



Winchester District Housing Monitoring Report No. 2

January 2004

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This Report sets out the latest position on housing issues for Winchester City Council, using a base date of 31st March 2003. The Report provides an overview of housing land supply, drawing on relevant information and data from a number of sources. An accurate reflection of what has been completed and what is predicted to come forward in the future will aid the City Council in meeting its strategic housing requirements.

Since the publication of the revised Government guidance PPG3: Housing in March 2000, Winchester City Council has significantly changed the way it plans for and implements new housing development within the District. Over the past 3 years the emphasis has been to identify and make better use of previously developed land for new residential development, resisting the need to develop greenfield land on the edge of the existing settlements while ensuring an appropriate mix of private market, affordable housing and dwellings types are provided to meet the housing need.

A summary of national and county trends is included in the Report to provide a context to understand how Winchester is operating. The Report also updates the first Housing Monitoring Report published in May 2003 through the analysis of planning permissions and residential completions between April 2002 - March 2003.

In March 2000, the government signalled a sea change in planning policy for housing by revising Planning Policy Guidance Note 3: Housing. Central to many of the significant proposals that it put forward was a move away from the "Predict and Provide" system of providing housing to a "Plan, Monitor and Manage" approach. A key component of this approach was the increased prominence of monitoring as paragraph 76 of PPG3 states:

"Effective monitoring is essential to the strategy of maintaining an adequate supply of land and buildings for housing and to enable its managed release"

An essential feature of "plan, monitor and manage" is that new homes are provided in the right place and at the right time. PPG3 establishes that priority should be given to re-using previously developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites.

The guidance goes on to provide some key factors that effective monitoring should cover:

- proportion of dwellings built on previously developed land or by re-use of existing buildings
- numbers of dwellings provided on windfall sites
- number of affordable dwellings provided
- variety of types and mix of dwellings provided
- density of new development
- provision of car parking.

The Urban Capacity Study published in 2001 identified the potential to recycle land and buildings within the settlements of Winchester District and calculated a potential yield of 2117 new homes to be provided within the Local Plan Review's defined built up areas (2000-2011). Whilst providing a snapshot of the potential yield of built-up areas, the Capacity Study needs to be updated to take into account new sites that have become available and those that have now been developed.

Monitoring will aid the City Council in meeting its strategic requirement to provide 7,295 dwellings between 1996 and 2011. With 3,262 dwellings completed by March 2003, this leaves a requirement for approximately 4,033 dwellings to be completed from April 2003 to March 2011 (including provision within the West of Waterlooville MDA)

In addition to providing the City Council with an accurate snapshot of recent housing permissions and completions, the Monitoring Report is also intended to provide useful information to public and private bodies seeking to develop land suitable land for housing within Winchester District.

This report is the second of a series of Housing Monitoring Reports and will begin to show trends in where sites are coming forward for residential development, the type of land that is being used and where the future sources of supply may come from. The Report, to be published on an annual basis, will allow the City Council to monitor its housing provision within the District and ensure that the appropriate supply and mix is delivered in meeting the strategic requirement.

The study area for this Housing Monitoring Report, just like the original Urban Capacity Study, includes the whole of the Winchester District. The term “Urban Capacity” is widely used through this document even though this Report covers all settlements that are defined in the Local Plan Review, some of which are clearly of a semi rural character. With regard to Government guidance and the criteria for identifying land, section 2 of ‘Tapping the Potential’ (DETR 2000) notes the difficulties in defining the term ‘urban’, but is clear that village sites can be included in urban capacity studies and housing monitoring reports: *“Although the magnitude of the opportunity will differ, a wide range of settlement types can contribute to sustainable development. For example, a previously developed site in a village could provide the opportunity for essential new homes, which could in turn help to sustain local shops and services and public transport. A useful rule of thumb is to include in the capacity study all settlements that may be considered for housing development...”*

While the Housing Monitoring Report records all permissions and completions over the financial year 2002 - 2003 in respect of development within the defined settlements, the Report also highlights the extent of development that has been undertaken outside these boundaries. In effect the Report provides an update of the published Urban Capacity Study (2001) with regard to all development within settlements under Proposals H.2 and H.3 (WINCHESTER DISTRICT LOCAL PLAN REVIEW 2003), but also a snapshot of recent development in the District as a whole. The methodology for identifying and clarifying urban capacity opportunities remains as set out in section 3 of the 2001 Urban Capacity Study.

In compiling this Housing Monitoring Report the City Council has utilised data collected by Hampshire County Council regarding permissions and completions of residential dwellings. These figures are used to update the Urban Capacity Study (2001), providing an up to date analysis of the quantity of potential land for development within the settlement boundaries. Furthermore the Report utilises national and regional statistics to compare Winchester District against a number of national and regional indicators, including recent and current house prices, completion rates and demographic changes. The time period for all annual statistics relates to financial years. (1st April to 31st March)

All new permissions granted within the District up to 31st March 2003 on land that was not included within the original Urban Capacity Study have been included within this Report.

3.1 Maps

All original maps contained within the Urban Capacity Study have been updated to illustrate all residential permissions granted and completed within the District over the last three years (April 2000 – March 2003). Sites originally coloured red within the Urban Capacity Study have remained so unless there has been planning permission granted on the site or houses have been completed.

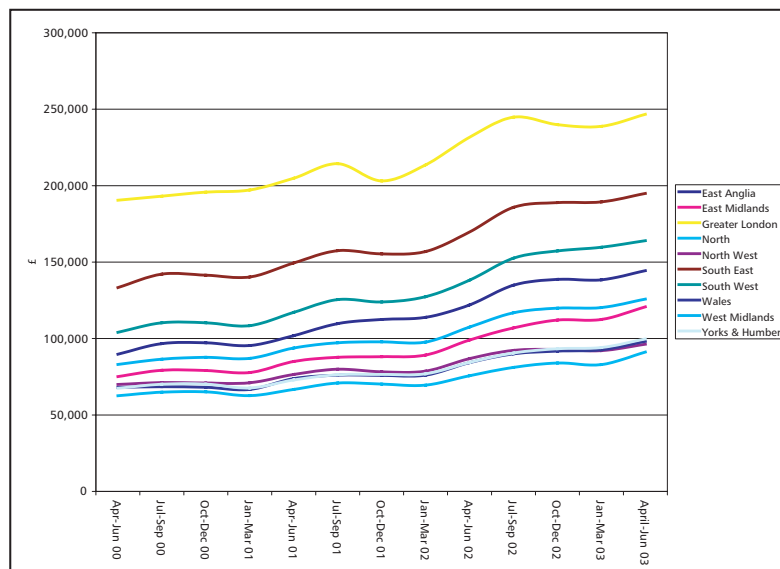
All sites that have an extant planning permission are coloured amber, sites allocated for residential development within the Winchester District Local Plan blue, with all sites completed coloured green.

3.2 Future reports

A major review of the Urban Capacity Study will take place once every 5 years, with the first by 2006. Meanwhile, the Housing Monitoring Reports will be produced annually to provide a snapshot of the permissions granted and completions undertaken through the previous year.

During the 3-year period from April 2000 to June 2003, the South-East experienced the highest growth in house prices. Average prices rose from £133,371 to £194,923 (£61,552) during that period compared to an average rise of £59,972 in the South-West and £56,247 in Greater London (HM Land Registry). Evidence suggests that while the housing market continues to grow, fuelled by an increase in personal wealth and low interest rates, the rate at which the market is growing is slowing down. An average increase of £61,552 during 2000-03, is less than that experienced during the same time period of 1999-02 which totalled £64,217

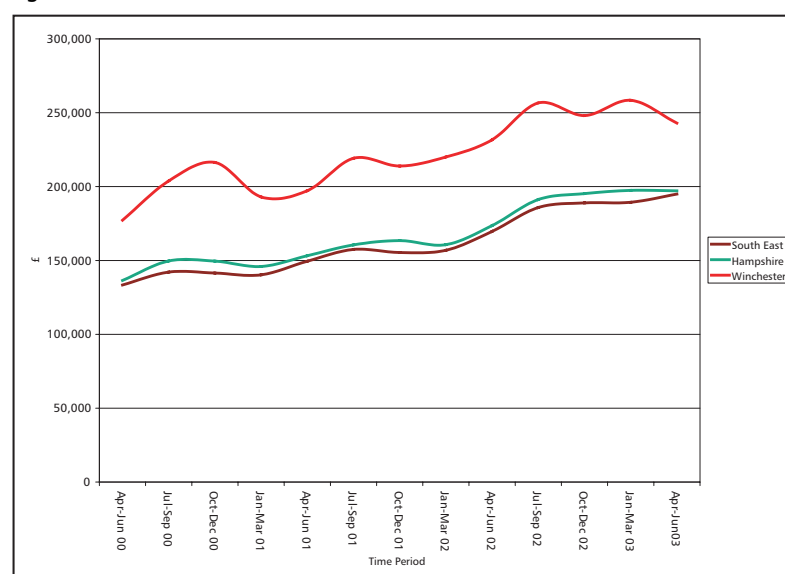
Figure 1. Regional House Prices Across the UK



(Source: HM Land Registry)

The recent trend in the housing market nationally has been reflected in the growth of the market within Hampshire and Winchester District. While the average house price within Winchester District has grown from £177,214 at April 2000, to £242,992 in June 2003 (66%), the rate of growth is beginning to slow. However, it is noted that a similar reduction in the rate of growth occurred in 2001 and then accelerated once again in 2002.

Figure 2. House Prices within Winchester District.



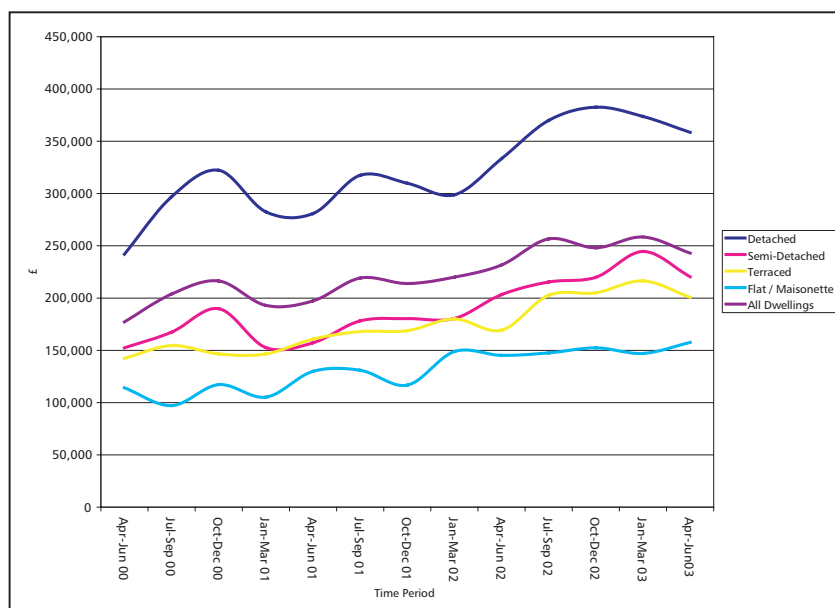
(Source: HM Land Registry)

Winchester District continues to experience higher than average house prices within Hampshire and within the South-East as a whole.

4.1 House prices by dwelling type

The slow-down in growth over the past 12 months within the Housing Market has been witnessed across all dwelling types, with the one exception of flat/maisonettes. This sector has continued to rise and has a more stable character than the other dwelling types. Once again, only detached dwellings lie above the average price highlighting just how expensive detached properties within the District have become.

