover locally important areas of open and undeveloped land.
Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies 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. Recognised in the Government Environment White Paper on Environment 2011. The accredited LNP covering Winchester District is the Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) 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. They will

	only be released if monitoring of the housing requirement shows that housing provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Strategic Partnership (LSP)	See Winchester District Partnership (WDSP).
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
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 usually produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
National Indicator (NI)	National Indicators were a set of indicators on which central government measured the performance of local government. Although these ceased to exist in 2010, some of the information is still collected and available via other sources.
National Nature Reserve (NNR)	Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) 2012 sets out the Government's priorities for planning in England. It replaces the current raft of planning policy guidance notes and statements (PPGs and PPSs).
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) 2013 provides the Government's interpretation of NPPF and further detailed guidance on the interpretation of the NPPF. It replaced much content that was

	previously within planning policy guidance notes (PPGs) and good practice guidance. It is web-based and updated as and when required..
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.
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.
South East Plan	The Regional Spatial Strategy for the South East. Set out a number of strategic policies in relation to the development and use of land, including figures for housing development. The South East Plan was revoked on 25 th March 2013.
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 (SHMAA)	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
Sites of Importance for Nature Conservation (SINC)	Locally important sites of nature conservation adopted by local authorities for planning purposes.
Social rented accommodation	Rented housing owned by Registered 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 Local Plan Part 1 has been subject to a SA.
Sustainable Communities	Places where people want to live and work, now and in the future.
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.
Village Design Statement (VDS)	An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary

	Planning Documents.
Winchester District Local Plan Review (2006)	The previous development plan for the District. The remaining 'saved' policies of this still form part of the development plan.
Winchester District Strategic Partnership (WDSP)	The Winchester District Strategic Partnership (WDSP) is made up of a range of partnerships working in the District towards the Community Strategy

8.49

8.51

Appendix 2: WDLPR 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

WDLPR Policy No.	WDLPR 2006 Policy Topic
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 – Ponds
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

2014- 2019

a	2011- 2031 requirement		12,500
b	Completions to 2014 (April)		991
c	Remaining requirement to 2031	(a - b)	<u>11,509</u>
d	Remaining number of years from requirement		17 years
e	Annual requirement	(c / d)	677
f	5 Year requirement	(e x 5)	<u>3,385</u>

Therefore:

g	Requirement		3,385
h	Supply over 5 year period		4,154
	District Wide 5 year land supply	(h / e)	<u>6.1 Years</u>

2015- 2020

a	2011- 2031 requirement		12,500
b	Completions to 2015 (April)		1260
c	Remaining requirement to 2031	(a - b)	<u>11,240</u>
d	Remaining number of years from requirement		16 years
e	Annual requirement	(c / d)	703
f	5 Year requirement	(e x 5)	<u>3,515</u>

Therefore:

g	Requirement		3,515
h	Supply over 5 year period		5,201
	District Wide 5 year land supply	(h / e)	<u>7.4 Years</u>

Note: adding a 5% buffer would equate to the need to demonstrate a 5.25 year supply.

Appendix 4: Large Sites Phasing

Appendix 4: Large Sites Phasing

The Table below sets out the phasing of all the large sites (net completions) in the District (both those with planning permission and Local Plan Part 2 allocations).

Address	Status	Net Available	14/15	15/16	16/17	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 Dwellings Completed. 5 Dwellings Not Started	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Abbey Mill Station Road, Bishops	Not Started	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	70
Area Between Friarsgate Silver Hill Broadway Winchester	Not Started	307	0	0	20	75	85	0	0	0	0	0	0	0	0	0	0	0	0	127	307
Land Off Hookpit Farm Lane Kings Worthy	Deleted 2014. Total 25. Complete 25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Police Headquarters Romsey Road Winchester	Not Started	294	0	0	0	50	70	70	0	0	0	0	0	0	0	0	0	0	0	0	294
Touchwood Church Road Shedfield	Deleted 2014. Total 10. Complete 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land At Pitt Manor Romsey Road Winchester	Not Started	200	10	50	70	50	20	0	0	0	0	0	0	0	0	0	0	0	0	0	200
Land At Worthy Road/Francis	Under Construction	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4