Figure 3. House prices by dwelling type: Winchester District



(Source: HM Land Registry)

Table 1: Average house prices (£) in Winchester District

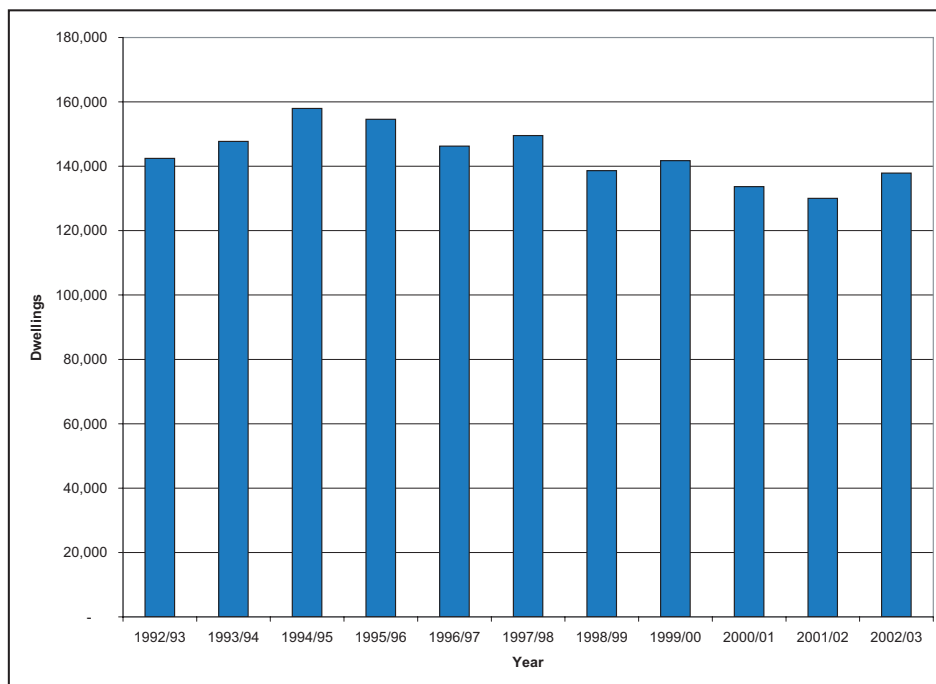
Year	Detached	Semi-detached	Terraced	Flat/Maisonette	All Dwellings
April - June 00	241,940	152,424	142,343	142,343	177,214
July - Sep 00	296,891	167,325	154,617	97,224	203,860
Oct - Dec 00	322,327	189,903	146,542	117,248	216,361
Jan - Mar 01	282,528	152,584	146,507	105,230	193,003
April - June 01	280,816	157,267	160,779	129,906	197,227
July - Sep 01	317,480	178,160	167,906	130,926	219,155
Oct - Dec 01	309,901	180,322	168,864	116,789	213,952
Jan - Mar 02	298,843	180,543	180,058	148,915	220,048
April - June 02	333,398	203,312	169,321	145,213	231,682
July - Sep 02	369,930	215,402	202,794	147,568	256,608
Oct - Dec 02	382,575	219,899	205,088	152,438	248,088
Jan - Mar 03	373,756	244,532	216,484	147,059	258,416
April - June 03	358,523	220,397	200,620	157,605	242,992

(Source: HM Land Registry)

5.1 Permanent dwelling completions: England

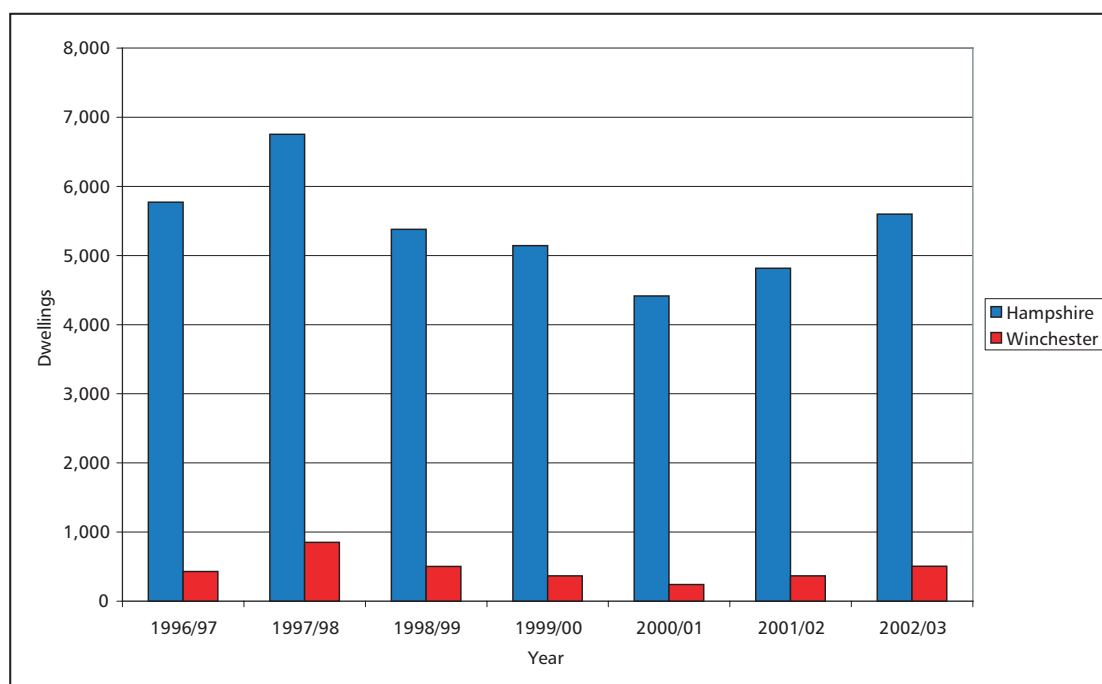
Residential completions within England during 2002/2003 were higher than was experienced in the previous two years. One reason for this increase could be attributed to new residential applications being permitted under the principles of the revised PPG3 published in March 2000. A requirement to make the best use of previously developed land and avoiding densities of less than 30 dwellings per hectare, could help explain this rise in residential completions. Other causes could be attributed to increased demand in the housing market and the profitability of building more houses by developers, while avoiding flooding the market with new housing.

Figure 4. Permanent dwelling completions in England 1992 – 2003



(Source: National Statistics)

Figure 5. Completion rates in Hampshire and Winchester District.



(Source: National Statistics)

In line with the increase in residential completions in England, residential completions within Winchester and Hampshire as a whole have risen back to a level similar to that of 1997/98. With the revised PPG3 published in 2000, developers are now having to re-assess their approach to the construction of new dwellings as a result of the sequential test favouring brownfield land over the release of greenfield land.

With regard to Hampshire in particular, the 4 MDAs (Major Development Area) allocated and 1 reserve MDA are yet to provide any completions and as a result many of the units needed to meet the total strategic requirement have not yet come on stream. With such large lead in times to development of the MDAs, completions across the County to date have been below what can be expected when the MDAs start to develop. With one reserve MDA and one confirmed MDA, this scenario is evident in the completion rates and what is required to meet Winchester's strategic requirement. However, in 2002/03, the District did provide a completion figure of 506 units, greater than has been achieved over the past 4 years. As stated previously, this rise may be attributed to the knock on effects of the shift in planning policy guidance and the revised PPG3.

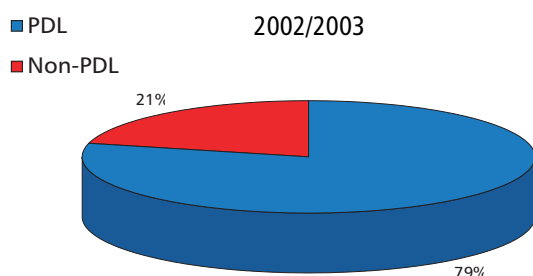
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6.1 Development on previously developed land (PDL)

Since the publication of PPG3, the City Council has applied the principles of the revised guidance when permitting new residential permissions in seeking to avoid the under use of previously developed land through good design. With residential completions still originating from planning permissions granted prior to the publication of the revised guidance, the proportion of development built on previously developed land is not yet a full reflection of sites being permitted for development under the sequential test.

During 2002/2003, the proportion of dwellings completed on land regarded as Previously Developed Land (PDL) amounted to 79% of the total number of residential completions.

Figure 6. Percentage of completions on previously developed land 2002/2003



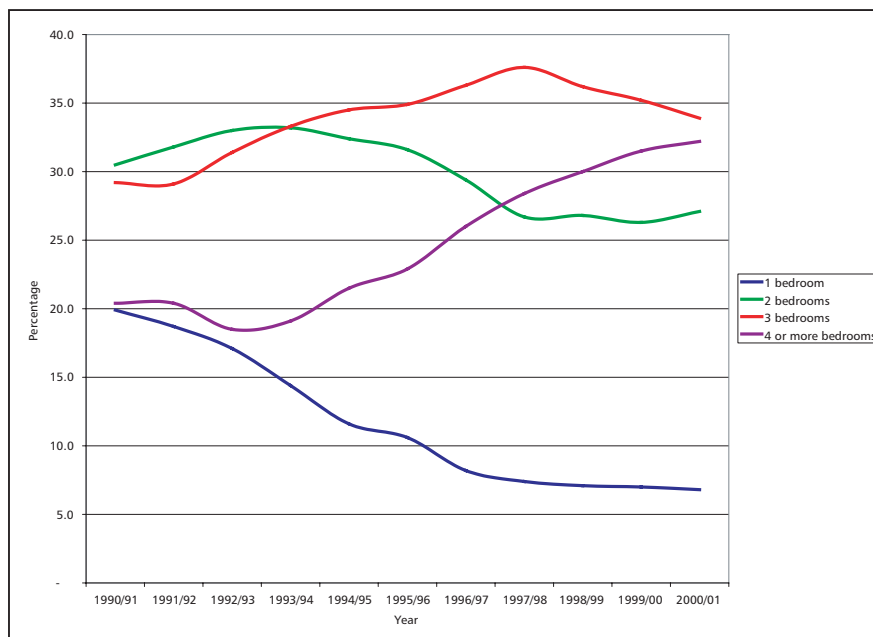
(Source HCC)

The proportion of development on PDL (79%) compares to that of 74% in 2000/2001 and 86% in 2001/2002. This fall in percentage from 2001/02 does not mean that the City Council is permitting less development on brownfield land, but reflects completions through permissions granted prior to the publication of PPG3 on greenfield sites such as Whiteley. As a greenfield allocation, once the MDA at West of Waterlooville comes on stream, we can expect to see this figure fall as a greater proportion of dwellings completed will occur on greenfield land. The Council will continue however to monitor those completions that occur outside of the MDA to record the proportion of development on PDL elsewhere in the District. These figures will be produced in future Housing Monitoring Reports.

6.2 Housing Mix

Recent trends in house building across the UK have not only witnessed a decline in the total number of dwellings completed, but also a reduction in the proportion of those dwellings consisting of 1 and 2 bedrooms (See figure 7).

Figure 7. Percentage of completions by number of bedrooms: Nationally

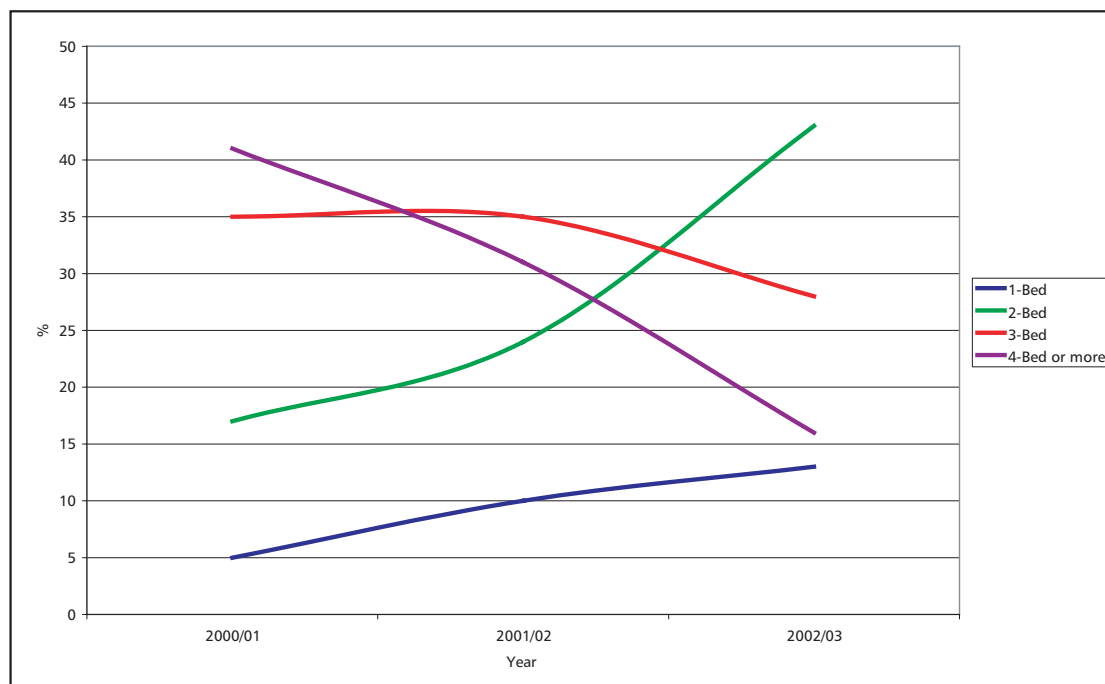


(source: National Statistics)

From the graph it is clear that since 1990 there has been a significant shift in the proportion of dwellings completed nationally from 1-bedroom properties to 4 or more. While 1 and 2 bedroom dwellings have gradually fallen, the trend has seen a proportional increase in the number of 3, 4 and more bedroom properties being completed across the UK.