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Address	Status	Net Available	14/15	15/16	16/17	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
Gardens Winchester																					
Little Frenchies Field Hambledon Road Denmead	Deleted 2014. Total 80. Complete 80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land At Spring Gardens New Alesford	Under Construction	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
Station Garage Yard Andover Road Micheldever Station Winchester	Deleted 2014. Total 23. Complete 23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Winchester Laundry And Cleaning Hyde Abbey Road Winchester	Deleted 2014. Total 14. Complete 14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
White And Bowker 17-19 St Peter Street Winchester	Deleted 2014. Total 12. Complete 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land East Of New Farm Road Alesford	Not Started	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23
Lang House 27 Chilbolton Avenue Winchester	Under Construction	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
45 Chilbolton Avenue Winchester	Deleted 2014. Total 12. Complete 12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ambulance Station 37 Queens Road Winchester	Deleted 2014. Total 14. Completed 14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Address	Status	Net Available	14/15	15/16	16/17	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
34-36 Chilbolton Avenue Winchester	Under Construction	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Staple Chambers Staple Gardens Winchester	Deleted 2014. Total 10. Complete 10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dunfords Business Park 89 Main Road Colden Common	Not Started	14	9	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Land Off Rook Lane Micheldever	Deleted 2014. Total 15. Complete 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Pondsides Lane Bishops Waltham	Under Construction	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24
2 - 4 Southgate Peugeot Cross Street Winchester	Not Started	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
The Apex Centre Church Lane Colden Common	Not Started	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Land At Sparkford Road Erskine Road Winchester	Under Construction	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Community Action Hampshire Beaconsfield House, 88 Andover Road Winchester	Under Construction	11	5	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Taylor's Yard Oxford Road Sutton Scotney	Under Construction	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15

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Address	Status	Net Available	14/15	15/16	16/17	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 At Old River Denmead Waterlooville	Not Started	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
2-5 Aquitane House St Clement Street Winchester	Not Started	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Park House Park Road Winchester	Not Started	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Red Cross House Winnall Close Winchester	Under Construction	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Land Adj To Green Lane Farm Hoe Road Bishops Waltham	Not Started	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Old Station Yard Oxford Road Sutton Scotney	Not Started	33	0	0	5	25	3	0	0	0	0	0	0	0	0	0	0	0	0	0	33
Woolverston Berewecke Road Winchester	Not Started	-37	-48	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-37
21 Southgate Street Winchester	Not Started	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Area 2 Lady Bettys Drive Whiteley	Not Started	75	0	0	0	0	0	0	0	10	25	25	10	5	0	0	0	0	0	0	75
Large Sites Totals (Excluding LPP1 Allocations)		1195	100	136	112	200	178	70	0	10	25	25	10	5	0	0	0	0	0	220	1195
Policy SH2: West Of Waterlooville Grainger and Old	Under Construction	2170	100	136	240	235	239	240	240	240	240	240	20	0	0	0	0	0	0	0	2170

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Address	Status	Net Available	14/15	15/16	16/17	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
Park Farm																					
Policy WT1: Barton Farm, Andover Road, Winchester	Not Started	2000	0	0	120	200	200	200	200	200	200	200	200	200	80	0	0	0	0	0	2000
Policy SH3: North Whiteley	Not Started	3500	0	0	50	200	300	350	350	350	350	350	350	300	200	200	100	50	0	0	3500
Local Plan Part 1 Strategic Allocations - Total Supply		7670	100	136	410	635	739	790	790	790	790	790	570	500	280	200	100	50	0	0	7670
Total Large Sites Supply		8865	200	272	522	835	917	860	790	800	815	815	580	505	280	200	100	50	0	220	8865

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

SHLAA Sites within H.3 Settlement Boundaries included in calculation of 5 Year Land Supply and Housing Trajectory*

*The following SHLAA sites have been excluded from the calculations of 5 year land supply to avoid double counting as they now have planning consent.