With escalating house prices restricting access to the market for first time buyers coupled with the prediction of smaller households resulting from changes in demographics, the City Council has taken steps to ensure that a good mix of dwelling types are available across the District in the Future.

Figure 8. Percentage of completions by number of bedrooms: Winchester



(Source HCC)

Figure 8 shows that since the implementation of the Housing Mix policy in August 2000, the proportion of bedroom types completed across the District has changed dramatically. The greatest variation has seen the percentage of 2-bedroom properties rise from 17% in 2000/01 to 24% in 2001/02 and then increase further to 43% in 2002/03. In addition to this, the proportions of 1-bedroom properties completed have, in contrast to the national trend, risen from 5% in 2000/01 to 13% in 2002/03.

Evidence suggests that with the housing mix policy introduced by the City Council in August 2000 and the implementation of the revised PPG3, a better mix of dwelling types are being provided within the District. The following table illustrates the proportion of 1 and 2 bedroom properties completed within the District over the past three years.

Table 2: Proportion of completions by number of bedrooms

	1 – 2 Bedrooms	3 or more Bedrooms
2000/2001	22%	76%
2001/2002	34%	66%
2002/2003	56%	44%

N.B. 2000/2001 2% unknown

In 2000/2001 only 22% of the dwellings completed within Winchester District were 1 or 2 bedroom. Since the introduction of the Housing Mix policy, requiring at least 50% of new dwellings to be 1 or 2 bedroom on sites of 2 or more, that proportion has rise to 56% in just 2 years equating to 321 of the 573 units completed during 2002/2003 (gross).

6.3 The implementation of PPG3

A recent study undertaken by the City Council sought to identify the main concerns that Councillors, Parishes, residents associations and amenity groups had with the implementation of PPG3 and the move towards making more efficient use of previously developed land. The main areas of concern raised included the density that new residential developments were being permitted at, the effect this may have on the existing character of the area and the potential impact on the local infrastructure.

Following the seminars undertaken on the 2nd and 9th October 2003, it was concluded that the starting point for all new residential development would remain, in accordance with PPG3, 30 dwellings per hectare (dph), but that the policies contained within the Local Plan Review that seek to preserve existing character should be strengthened. The onus is initially on the developer to show the effect of a development of 30dph on local character. This would form part of a Design Statement undertaken as part of the planning application process. Should the Council agree that a development of 30dph or more would be to the detriment of the local character then a development of lesser density could be accepted. In addition to the Design Statement, the applicant is required to have regard to existing Supplementary Planning Guidance (SPG) in the form of Village/ Neighbourhood Design Statements and /or relevant Technical Assessments when formulating a planning application.

The intention of the policies contained within the Local Plan Review is not to defy government guidance, but to conform in a way that provides sufficient weight to protecting the existing character of the District, while also promoting good design and making the most efficient use of previously developed land. It is not expected that the changes being introduced to the implementation of PPG3 will have a significant effect on completion rates, particularly as they will help to clarify the Council's requirements.

6.4 Density

During 2001/02, the average density achieved on brownfield sites within the District totalled 39.4 dwellings per hectare and 19.5 dph on greenfield land with an average of 29 dph for all sites (gross site area / total completions). Information for 2002/03 is not available at the time of publication but a more detailed analysis of density rates will be included in future Housing Monitoring Reports. The information obtained from the County Council shows that on brownfield sites the District is achieving the density requirements advocated in PPG3. Net site areas would show a higher density overall by discounting important trees and landscape features that could not reasonably form part of the residential curtilage.

6.5 Hampshire County Structure Plan (Review) requirement

The Hampshire County Structure Plan (Review) 1996-2011 sets a requirement for the City Council to provide 7,295 new dwellings within the District between 1996 and 2011. 2000 are to be provided at the West of Waterlooville MDA with the remaining 5,295 across the District in accordance with the Local Plan's policies. As of April 2003, the number of dwellings provided within the District since April 1996 amounted to 3,262, leaving an outstanding requirement of 4,033 to be provided between April 2003 and March 2011 within the District.

While it is still possible to achieve 2000 new dwellings at West of Waterlooville by 2011, this scenario is becoming less likely. Consequently, it has been decided, in line with the County Council's H.4 Monitoring report, to reduce the projected yield from 2000 dwellings to 1600 to be completed by 2011. Whilst it is not considered that the shortfall of 400 units should necessarily be provided elsewhere within Winchester District, as the proposed MDA is a new development to meet the needs of south-east Hampshire as a whole, there is more than adequate capacity from other sources to meet this shortfall.

Excluding the MDA at West of Waterlooville, as of April 2003, the City Council is required to provide a further 2033 dwellings within the District in line with the policies contained within the Local Plan Review.

With 8 years remaining until 2011, the average completion rate needed to meet the strategic requirement excluding the MDA is 254 dwellings per annum (assuming 2000 completions in the MDA) or 304 dwellings per annum (assuming 1600 completions in the MDA).

In line with the requirements of PPG3, the Urban Capacity Study, published in 2001 sought to identify land considered to be 'good opportunities' within the settlements, that could contribute to meeting the strategic requirement by 2011. The original Study identified a potential supply of 2117 dwellings within the settlements. As of April 2002, there remained a potential yield of 1,888 dwellings on these sites and during the last financial year, 2002 – 2003, a further 166 dwellings were completed (net).

The following table illustrates the progress made in developing sites identified in the Urban Capacity Study:

Table 3: Completions on sites identified in the Urban Capacity Study

Year	Total Completions on UCS	% of Total Completions	Outstanding
2000 – 2001	79	33%	2038
2001 – 2002	116	32%	1888
2002 – 2003	166	33%	1735
Total	361		

The table illustrates that over the 3 years since the publication of the Urban Capacity Study, the original sites identified have consistently contributed around a third of the total completions for each year.

When the Urban Capacity Study was first produced an estimate of what each site could potentially yield was made, based on the type of development expected on the site. It is important to note however that when planning permission is sought on a site identified with the UCS, the resulting permission could potentially be greater or less than that predicted in the UCS. This may be due to a higher density being achieved or other planning issues constraining the development of the land. Consequently, the 'Outstanding' figure seen in the table above takes into account the number of units completed in the previous year, plus any fluctuation in the potential yield due to planning permissions being granted.

Taking into account all the UCS sites that have received planning permission over the past 3 years, the total number of dwellings granted permission amounted to 617. In comparison, the predicted yield from those sites within the original Urban Capacity Study (2001) totalled 570. It can be concluded therefore that due to the granting of planning permission, there has been an overall increase of 47 dwellings (8.2%) from the figure that was predicted, to the actual figure granted planning permission. Some sites will have gained units over what was predicted, while others will have fallen.

7.1 Past trends and predicted completions on UCS sites

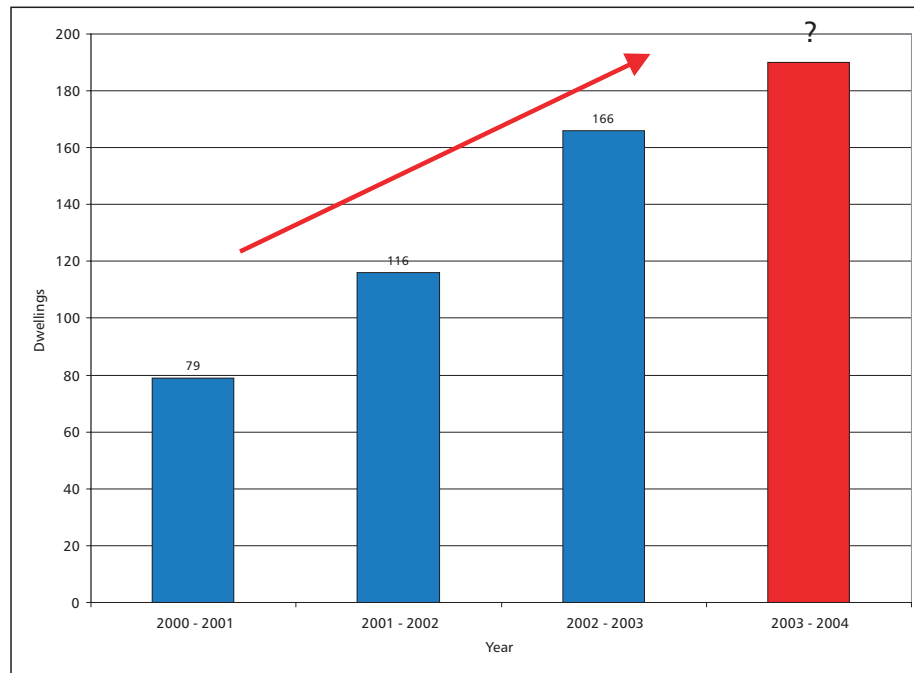
As of April 2003, of the 617 units granted planning permission since the Urban Capacity Study was carried out, 258 are yet to be completed. Over the past 3 years there has been a total of 361 completions on UCS sites, with a year-on-year increase to 166 in 2002/2003.

It is not clear when the rise in completions on UCS sites will level off, but even if this happened immediately and the 2003 figure of 166 dwellings were to continue over the remaining 8 years of this Plan Period there could be a further 1328 dwellings completed on UCS sites, 76% of the remaining outstanding potential capacity of 1735. In reality it is expected that more than 76% will be developed as the number of sites considered under PPG3 as the most suitable for development are completed, the demand for appropriate brownfield sites may rise.

It would be inaccurate to predict that a third of all completions over the remaining 8 years of the Plan Period will come forward on sites identified in the original Urban Capacity Study. When the MDA at West of Waterlooville comes on stream, this percentage may fall as the number of overall completions within the District rises. Consequently, it would be more accurate to make a prediction on current completion rates on UCS sites and predict this forward during the remaining years of the Plan Period.

By their nature, the time between granting of planning permission and the completion of UCS sites is short compared to that of larger schemes. There is no evidence yet to suggest that the recent upward trend in housing completions on UCS sites will not continue, and with 258 dwellings currently granted planning permission, it is possible the completion rate in 2003/04 will be higher still than that experienced over the last three years.

Figure 9. Past trends in completion rates on UCS sites



(Source: HCC)

The rate at which completions are rising on UCS sites can be attributed to the new emphasis on promoting brownfield land over greenfield through the sequential approach contained within PPG3. This increase in growth is not expected to be sustainable up to 2011, but with a surplus of sites still available there is no reason to suggest this rise will not continue into next year at least.

With around one third of annual housing completions currently being provided on UCS sites, there remains a significant proportion of completions coming forward on sites either allocated in the Local Plan or on Windfall sites not previously identified as a development opportunity. Sites located outside the policy boundaries and replacement dwellings, where applicable, are included within the overall windfall completion figure.

8.1 Living over the Shop (LOTS)

Based on the Civic Trust methodology, derived from a report 'Dwellings Over and in Shops in London' (1998), it was estimated that a potential 109 dwellings could come forward within the main shopping area of Winchester between 2000-2011. Taking an average over the 11 years, it is predicted that 10 units will come forward per annum during the Plan Period and as such, the outstanding figure predicted as of April 2003 has fallen to 79.

8.2 Windfall sites

Sites coming forward for development that were not originally identified either in the Local Plan or Urban Capacity Study are classed as 'windfall' sites and continue to provide an important resource of housing gain within the District. All sites granted planning permission by the Local Authority will have met the requirements of national and local planning policy even though they were not considered previously as 'good opportunities' or suitable for allocation in the Local Plan.