SHLAA Site:1835, -11 dwellings at Old River, Denmead (13/00120/FUL)

SHLAA Site: 2459, -18 (14 permitted) dwellings at Green Lane, Bishops Waltham (12/01369/OUT)

SHLAA Site:427, - 33 dwellings at Station Yard, Sutton Scotney (11/00518/FUL)

SHLAA Site: 2484, -15 dwellings at Taylors Yard, Sutton Scotney (10/02132/FUL)

SHLAA Site: 2103, -7 dwellings at Cromwell Road, Winchester Town

Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Total Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
Bishops Waltham	357	Newtown Farm House, Tangier Lane	0.6	0.2	40	1	6	0	6	0	0
	852	Old Brickyard Cottage, St Peters Terrace, Coppice Hill, Bishops Waltham, SO32 1AG and Old Telephone Exchange, St Peters Terrace, Coppice Hill, Bishops Waltham, SO32 1AG	0.8	0.8	40	0.9	31	31	0	0	0
	1712	Malt Lane	0.4	0.4	50	1	18	0	18	0	0
	2459*	Land at Green Lane Farm, Hoe Road, Bishops Waltham*	0.5	0.5	40	0.9	18	18	0	0	0
	Bishop's Waltham Totals				1.9			73	49	24	0
Colden Common	888	Clayfield Park Homes Ltd, Main Rd, Colden Common, Winchester, SO21 1SE	1.7	1.7	30	0.75	39	0	0	39	0

Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Total Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
	889	Avondale Park, Off Main Road, Colden Common, SO21 1TF	0.6	0.6	30	0.9	16	0	16	0	0
	Colden Common Totals			2.3			55	0	16	39	0
Denmead	475	Land behind Highclere, School Lane	0.2	0.2	30	1	6	0	6	0	0
	958	Shere, Green Meadows, Green Lane, Denmead, PO7 6LW	0.2	0.2	30	1	7	0	0	7	0
	1783	Kidmore Lane	0.3	0.3	30	1	8	0	0	8	0
	1835*	Land adjacent to Denmead Junior School, Bere Road*	0.5	0.5	25	0.9	11	11	0	0	0
	Denmead Totals			1.2			31	11	6	15	0
Kings Worthy	329	Land At Tudor Way Inc Land At 130-132 Springvale Road And Rear Of 136-140.	1.9	1.7	30	0.75	39	10	29	0	0
	381	Kings Worthy Court, SO23 7QA	0.5	0.5	30	0.9	14	0	14	0	0
	2509	Cornerways, Church Lane, Kings Worthy SO23 7QS	1.3	1.3	30	0.8	31	0	31	0	0
	Kings Worthy Totals			2.3			84	10	74	0	0
New Alresford	1966	The Cricketers Arms, Jacklyns Lane, New Alresford, SO24 9LW	0.4	0.4	40	1	14	0	0	14	0
	2123	Telephone Exchange, Station Road	0.1	0.1	50	1	7	0	0	7	0

Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Total Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
	2534	Ceejay Systems (SV) Ltd	0.8	0.0	40	1	0	0	0	0	0
	2535	Huxley (UK) Ltd	0.6	0.0	40	1	0	0	0	0	0
	New Alresford Totals				0.5			22	0	0	22
Sparsholt	434	Church Mead, Home Lane, Sparsholt (Garden of)	0.2	0.2	30	1	7	0	0	7	0
	2062	Land at Church Farm	0.3	0.3	30	1	8	8	0	0	0
	Sparsholt Totals				0.5			15	8	0	7
Sutton Scotney	427*	Old Station Yard*	1.0	1.0	38	0.9	33	33	0	0	0
	2484*	Taylor's Yard*	0.8	0.8	28	0.9	15	15	0	0	0
	Sutton Scotney Totals				1.0			48	48	0	0
Swanmore	466	Land behind 1 & 2 Cottles	0.2	0.2	30	1	5	0	0	5	0
	1751	New Road	0.2	0.2	30	1	6	0	6	0	0
	1836	New Road	2.5	0.0	30	1	0	0	0	0	0
	2443	Brookwood, Merrivale and Corner Oak, Swanmore Road, Swanmore	1.2	0.4	30	0.9	12	0	0	12	0
	Swanmore Totals				0.8			23	0	6	17
Waltham	2065	Land behind Rosehill Garage, SO32	2.8	2.8	30	0.65	54	0	0	54	0

Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Total Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
Chase		2LX									
	Waltham Chase Totals				2.8		54	0	0	54	0
Whiteley	1810	The Spinney, Lady Betty's Drive, Fareham, PO15 6RJ	1.4	1.4	4.5	0.8	5	5	0	0	0
	1811	Lady Betty's Drive	0.8	0.3	40	1	13	0	0	13	0
	Whiteley Totals				1.7		18	5	0	13	0
Wickham	2144	Wickham Laboratories Ltd, Winchester Road	0.4	0.2	155	1	31	31	0	0	0
	Wickham Totals				0.2		31	31	0	0	0
Winchester	80	16 Edgar Road, Winchester, SO23 9TW	0.2	0.2	50	1	10	0	0	10	0
	341	St Peter's, Hyde Abbey Road Car Park	0.4	0.1	50	1	6	0	0	6	0
	569	Land At the end of West End Close	0.3	0.3	50	1	13	0	0	13	0
	659	Land off Firmstone Road, Winchester, SO23 0PA	0.2	0.2	50	1	12	0	0	12	0
	1801	15 Chilbolton Avenue	0.4	0.3	50	1	15	0	15	0	0
	1827	Royal Hampshire County Hospital B	0.5	0.5	50	0.9	24	0	24	0	0
	1829	Royal Hampshire County Hospital E	0.8	0.8	50	0.9	34	0	34	0	0

Settlement	Site Ref:	Site Address	Area (ha) Gross	Area (ha) Net	Density (Dwelling x ha)	Ratio	Total Estimated Housing	2013-2018	2018-2023	2023-2028	2028 and Beyond
	1846	Behind Trussell Crescent	0.2	0.2	60	1	12	12	0	0	0
	2009	Winchester Conservative Club	0.7	0.7	85	0.9	54	0	54	0	0
	2072	Fire Station	0.2	0.0	75	1	0	0	0	0	0
	2081	Westman Road	0.4	0.1	90	1	12	12	0	0	0
	2103*	Cromwell Road*	0.2	0.2	30	1	7	7	0	0	0
	2134	Winchester Cathedral grounds	0.5	0.5	23	0.9	10	0	10	0	0
	2450	Carfax, Sussex Street, Winchester, SO23 8TG	0.7	0.7	63	0.9	40	40	0	0	0
	2461	Wellington House, Wellington Cottage and 78 & 79 Kingsgate Street, Kingsgate Street, Winchester	0.1	0.1	50	1	6	6	0	0	0
	2556	Victoria House, Victoria Road	0.2	0.2	135	1	25	25	0	0	0
	2586	New Queens Head	0.8	0.4	54	1	20	20	0	0	0
	2587	Colbourne Close	0.2	0.2	30	1	5	0	5	0	0
	2588	Cattlemarket Site	1.1	1.1	40	0.8	34	34	0	0	0
	2589	Wilborforce Drive	1.5	1.5	31	0.75	35	20	15	0	0
	2590	Chesil Surface Car Park	0.4	0.4	138	1	50	50	0	0	0
	Winchester Totals			5.5			421	225	156	40	0
	District Totals						875	386	282	207	0

Appendix 6: Housing Trajectory

Local Plan Part 1 Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL	
Commitments and SHLAA sites (within settlement boundaries)				169	266	273	421	303	126	56	67	82	66	51	46	42	42	0	0	0	2010	
Strategic Allocations				100	136	410	635	739	790	790	790	790	790	570	500	280	200	100	50	0	7670	
Local Plan Part 2/Windfall				0	10	100	260	332	400	414	285	220	155	124	100	92	84	88	80	80	2824	
Total Projected Completions				269	412	783	1316	1374	1316	1260	1142	1092	1011	745	646	414	326	188	130	80	12504	
Total Past Completions	317	204	470																		991	
Cumulative Completions	317	521	991	1260	1672	2455	3771	5145	6461	7721	8863	9955	10966	11711	12357	12771	13097	13285	13415	13495	13495	
PLAN	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative allocation	-308	-729	-884	-1240	-1453	-1295	-604	145	836	1471	1988	2455	2841	2961	2982	2771	2472	2035	1540	995	995	
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	722	718	671	613	549	478	404	318	219	132	29	-68	-199	-393	-915		

Winchester District Housing Trajectory AMR 2014