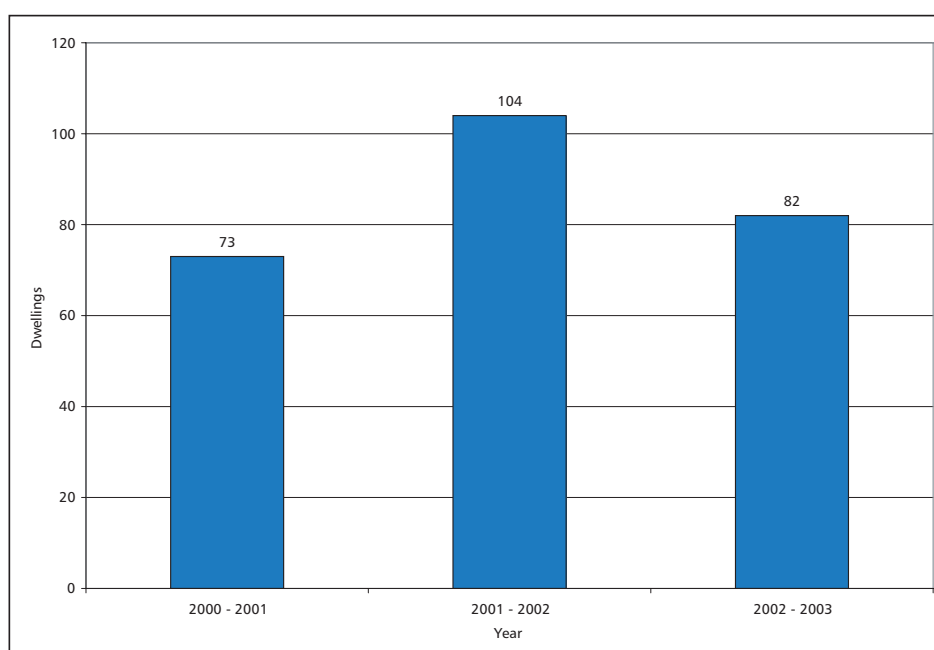
Between April 2000 and March 2002, 177 dwellings were completed on windfall sites. During the last financial year, of the 506 net completions within the District, 82 dwellings were completed on sites not previously identified by the Local Authority.

Table 4: Completions on windfall sites 2000 – 2003

Year	Total completions on Windfall sites	% of Total completions
2000 – 2001	73	30%
2001 – 2002	104	28%
2002 – 2003	82	16%
Total	259	

There is no clear trend in the rate of windfall completions, unlike UCS sites. Therefore, using the average of completions over the last 3, an estimate of the total number of dwellings to be completed on windfall sites within the Plan Period can be drawn. With an average completion rate of 86 per annum, it could be estimated that a further 688 dwellings could come forward during the Plan Period on sites not currently identified by the Local Planning Authority. As windfall sites are unpredictable by their nature, this figure can only be taken as an estimate based on past trends (over a relatively short period).

Figure 10. Completions on windfall sites



Source: HCC

8.3 Replacement dwellings

Policies contained within the Housing Chapter of the Local Plan Review allow for the renewal of housing stock within both the defined settlements and countryside with policies to control the size and number of bedrooms of the proposed replacement dwelling. The completion data for each financial year includes replacement dwellings, and even though there is no overall net gain from the development, the existing dwelling may be demolished one year and replaced the next, skewing the completion figures slightly.

As of April 2003, the number of dwellings to be completed on sites where the loss had already taken place was 14. The loss on these sites has already been included in the net completion figure for the previous years and therefore the outstanding figure of 14 units can be considered as a gain.

8.4 Sites outside the policy boundaries

Local Plan policies presume against development within the countryside unless it accords with specific requirements of the Local Plan. The majority of sites granted planning permission outside of the defined built-up areas and development frontages are either through the replacement of existing housing stock (replacement dwellings) or residential accommodation for agricultural / forestry workers where a demand has been identified. The number of completions within the countryside during 2002 – 2003 totalled 32 with a further 15 being lost. This leaves a net gain of 17 units for the financial year. Such a high loss of dwellings compared to those being completed illustrates that the majority of permissions granted within the countryside are for replacement dwellings.

As of April 2003, there remain 105 dwellings (net) permitted and outstanding on sites granted planning permission outside the policy boundaries.

8.5 Allocations

Sites originally allocated for housing in the adopted Local Plan (1998) continue to provide residential completions on an annual basis. In 2002/03 there were 258 completions on existing allocations. The table below illustrates development on sites since 2000/01 and the remaining potential that will continue to come forward.

Table 5: Sites allocated in the adopted Local Plan (1998)

ID	Location	Address	PP	Gain 00-02	Loss 00-02	Gain 02/03	Loss 02/03	Remaining Potential	Appl'n Number (W)
1764	Knowle	Knowle Hospital 1A	P	27	4	39	0	4	14097/06
1779	Denmead	Adj St Georges Field	P	24	0	0	0	15	1777/05&/08
1782	Durley	Durley Sawmill Site	P	31	0	0	0	0	1473/16
1783	Whiteley	Land at Hill Coppice	P	60	0	0	0	2	11458/06
1787	Otterbourne	South of Greenacres Drive	P	12	0	0	0	0	10629/03
1818	Denmead	R/O Harvest Home	P	0	0	0	0	88	1319/12
1847	Whiteley	Whiteley Farm	P	8	0	100	0	0	11433/31
	Whiteley	Land Off Whiteley Way	P	0	0	0	0	0	11433/54
2068	Whiteley	Whiteley Farm	P	0	0	0	0	276	11433/52
	Whiteley	Whiteley Farm Remainder						35	No permission
	Whiteley	Whiteley Green						90	No permission
1859	Denmead	Land at Mill Close	P	0	0	11	0	0	1653/10
1875	Knowle	Knowle Hospital 1AF	P	62	0	0	0	0	14097/03
1876	Knowle	Knowle Hospital 1B	P	0	0	45	0	0	14097/04
1877	Knowle	Knowle Hospital 2EB	P	0	0	13	0	0	14097/11
1878	Knowle	Knowle Hospital 2AF	P	0	0	19	0	0	14097/09
1879	Knowle	Knowle Hospital 2A	P	0	0	31	0	11	14097/20
1946	Knowle	Knowle Hospital 2E	P	0	0	0	0	72	14097/24
2067	Knowle	Knowle Hospital 3B	P	0	0	0	0	48	14097/26
	Knowle	Remainder						211	No permission
1914	Littleton	Hookers Nursery	P	15	0	0	0	0	3501/08
Total				239	4	258		853	

N.B. Knowle 1B: Number of units permitted increased from 43 to 45 dwellings.

With 258 of the 506 net completions taking place on sites identified within the Local Plan, allocated sites within the District accounted for 51% of the total number of units completed in 2002/03. There was considerable progress made at the Knowle Village development which contributed 147 dwellings and a new planning permission granted at Whiteley Farm regarding area K consisting of 276 dwellings.

Completions in 2002/03 were by far the largest number seen on allocated sites in recent years. Should this rate of completions continue, all the allocated sites could be completed by 2006, at which point it is envisaged the MDA at West of Waterloo will start providing completions on an annual basis and contributing to the total completion rate. Of the 853 dwellings left to come forward on allocated sites, 517 already have planning permission.

It should be noted that the Broadway/Friarsgate mixed-use development is not included within the table of sites allocated under the adopted Local Plan (1998). The mixed-use scheme is expected to yield at least 100 dwellings during the Plan Period and is included in the sources of supply calculation.

The latest Housing Needs survey by David Couttie Associates in 2002 identified a need for 1,284 affordable dwellings to be provided within the District annually. Circular 6/98 sets out the thresholds for affordable housing in settlements with a population of 3000 or more. Where the population is less than 3000, the settlement is considered small and the local planning authority is able to set lower thresholds at their discretion. At present, the thresholds for affordable housing under the adopted (1998) Local Plan apply the lower threshold contained within Circular 6/98 of 15 units or 0.5 hectare in the large settlements, and 5 units or 0.17 hectares in the small settlements.

With such a need for affordable housing identified, it is proposed through the Local Plan Review that the thresholds be lowered to help meet the large need for affordable housing within the District. In the large settlements it is proposed that the threshold be reduced from 15 to 5, and in the small settlements, from 5 to 2. In line with this reduction, it is proposed that the proportion of affordable housing provided be increased from 30% to 35% in the large settlements and from 30% to 50% in the small settlements to achieve a greater proportion of affordable housing within the District.

The proposed revised thresholds and proportions have been adopted non-statutorily for Development Control purposes through the Revised Deposit Local Plan. The changes are subject to objections to the Local Plan Review and therefore can only be given limited weight in planning decisions until a judgement is made by the Local Plan Inspector after the Inquiry. The proposed changes illustrate the City Council's aspirations to increase the proportion of affordable housing within the District.

Table 6: Affordable housing permitted April 02 – March 03

Site	Total Units	Number of affordable dwellings	% of affordable dwellings on site	Comments
Northbrook House, Bishops Waltham	39	9 (financial contribution)	0	Commuted payment £180,000 negotiated and used to contribute to provision of 14 affordable dwellings at Greens Close, Bishops Waltham.
Rear of Harvest Home, Denmead	88	22	25%	Negotiated under previous 25% requirement.
Former Engineering works, Meonstoke	14	5	30%	
Malms Rest Home, Shawford	14 (net)	4 (financial contribution)	0	Commuted payment £150,000 negotiated. Money to be used to provide 4 affordable dwellings. Site not yet specified.
Land at Sutton Park, Sutton Scotney	5	0	0	Misinterpretation of threshold, affordable housing not sought

1.	
Total number dwellings permitted	160
Affordable dwellings permitted	28
%of affordable dwellings permitted	18%
+	
A Commuted sum of	£330,000

The commuted sum received represented an additional 13 units to be provided off-site, elsewhere in the District. Combined, the affordable housing provision would equate to 26% of the total number of dwellings permitted.

During 2002/2003, there was an additional 120 completions at Knowle Village, of which there was no affordable housing provided. The overall proportion of affordable housing to be provided at Knowle Village was negotiated at 20% and will be provided in 3 phases, 2 of which have already been completed with one yet to come forward for development.

If the number of units completed at Knowle is added to the calculation, the total number of units gained increases to 280 and the proportion of affordable dwellings falls to 15%.

9.1 Affordable housing completions April 2002 – March 2003

Of the 506 (net) dwellings completed between April 2002 – March 2003, 58 were provided by Registered Social Landlords as affordable housing. This equates to 11% of the total number of dwellings completed during the financial year.

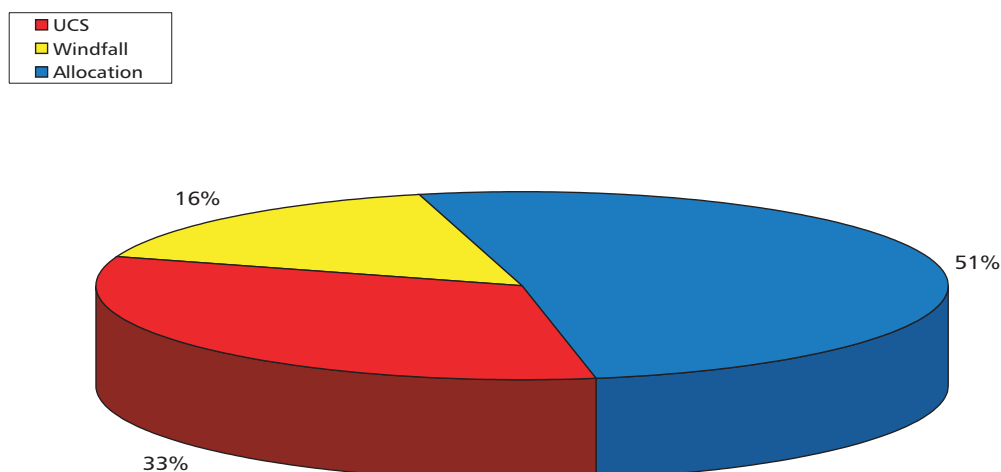
9.2 Exception schemes

Rural exception schemes provide, where there is a demonstrated need, a supply of affordable housing on sites that would not otherwise come forward in accordance with the policies for residential development contained within the Local Plan. Between 1992 and 1996, there were a total of 147 affordable dwellings provided on such sites, of which 141 were for rent and 6 under the shared equity scheme. Following that initial period of development between 1992 – 1996, there has been a significant shortage of such sites coming forward for development. However, since the recent appointment of housing enablement officers by the City Council and Community Action Hampshire, there are now 16 rural exception sites in the pipeline, of which 3 have already received planning permission. There is therefore likely to be a return to completions of exception schemes witnessed during the early 1990s and this will go some way to meeting the identified need within the District.

10.1 Completions 2002/03

The overall number of dwellings completed within the District was up in 2002/03 compared to the previous 4 years. While the proportion of those completions on sites identified in the Urban Capacity Study have remained around 30% over the past three years, the number of dwellings completed on sites allocated within the Local Plan increased compared to previous years.

Figure 11. Composition of completed gains



Of the 506 net completions in 2002/03, 166 (33%) were on Urban Capacity Sites, 82 (16%) on windfall sites and 258 (51%) on sites allocated within the Local Plan. The following table illustrates the number of completions over the past three years.

Table 7: Residential Completions 2000 - 2003

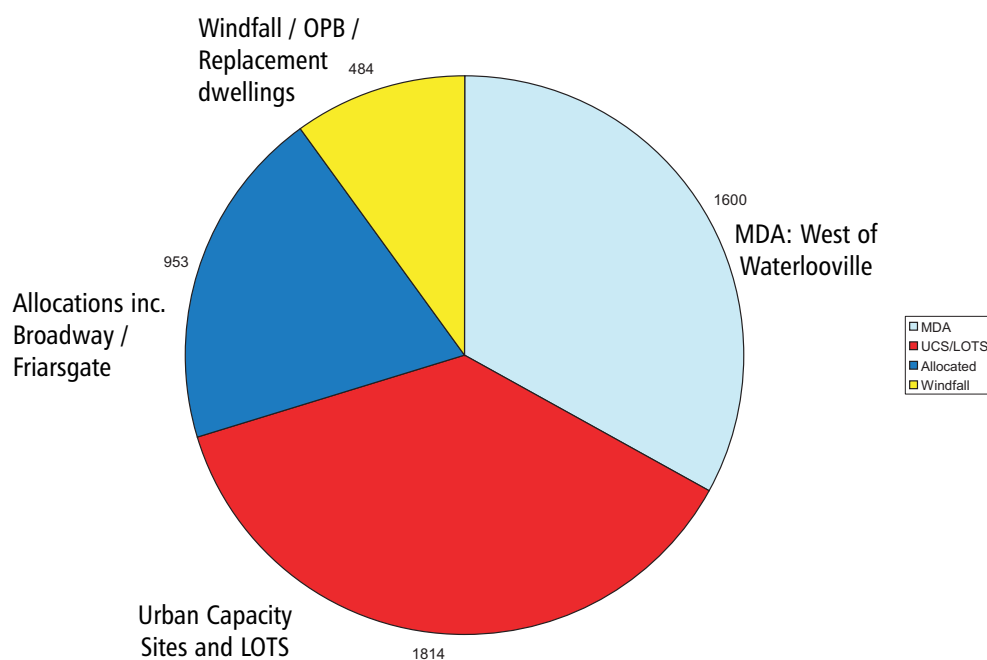
Year	UCS	Windfall	Allocations	Total
2000/2001	79	73	89	241
2001/2002	116	104	146	366
2002/2003	166	82	258	506

From the table it is clear that there has been an increase in the number of dwellings completed on UCS sites and allocations over the past 3 years, with windfall sites rising then falling again. While windfall sites are unpredictable by their nature, recent trends do show that the sites identified within the Urban Capacity Study (2001) continue to come forward for development in greater numbers each year.

10.2 Sources of future housing supply

As of April 2003, the City Council has provided for 3262 of the 7295 dwellings that are required to meet the District's strategic requirement during the Plan Period (1996-2011). Currently, the City Council has identified enough land within the District on UCS sites, allocated sites or windfall sites that have already been granted planning permission to meet this requirement without the need to allocate additional greenfield land within the District for housing. The following chart illustrates the potential sources of this identified housing supply within the District.

Figure 12. Sources of supply

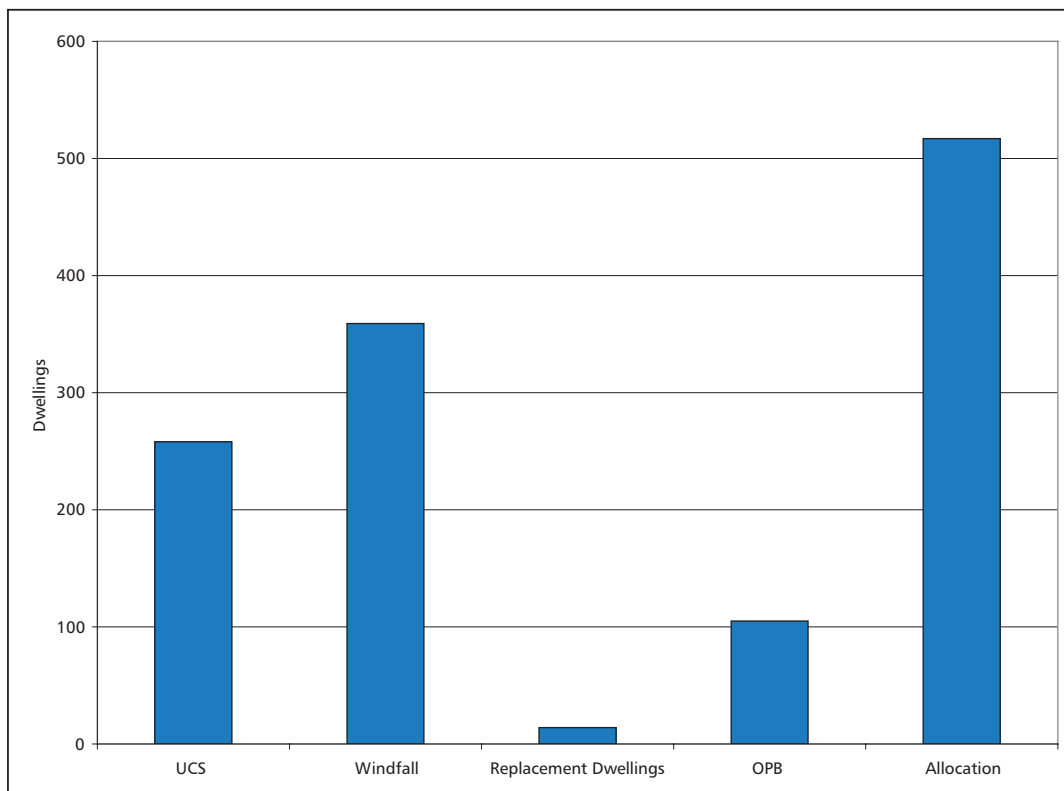


The predicted provision at West of Waterlooville, in line with the Hampshire County Council H.4 Monitoring Report, has been reduced to 1600 dwellings. While it is still possible that 2000 units could be provided at the MDA by 2011, it is considered that 1600 dwellings provides a more accurate reflection of what can be expected to be achieved during the Plan Period. The total potential dwellings identified by the City Council amount to 4851, exceeding the remaining element of the Structure Plan requirement of 4033 by 818 dwellings. Therefore it is not considered necessary to identify any additional land for housing through the Local Plan Review in order to meet the strategic requirement.

10.3 Development in the pipeline

As of April 2003, there were 1253 dwellings outstanding with planning permission (31% of the remaining Structure Plan requirement). The following graph illustrates the source of these permissions.

Figure 13. Development in the pipeline (with planning permission)



It is evident that windfall sites and allocations comprise the two main sources of new residential development with planning permission at April 2003. The rise in allocated sites can be attributed to the granting of new permissions at Whiteley and Knowle while the increase in planning permissions on windfall sites illustrate the unpredictable nature of such sites, which nevertheless continue to provide a substantial source of supply. It should be noted that no allowance is made above for rural exception sites unless they already have planning permissions, due to the uncertainties of bringing forward such sites

10.4 Meeting the strategic requirement (1996-2011)

With 4033 dwellings still to be provided by 2011, the average number of completions needed to meet the strategic requirement over the next 8 years equates to 504 per annum. As of April 2003, there are 1253 dwellings with planning permission within the District that are yet to be completed. This equates to 2.5 years of the average yield needed. This falls slightly short of the 3 years suggested in the Hampshire County Council H.4 Monitoring Report.

It should be noted however that the calculation does not include any planning permissions for the West of Waterlooville MDA, which accounts for almost 50% of the outstanding requirement. If the MDA requirement of 2000 units was discounted then the average completion rate needed would fall to 254 and the existing planning permissions would equate to 5 years.

Furthermore, the number of dwellings with planning permission has risen 32% from 845 at April 2002 to 1253 as of April 2003. The rise can partly be attributed to the new permissions granted on allocated sites such as Whiteley and Knowle.

The quantity of land identified through the Urban Capacity Study, allocated sites and windfall sites with planning permission illustrate that the City Council can meet the strategic requirement without the need to allocate any further greenfield land for housing. With the completion rate on urban capacity sites rising, allocated sites gaining planning permission and windfall sites coming forward for development, the City Council is in a strong position to meet (and probably exceed) the outstanding 4033 required dwellings within the Plan Period while providing an appropriate mix of housing within the District.

11 Way forward / future monitoring

11

The Housing Monitoring Report will be produced annually taking into account the residential permissions and completions from the previous year (April – March) and will continue to provide an annual update of where new housing development is being provided and its progress to meeting the District's strategic requirement for housing.

Schedule of Urban Capacity Sites, Sites with Planning Permission, Residential Allocations and Completed Sites in Winchester District

Note:

The schedule contains a list of the remaining undeveloped urban capacity sites considered 'good opportunities' identified in the Winchester District Urban Capacity Study 2001, sites granted planning permission since the urban capacity study was undertaken and those sites allocated for residential development within the Winchester District Local Plan. Where a residential development has been completed, the schedule identifies the number of units gained and lost.

Each site has a unique ID reference number which can be used to locate the site within Appendix Two of the Report. The schedule provides a snap shot of residential development within the District as of April 2003 and will be updated annually taking into account permissions and completions from the previous financial year.

Because of the difficulty of identifying some of the site owners and the large number of sites involved, the Council has not been able to notify individual owners / occupiers of sites included within the Report. We recognise that developers wishing to buy property for development may inevitably approach some owners of these sites. We ask that developers are sensitive and respect the privacy of the residents. While encouraging the sites to be brought forward for development, the Council emphasises that it is for the landowners to decide whether they wish to do this. Developers cannot force a landowner to sell land and do not have the power to buy sites by compulsory purchase. As the Council is not allowed to advise owners on land values, any owner considering selling their land for development should seek professional advice.

The Council does not assume that the sites included within the Housing Monitoring Report are the only sites that will be developed in the Local Plan period, or that these sites will always prove suitable for development once detailed site analysis is carried out. Planning permission will still be required even if the site is included within the Housing Monitoring Report.

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1713	Abbots Worthy	0	P	1				WIND	1160/03 1160/05
1827	Abbots Worthy	1	P					OPB	6599
2027	Alresford	1	P					OPB	12547/05
1955	Alresford	0	P			1		WIND	6965/08
2024	Alresford	0	P			1		OPB	17635/0
1732	Beauworth	1	P				1	REPLACE	4284/05
1945	Beauworth	1	P				1	OPB	11331/02
1824	Bighton	1	P				1	REPLACE	16802/1
1777	Bighton	0	P					REPLACE	15150/02
2064	Bishops Sutton	0	P			1		OPB	6111/02
1926	Bishops Sutton	-1	P					OPB	6472/05
1886	Bishops Sutton	0	P	4				OPB	15784/01
1938	Bishops Sutton	0	P			1		OPB	11374/08
1940	Bishops Sutton	1	P					OPB	6484/03
1750	Bishops Sutton	1	P		1			REPLACE	16875/0
32	Bishops Waltham	0	P			14		UCS	9109/05
56	Bishops Waltham	16						UCS	
55	Bishops Waltham	0	P			1		UCS	6158/06
53	Bishops Waltham	24						UCS	
51	Bishops Waltham	8						UCS	
46	Bishops Waltham	0	P	1				UCS	13607/04
44	Bishops Waltham	0	P			39	1	UCS	2266/14
57	Bishops Waltham	14						UCS	
33	Bishops Waltham	5	P					UCS	219/04 219/05
30	Bishops Waltham	0	P	6	1			UCS	8593/01
24	Bishops Waltham	0	P	26				UCS	2334/04 , 11487/01
11	Bishops Waltham	0	P		1	5		UCS	16199/02
36	Bishops Waltham	14	P					UCS	17815/0
781	Bishops Waltham	0	P					UCS	15557/03
1724	Bishops Waltham	0	P			1		OPB	2319/02
60	Bishops Waltham	2						UCS	
1725	Bishops Waltham	0	P	2				WIND	15589/02
1729	Bishops Waltham	0	P	1				OPB	12338/02
1762	Bishops Waltham	0	P					OPB	9006/05
1857	Bishops Waltham	0	P		1	2		WIND	3569/11
1882	Bishops Waltham	0	P	1				OPB	4233/18
1905	Bishops Waltham	2	P	1				OPB	147/02
1921	Bishops Waltham	2	P	1				WIND	13607/03, 17186
1962	Bishops Waltham	1	P				1	REPLACE	17773/0
2062	Bishops Waltham	0	P			1	1	OPB	15603/01
1936	Bishops Waltham	0	P			1		WIND	17370/01
810	Bishops Waltham	0	P	2	1			UCS	16349/0
2032	Bishops Waltham	30	P					WIND	590/16
2033	Bishops Waltham	3	P					OPB	8272/05
809	Bishops Waltham	0	P					UCS	10220/02
2021	Bishops Waltham	14	P					WIND	10288/04
2017	Bishops Waltham	2	P					OPB	7898/04
1897	Botley	1	P		1			OPB	3717/06
1717	Botley	1	P					OPB	3113/04
1677	Braishfield	2	P					OPB	16447/01
1686	Brambridge	1	P					OPB	15006/01
1903	Bramdean	0	P	2				OPB	15316
1885	Bramdean	0	P	1				OPB	15401/03

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1958	Bramdean	1	P				1	OPB	17757/0
1778	Bramdean	0	P					OPB	15779/01
64	Cheriton	2						UCS	
1899	Cheriton	0	P	3				WIND	4307/09
1898	Cheriton	0	P		1	1		REPLACE	3831/06
1884	Cheriton	0	P	1				OPB	14603/3
1736	Cheriton	2	P					OPB	3084/06
1738	Cheriton	0	P	2	1			OPB	16059/02
1925	Chidden	0	P			1	1	OPB	1441/13
1716	Chilcomb	0	P		1	1		OPB	13280/02
1715	Chilcomb	0	P					OPB	5076/14
1821	Chilland	1	P					OPB	3990/11
1666	Colden Common	2						UCS	
1795	Colden Common	0	P					REPLACE	1989/08
1797	Colden Common	1	P	1				WIND	536/07, 536/11
1699	Colden Common	0	P	3	1			WIND	16275/01
1667	Colden Common	4						UCS	
1646	Colden Common	5						UCS	
1645	Colden Common	25						UCS	
811	Colden Common	50						UCS	
800	Colden Common	2	P					UCS	9848/46
799	Colden Common	1	P					UCS	7652/04
88	Colden Common	1						UCS	
82	Colden Common	2						UCS	
75	Colden Common	1	P					UCS	16337/0
1870	Colden Common	1	P					OPB	3507/15
1896	Colden Common	0	P	1				REPLACE	16191
798	Colden Common	0	P	1				UCS	3165/13
1796	Colden Common	1	P					REPLACE	15711/0
108	Compton Down	2						UCS	
103	Compton Down	1						UCS	
100	Compton Down	2						UCS	
114	Compton Down	1						UCS	
98	Compton Down	3	P					UCS	16067/0
93	Compton Down	2						UCS	
112	Compton Down	1						UCS	
117	Compton Down	2	P					UCS	1495/05 outline
106	Compton Down	1						UCS	
118	Compton Down	1						UCS	
1792	Compton Down	0	P					OPB	3139/07
1918	Compton Down	6						WIND	
1628	Compton Street	1						UCS	
136	Compton Street	1						UCS	
140	Compton Street	1						UCS	
134	Compton Street	4						UCS	
129	Compton Street	1						UCS	
130	Compton Street	1						UCS	
135	Compton Street	2						UCS	
142	Compton Street	1						UCS	
1839	Corhampton	0	P			5		WIND	2356/06
1873	Curbridge	1	P				1	REPLACE	1221/21
1812	Curbridge	2	P				1	OPB	1221/20
154	Curdridge	0	P	1				UCS	15804/01

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
171	Curdrige	1						UCS	
155	Curdrige	1	P			1		UCS	3544/04
156	Curdrige	0	P	3				UCS	2392/03, 2392/04
164	Curdrige	1						UCS	
157	Curdrige	1						UCS	
160	Curdrige	0	P		1	4		WIND	11508/02
163	Curdrige	0	P	1		1		UCS	16464
165	Curdrige	1						UCS	
167	Curdrige	1	P					UCS	13473/02
169	Curdrige	1						UCS	
170	Curdrige	2						UCS	
1864	Curdrige	1	P					WIND	16913/04
1911	Curdrige	0	P			1		WIND	16738
778	Curdrige	1	P					UCS	3814/09
162	Curdrige	1	P					WIND	6396/04
1947	Curdrige	1	P					WIND	16701/01
1983	Curdrige	0	P					OPB	17893/0
1904	Curdrige	1	P	1				OPB	11607/4
1985	Curdrige	1	P					WIND	17706/0
1853	Curdrige	1	P				1	REPLACE	9585/05
1722	Curdrige	0	P			1	1	REPLACE	13408/03
1721	Curdrige	1	P					OPB	8457/05
1719	Curdrige	1	P					OPB	1903/12
1649	Curdrige	2						UCS	
1979	Curdrige	0	P					WIND	17869/0
1859	Denmead	0	P			11		ALLOCATION	1653/10
1874	Denmead	0	P			1	1	REPLACE	17575
1858	Denmead	0	P			1		WIND	7685/02
1757	Denmead	0	P	1				OPB	1698/01
172	Denmead	1						UCS	
1801	Denmead	0	P	1	1			REPLACE	16946
1780	Denmead	0	P					REPLACE	15867/03
1779	Denmead	15	P	9				ALLOCATION	1777/05, 1777/8
1756	Denmead	0	P		1	1		REPLACE	6593/03
1752	Denmead	0	P	1	1			REPLACE	13735/04
1989	Denmead	0	P			1		WIND	6877/03
1818	Denmead	88	P					ALLOCATION	1319/11
1668	Denmead	4						UCS	
199	Denmead	0	P					UCS	3889/07
182	Denmead	1						UCS	
1984	Denmead	0	P					OPB	1434/06
201	Denmead2	9						UCS	
225	Denmead2	2						UCS	
786	Denmead2	3	P					UCS	1555/11
206	Denmead2	1						UCS	
207	Denmead2	5						UCS	
787	Denmead2	1	P					UCS	8884/02
1637	Denmead2	6						UCS	
216	Denmead2	0	P	3				UCS	1379/03
212	Denmead2	1	P					UCS	10985/02
198	Denmead2	7	P					UCS	3889/11
195	Denmead2	1						UCS	
239	Droxford	2						UCS	

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02 03	Loss 02 03	Type	Application Number
241	Droxford	2						UCS	
244	Droxford	1	P					UCS	9068/11
250	Droxford	4						UCS	
253	Droxford	2						UCS	
255	Droxford	1						UCS	
803	Droxford	1	P					UCS	7204/05
1647	Droxford	10						UCS	
1746	Droxford	0	P	2				OPB	2353/11
1965	Droxford	1	P					WIND	17002/02
1967	Droxford	-1	P					OPB	12123/10
1775	Droxford	0	P					OPB	15665/02
234	Droxford	4						UCS	
230	Droxford	2						UCS	
232	Droxford	2						UCS	
2019	Droxford	4	P					WIND	8086/09
236	Droxford	6						UCS	
1964	Durley	0	P					OPB	9440/05
1828	Durley	7	P	1		2		OPB	6541/10
1782	Durley	0	P	16				ALLOCATION	1473/16
1974	Durley	1	P					OPB	1407/03
1676	Durley	0	P					UCS	6997/03
257	Durley	1						UCS	
2009	Durley	0	P					OPB	17446/01
1998	Durley	2	P					WIND	17189/02
2060	Durley	0	P			1		OPB	8765/07
1714	Durley	0	P	1				WIND	16796/02
260	Durley Street	1						UCS	
261	Durley Street	0	P					UCS	15628/01
262	Durley Street	1						UCS	
266	Durley Street	1						UCS	
267	Durley Street	1						UCS	
1966	Easton	1	P					OPB	8359/05
1850	Easton	0	P		1	4		OPB	16550/02
1718	Easton	0	P	1				OPB	8154/14
2066	Easton	0	P			1		OPB	2962/07
1747	Exton	1	P					OPB	7507/06
1749	Exton	0	P					OPB	16014/01
1710	Fishers Pond	0	P	1				OPB	3211/04
2063	Funtley	1	P				1	OPB	3395/03
2016	Gundleton	0	P					OPB	5439/08
1814	Hambledon	3	P					OPB	4168/01
1937	Hambledon	0	P			1		WIND	7860/01
2002	Hambledon	1	P					OPB	10657/03
2022	Hambledon	1	P					OPB	17888/01
1781	Hambledon	0	P					OPB	15544/0
1806	Hambledon	0	P					REPLACE	1794/01
1655	Hambledon	2						UCS	
1842	Hambledon	1	P					OPB	6885/01
1658	Hambledon	2						UCS	
802	Hambledon	1	P					UCS	3506/09
801	Hambledon	0	P					UCS	1954/10 1954/6
273	Hambledon	8	P					UCS	305/09
271	Hambledon	1	P					UCS	6448/23

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1754	Hambledon	1	P					OPB	16635/0
1706	Headbourne Worthy	0	P	2	1			WIND	403/38
1705	Headbourne Worthy	0	P	1				WIND	16705/0
1704	Headbourne Worthy	0	P	1				OPB	8206/03
1789	Highbridge	0	P		1	1		REPLACE	554/01
1891	Highbridge	0	P	1				REPLACE	12428/04
1901	Highbridge	0	P	1	1			REPLACE	7895/04
826	Hursley	1	P					UCS	13951/04
281	Hursley	4						UCS	
277	Hursley	4						UCS	
275	Hursley	2						UCS	
1881	Hursley	0	P	1				OPB	2909/03
1680	Hursley	0	P	1				OPB	14592/03
1678	Hursley	1	P					OPB	14130/07
1784	Hursley	1	P					OPB	8645/14 and / 17
294	Itchen Abbas	2						UCS	
814	Itchen Abbas	0	P			1		UCS	7816/02
1653	Itchen Abbas	2						UCS	
1727	Itchen Abbas	0	P			1	1	REPLACE	16315/01
1759	Itchen Abbas	0	P					OPB	16058/0
1811	Itchen Abbas	1	P					OPB	16922
1856	Itchen Abbas	1	P					OPB	14661/02
1737	Kilmeston	0	P			1		OPB	3325/07
1773	Kilmeston	0	P	1				REPLACE	13389/04
1862	Kings Worthy	0	P			1		WIND	10582/03
315	Kings Worthy	1						UCS	
335	Kings Worthy	1						UCS	
334	Kings Worthy	6						UCS	
331	Kings Worthy	6						UCS	
330	Kings Worthy	2						UCS	
329	Kings Worthy	8						UCS	
325	Kings Worthy	0	P	2				UCS	16340/0
324	Kings Worthy	0	P	10		5		UCS	11398/05 11398/09
322	Kings Worthy	4						UCS	
1913	Kings Worthy	0	P					WIND	16021/0
318	Kings Worthy	1						UCS	
338	Kings Worthy	0	P			1		UCS	10853/02
314	Kings Worthy	2						UCS	
312	Kings Worthy	2	P					UCS	3563/04
311	Kings Worthy	2						UCS	
1995	Kings Worthy	1	P					WIND	754/08
1999	Kings Worthy	1	P					WIND	17828/0
2014	Kings Worthy	1	P					WIND	17847/01
2043	Kings Worthy	1	P				1	REPLACE	1665/04
2047	Kings Worthy	2	P					WIND	1726/01
2051	Kings Worthy	23	P				5	WIND	17744/0
321	Kings Worthy	2						UCS	
816	Kings Worthy	0	P	1				UCS	10226/03
1971	Kings Worthy	1	P					WIND	17470/01
1960	Kings Worthy	1	P					WIND	12319/01
1970	Kings Worthy	2	P					WIND	14623/02
1866	Kings Worthy	1	P					WIND	4633/03
1836	Kings Worthy	0	P		1	1		REPLACE	3505/6

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1713	Abbots Worthy	0	P	1				WIND	1160/03 1160/05
1827	Abbots Worthy	1	P					OPB	6599
2027	Alresford	1	P					OPB	12547/05
1955	Alresford	0	P			1		WIND	6965/08
2024	Alresford	0	P			1		OPB	17635/0
1732	Beauworth	1	P				1	REPLACE	4284/05
1945	Beauworth	1	P				1	OPB	11331/02
1824	Bighton	1	P				1	REPLACE	16802/1
1777	Bighton	0	P					REPLACE	15150/02
2064	Bishops Sutton	0	P			1		OPB	6111/02
1926	Bishops Sutton	-1	P					OPB	6472/05
1886	Bishops Sutton	0	P	4				OPB	15784/01
1938	Bishops Sutton	0	P			1		OPB	11374/08
1940	Bishops Sutton	1	P					OPB	6484/03
1750	Bishops Sutton	1	P		1			REPLACE	16875/0
32	Bishops Waltham	0	P			14		UCS	9109/05
56	Bishops Waltham	16						UCS	
55	Bishops Waltham	0	P			1		UCS	6158/06
53	Bishops Waltham	24						UCS	
51	Bishops Waltham	8						UCS	
46	Bishops Waltham	0	P	1				UCS	13607/04
44	Bishops Waltham	0	P			39	1	UCS	2266/14
57	Bishops Waltham	14						UCS	
33	Bishops Waltham	5	P					UCS	219/04 219/05
30	Bishops Waltham	0	P	6	1			UCS	8593/01
24	Bishops Waltham	0	P	26				UCS	2334/04 , 11487/01
11	Bishops Waltham	0	P		1	5		UCS	16199/02
36	Bishops Waltham	14	P					UCS	17815/0
781	Bishops Waltham	0	P					UCS	15557/03
1724	Bishops Waltham	0	P			1		OPB	2319/02
60	Bishops Waltham	2						UCS	
1725	Bishops Waltham	0	P	2				WIND	15589/02
1729	Bishops Waltham	0	P	1				OPB	12338/02
1762	Bishops Waltham	0	P					OPB	9006/05
1857	Bishops Waltham	0	P		1	2		WIND	3569/11
1882	Bishops Waltham	0	P	1				OPB	4233/18
1905	Bishops Waltham	2	P	1				OPB	147/02
1921	Bishops Waltham	2	P	1				WIND	13607/03, 17186
1962	Bishops Waltham	1	P				1	REPLACE	17773/0
2062	Bishops Waltham	0	P			1	1	OPB	15603/01
1936	Bishops Waltham	0	P			1		WIND	17370/01
810	Bishops Waltham	0	P	2	1			UCS	16349/0
2032	Bishops Waltham	30	P					WIND	590/16
2033	Bishops Waltham	3	P					OPB	8272/05
809	Bishops Waltham	0	P					UCS	10220/02
2021	Bishops Waltham	14	P					WIND	10288/04
2017	Bishops Waltham	2	P					OPB	7898/04
1897	Botley	1	P		1			OPB	3717/06
1717	Botley	1	P					OPB	3113/04
1677	Braishfield	2	P					OPB	16447/01
1686	Brambridge	1	P					OPB	15006/01
1903	Bramdean	0	P	2				OPB	15316
1885	Bramdean	0	P	1				OPB	15401/03

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
411	Lower Upham	0	P	1				WIND	5929/07
412	Lower Upham	2						UCS	
415	Lower Upham	1						UCS	
409	Lower Upham	1						UCS	
1954	Martyr Worthy	0	P					OPB	17550/01
417	Meonstoke	1						UCS	
422	Meonstoke	0	P	1				UCS	16730
1810	Meonstoke	0	P					REPLACE	16808/01
1942	Meonstoke	1	P					WIND	6392/02
1957	Meonstoke	14	P					WIND	2000/17
424	Micheldever	1						UCS	
1887	Micheldever	0	P	1				OPB	4491/06
1728	Micheldever	0	P			2	1	REPLACE	9910/05
1640	Micheldever	1						UCS	
818	Micheldever	0	P					UCS	6974/01
1639	Micheldever	1						UCS	
429	Micheldever Station	1						UCS	
1816	Micheldever Station	0	P		1			WIND	2236/23 (Loss)
1822	Mislingford	0	P					REPLACE	8493/04
1744	Mislingford	0	P	1				REPLACE	3231/04
1799	Morestead	2	P					OPB	12154/02
473	New Alresford	1						UCS	
808	New Alresford	1	P					UCS	2495/12
807	New Alresford	4	P					UCS	4421/13
806	New Alresford	0	P			3		UCS	9819/04
785	New Alresford	1	P					UCS	9870/06
784	New Alresford	1	P					UCS	9331/01
783	New Alresford	0	P					UCS	11077/02
782	New Alresford	0	P			1		UCS	13888/01
1735	New Alresford	0	P	1				OPB	3400/06
477	New Alresford	1						UCS	
1726	New Alresford	2	P	1				OPB	14115/04
468	New Alresford	1						UCS	
465	New Alresford	1						UCS	
464	New Alresford	2						UCS	
448	New Alresford	2						UCS	
437	New Alresford	1						UCS	
436	New Alresford	1						UCS	
478	New Alresford	3						UCS	
1765	New Alresford	0	P					OPB	15197/02
1893	New Alresford	0	P	1				REPLACE	15293/01
1846	New Alresford	1	P					WIND	17290
1819	New Alresford	0	P			1		OPB	11793
1817	New Alresford	0	P			1	6	WIND	12127/04
1803	New Alresford	1	P					WIND	582/04
1771	New Alresford	0	P	17	14	12		WIND	5936/01
1770	New Alresford	0	P					WIND	15967/0
1741	New Alresford	1	P				1	REPLACE	5462/03
1739	New Alresford	0	P	1	1			REPLACE	3292/02
1740	New Alresford	0	P			1		WIND	16403/2
483	Newtown	2						UCS	
482	Newtown	1						UCS	
481	Newtown	0	P	1				UCS	2491/01

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1776	Newtown	1	P	2				OPB	14074/05 14074/07
1939	Newtown	1	P				1	REPLACE	17401/01
1988	Newtown	1	P					WIND	7972/03
487	North Boarhunt	2						UCS	
1981	North Boarhunt	1	P					WIND	4020/03
804	North Boarhunt	0	P			2		UCS	2723/07
490	North Boarhunt	2						UCS	
1743	North Boarhunt	1	P					OPB	6813/0
488	North Boarhunt	2	P					UCS	15685/04
486	North Boarhunt	2						UCS	
1742	North Boarhunt	0	P	1				OPB	4291/08
491	North Boarhunt	2						UCS	
1944	North Boarhunt	0	P					OPB	11132/07
492	North Boarhunt	2						UCS	
497	Old Alresford	1						UCS	
2028	Old Alresford	1	P					OPB	2367/05
498	Old Alresford	2						UCS	
1772	Old Alresford	2	P					OPB	8407/10
1977	Old Alresford	1	P					OPB	10072/27
494	Old Alresford	1						UCS	
496	Old Alresford	1						UCS	
1787	Otterbourne	0	P	5				ALLOCATION	10629/03
1682	Otterbourne	1	P					WIND	12120/03
1634	Otterbourne	2						UCS	
2007	Otterbourne	0	P			1	1	OPB	7780/08
521	Otterbourne	3						UCS	
515	Otterbourne	2						UCS	
514	Otterbourne	2						UCS	
508	Otterbourne	0	P		1	4		UCS	7314/02
1963	Otterbourne	11	P				1	WIND	12650/01
2018	Otterbourne	1	P					WIND	12734/02
2065	Ovington	0	P			1		OPB	8753/08
2054	Ovington	0	P			1		OPB	1749/02
2036	Owslebury	3	P					WIND	12252/04
524	Owslebury	2						UCS	
526	Owslebury	1						UCS	
1909	Owslebury	0	P	1				OPB	16495
1785	Pitt	0	P					OPB	3548/54
527	Shawford	2						UCS	
529	Shawford	1						UCS	
1635	Shawford	1						UCS	
1636	Shawford	2						UCS	
1687	Shawford	0	P	1				WIND	16614/0
1920	Shawford	14	P					OPB	1476/17
530	Shawford	2						UCS	
536	Shedfield	2						UCS	
2034	Shedfield	0	P					OPB	17616/03
1845	Shedfield	0	P			1		WIND	12906/02
545	Shirrell Heath	3						UCS	
538	Shirrell Heath	3						UCS	
547	Shirrell Heath	1						UCS	
546	Shirrell Heath	3						UCS	
544	Shirrell Heath	3						UCS	

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
543	Shirrell Heath	1						UCS	
542	Shirrell Heath	3						UCS	
541	Shirrell Heath	1						UCS	
540	Shirrell Heath	7						UCS	
548	Shirrell Heath	1						UCS	
550	Shirrell Heath	0	P			7		UCS	4398/10
796	Shirrell Heath	1	P					UCS	2927/06
1673	Shirrell Heath	1	P	1				UCS	2619/05
1767	Shirrell Heath	0	P					REPLACE	15646/01
1805	Shirrell Heath	1	P		1			REPLACE	12980/01
1890	Shirrell Heath	0	P	2				WIND	6741/04
2044	Soberton	1	P					OPB	6941/18
551	Soberton	1						UCS	
2052	Soberton	0	P			1		OPB	13361/03
1748	Soberton	0	P	1				OPB	649/33
1949	Soberton	1	P					OPB	6941/15
1928	Soberton	0	P			1		OPB	6790/03
1927	Soberton	1	P				1	OPB	17205/0
1922	Soberton	2	P					WIND	16179/04 and /03
552	Soberton	1						UCS	
1663	Soberton	2						UCS	
553	Soberton	1						UCS	
1745	Soberton	0	P	1	1			REPLACE	2578/01
1774	Soberton	0	P					REPLACE	16064/0
1868	Soberton	0	P	1				OPB	6941/13
1892	Soberton	1	P		1			OPB	13944/04
1894	Soberton	0	P	1				REPLACE	15626/01
1664	Soberton	1						UCS	
566	Soberton Heath	1						UCS	
557	Soberton Heath	1						UCS	
558	Soberton Heath	1						UCS	
562	Soberton Heath	1						UCS	
564	Soberton Heath	1	P					UCS	16989/1
569	South Wonston	2						UCS	
1623	South Wonston	0	P	6				UCS	9790/07
571	South Wonston	1						UCS	
1698	South Wonston	0	P			1		OPB	14803/4
1622	South Wonston	0	P	1				UCS	10904/03
574	South Wonston	2						UCS	
573	South Wonston	25						UCS	
572	South Wonston	2						UCS	
570	South Wonston	3						UCS	
568	South Wonston	4						UCS	
1852	South Wonston	0	P					REPLACE	17464/1
593	Southdown	1						UCS	
592	Southdown	1						UCS	
586	Southdown	1						UCS	
587	Southdown	1						UCS	
588	Southdown	1	P					UCS	1686/02
589	Southdown	1						UCS	
604	Southdown	1						UCS	
1674	Southdown	0	P	1				UCS	16038/0
613	Southdown	1						UCS	

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
608	Southdown	1						UCS	
607	Southdown	1						UCS	
590	Southdown	1						UCS	
605	Southdown	1						UCS	
1997	Southdown	1	P					WIND	14400/03
603	Southdown	1						UCS	
601	Southdown	1						UCS	
600	Southdown	1						UCS	
599	Southdown	1						UCS	
597	Southdown	1						UCS	
596	Southdown	1						UCS	
594	Southdown	1						UCS	
606	Southdown	1						UCS	
615	Southwick	1						UCS	
614	Southwick	6						UCS	
621	Sparsholt	1						UCS	
1854	Sparsholt	0	P			1		OPB	14051/03
620	Sparsholt	1						UCS	
1679	Sparsholt	1	P					OPB	14976/01
632	Sparsholt	2						UCS	
624	Sparsholt	1						UCS	
1815	Stockbridge	1	P					OPB	17128
1895	Stoke Charity	0	P	1	1			REPLACE	16169/01
652	Sutton Scotney	1						UCS	
1813	Sutton Scotney	2	P					OPB	15517/04
1790	Sutton Scotney	6	P					WIND	2317/05
1709	Sutton Scotney	1	P					OPB	2201/06
1627	Sutton Scotney	1	P					UCS	16381/01
1611	Sutton Scotney	5	P					UCS	7157/02
658	Sutton Scotney	1						UCS	
657	Sutton Scotney	1						UCS	
656	Sutton Scotney	2						UCS	
653	Sutton Scotney	1						UCS	
1952	Sutton Scotney	0	P					WIND	9773/05
646	Sutton Scotney	9						UCS	
645	Sutton Scotney	5						UCS	
641	Sutton Scotney	0	P			16		UCS	4789/01 4789/02
640	Sutton Scotney	8						UCS	
635	Sutton Scotney	3						UCS	
655	Sutton Scotney	2						UCS	
672	Swanmore	1						UCS	
1621	Swanmore	0	P		1	4		UCS	15559/03
1869	Swanmore	3	P	1			1	OPB	6862/07 and /19
677	Swanmore	1						UCS	
1840	Swanmore	3	P					OPB	1121/01
1838	Swanmore	1	P					WIND	7129/03
1823	Swanmore	1	P					OPB	6895/02
1808	Swanmore	0	P					REPLACE	7136/03
1769	Swanmore	0	P					OPB	16036/0
1768	Swanmore	0	P					WIND	13839/01
1734	Swanmore	1	P					WIND	16811/0
1675	Swanmore	0	P					UCS	6958/04
1917	Swanmore	0	P	1				OPB	3221/11

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1648	Swanmore	4						UCS	
1883	Swanmore	0	P	1				OPB	7931/03
1620	Swanmore	16	P					UCS	1074/06
1619	Swanmore	0	P	2				UCS	14118/03
827	Swanmore	0	P					UCS	3263/03
820	Swanmore	0	P			1		UCS	5854/04
676	Swanmore	1						UCS	
669	Swanmore	1						UCS	
668	Swanmore	2						UCS	
666	Swanmore	1						UCS	
663	Swanmore	1						UCS	
662	Swanmore	1						UCS	
2055	Swanmore	0	P			1		OPB	2736/10
1659	Swanmore	1						UCS	
2039	Swanmore	2	P					WIND	18153/0
1860	Swanmore	0	P			1		OPB	1452/03
1986	Swarranton	1	P				1	OPB	406/05
1975	Titchfield	1	P				1	OPB	17866/0
697	Twyford	2						UCS	
1900	Twyford	0	P	1				REPLACE	4472/05
1908	Twyford	0	P		1			WIND	9657/02
1791	Twyford	0	P					REPLACE	15730
689	Twyford	1						UCS	
699	Twyford	4						UCS	
687	Twyford	1						UCS	
702	Twyford	0	P			4		UCS	11719/04
703	Twyford	1						UCS	
704	Twyford	0	P			2		UCS	2799/03
821	Twyford	1	P					UCS	10943/02
1630	Twyford	3						UCS	
1631	Twyford	0	P			2		UCS	4719/03
692	Twyford	4						UCS	
1758	Twyford	1	P					WIND	9262/01
683	Twyford	4						UCS	
1798	Twyford	1	P					OPB	4682/31
1802	Twyford	0	P	1	1			REPLACE	16942
1829	Twyford	0	P		1			WIND	17277
1872	Twyford	0	P			2	1	WIND	13708/01
686	Twyford	1						UCS	
684	Twyford	2						UCS	
701	Twyford	1						UCS	
1953	Twyford	0	P			1	1	REPLACE	12539/05
1632	Twyford	2						UCS	
2061	Twyford Moors	1	P				1	OPB	1529/04
710	Upham	0	P	2	1			UCS	16610/0
711	Upham	1						UCS	
712	Upham	1	P					UCS	5536/05
1652	Upham	1						UCS	
1723	Upham	0	P	1				REPLACE	16314/0
717	Waltham Chase	1						UCS	
1832	Waltham Chase	2	P					OPB	16380/03 and /04
1731	Waltham Chase	0	P			1		OPB	8673/10
794	Waltham Chase	0	P	2				UCS	15887/0

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
793	Waltham Chase	0	P					UCS	3938/07
792	Waltham Chase	0	P	1				UCS	15849/01
730	Waltham Chase	2	P					UCS	7448/06
729	Waltham Chase	2						UCS	
728	Waltham Chase	1	P					UCS	2067/06
722	Waltham Chase	0	P	2				UCS	15887/03
2035	Waltham Chase	4	P					WIND	6431/07(outline)
1951	Waltham Chase	0	P					OPB	5637/03
714	Waltham Chase	2						UCS	
723	Waltham Chase	1						UCS	
1969	Warnford	1	P					OPB	5631/10
1902	Warnford	0	P	1				OPB	9251/05
1871	Warnford	1	P					OPB	7382/04
1830	Warnford	0	P	1				OPB	7535/02
1751	Warnford	1	P					OPB	14725/03
1943	Waltham Chase	1	P				1	OPB	12365/05
745	West Meon	1						UCS	
2020	West Meon	0	P			1	1	OPB	6664/07
2011	West Meon	0	P					OPB	778/22
1987	West Meon	2	P					WIND	7807/06
732	West Meon	1						UCS	
735	West Meon	1						UCS	
788	West Meon	1	P					UCS	2532/05
1641	West Meon	1						UCS	
1642	West Meon	2	P					UCS	12050/03
1672	West Meon	2	P					UCS	13379/04
1755	West Meon	1	P					OPB	9581/07 (was 9581/06)
1841	West Meon	1	P					WIND	10164/02
744	West Meon	4						UCS	
1906	West Stratton	0	P	2				OPB	8228/01
1968	Weston	2	P					OPB	15592/03
2068	Whiteley	276	P					ALLOCATION	11433/52 and /53
823	Whiteley	0	P			1		OPB	10612/06
824	Whiteley	0	P	3				OPB	15021/04 15021/03
1783	Whiteley	2	P	19				ALLOCATION	11458/06
1760	Whiteley	0	P			1		REPLACE	16656/01
1847	Whiteley	0	P	8		100		ALLOCATION	11433/31 + remaning
1980	Whiteley	1	P					OPB	5252/09
825	Whiteley	0	P	3	1			OPB	4280/03
2069	Whiteley	1	P					ALLOCATION	11433/54
1633	Wickham	0	P	3				UCS	12932/03
1644	Wickham	0	P					UCS	1393/14
1907	Wickham	0	P	1				OPB	8273/05
1733	Wickham	0	P	2	1			WIND	4203/01
1766	Wickham	0	P					WIND	13493/04
1996	Wickham	0	P					OPB	17953/0 (outline)
1889	Wickham	0	P	1				OPB	6254/09
761	Wickham	2						UCS	
1861	Wickham	0	P					REPLACE	15016/01
1607	Wickham	3						UCS	
1930	Wickham	1	P					WIND	16436/01
1972	Wickham	1	P					WIND	3839/01
760	Wickham	2						UCS	

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
681	h icUcam	1						75 S	
682	h icUcam	1						75 S	
2008	h icUcam	1	P					OP9	18302W4
683	h icUcam	3						75 S	
68/	h icUcam	2						75 S	
688	h icUcam	3						75 S	
6kk	h icUcam	/						75 S	
686	h icUcam	3	P					75 S	8B33W3
2023	h icUcam	0	P					OP9	k3W3
6k4	h icUcam	4						75 S	
66k	h icUcam	k						75 S	
6B0	h icUcam	0	P					75 S	// 6W1
68k	h icUcam	2						75 S	
1B80	h onston	1	P				1	OP9	16262W1
16k3	h oodmancott	0	P					REPLA5 E	28/ 3W6
1630	h oodmancott	0	P	1	1			REPLA5 E	1k623W
Settlement Subtotal		1579		330	52	458	44		

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1602	Abbots 8arton	1	P		1			OP8	hhUC702
C59	Abbots 8arton Väst	10						4/ S	
C56	Abbots 8arton Väst	h						4/ S	
C91	Abbots 8arton Väst	0	P	1	1	11		4/ S	3h2706
19U6	Abbots 8arton Väst	U	P					4/ S	3h270h
1C39	Abbots 8arton Väst	0	P			1		k IND	16231
200C	Abbots 8arton Väst	1	P					k IND	1660U701
Ch9	Abbots 8arton k est	19						4/ S	
Chh	Abbots 8arton k est	h						4/ S	
202h	Abbots 8arton k est	1	P					k IND	12h10705
203C	8ereweeBe	9	P					k IND	169U1705
U0U	8ereweeBe 1	9						4/ S	
U10	8ereweeBe 1	h						4/ S	
U26	8ereweeBe 1	5						4/ S	
U2U	8ereweeBe 1	C						4/ S	
U51	8ereweeBe 1	1						4/ S	
U5h	8ereweeBe 1	2						4/ S	
1C06	8ereweeBe 1	1	P			13		k IND	956U70h
U56	8ereweeBe 3	1						4/ S	
U5U	8ereweeBe 3	1						4/ S	
U90	8ereweeBe 3	1	P					4/ S	1h93170
U93	8ereweeBe 3	1						4/ S	
Uh6	8ereweeBe2	5						4/ S	
U61	8ereweeBe2	2						4/ S	
U65	8ereweeBe2	2						4/ S	
UC0	/ astle	C						4/ S	
UC6	/ RisticRurcR	C						4/ S	
UCU	/ RisticRurcR	h						4/ S	
UU0	/ RisticRurcR	5						4/ S	
UU9	/ RisticRurcR	0	P			1		4/ S	151Ch706
UUh	/ RisticRurcR	C						4/ S	
UUC	/ RisticRurcR	0	P	1				4/ S	1h50270
UUU	/ RisticRurcR	h						4/ S	
1005	/ RisticRurcR	1						4/ S	
100h	/ RisticRurcR	2						4/ S	
1013	/ RisticRurcR	19						4/ S	
1015	/ RisticRurcR	1						4/ S	
1029	/ RisticRurcR	0	P			3	1	4/ S	1h231702
1026	/ RisticRurcR	1						4/ S	
102C	/ RisticRurcR	1						4/ S	
1265	/ RisticRurcR	5						4/ S	
12C0	/ RisticRurcR	2						4/ S	
12C1	/ RisticRurcR	2						4/ S	
12C5	/ RisticRurcR	2						4/ S	
12U9	/ RisticRurcR	1						4/ S	
1303	/ RisticRurcR	3	P					4/ S	1635h702
1305	/ RisticRurcR	1h	P					4/ S	1635h702
1309	/ RisticRurcR	12	P					4/ S	1635h702
19C6	/ RisticRurcR	0	P					4/ S	13352705
19CU	/ RisticRurcR	1	P	1	1			4/ S	119U3709
19U0	/ RisticRurcR	0	P					4/ S	6U2U703
19UU	/ RisticRurcR	0	P	5				4/ S	3356716
1h03	/ RisticRurcR	0	P					4/ S	199h0703
1hhU	/ RisticRurcR	1	P					4/ S	6h9h702
1hCU	/ RisticRurcR	0	P	1	1			EWPLA/ W	391C719

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1690	Christchurch	1	P					WIND	1177/02
1849	Christchurch	0	P			2	1	WIND	5684/05
1929	Christchurch	0	P			2		WIND	17453/0
1973	Christchurch	1	P					WIND	5528/03
2050	Christchurch	6	P					WIND	17346/02
1582	College Area	0	P	1				UCS	3558/02 3558/03
1694	College Area	0	P	3				WIND	16208/0
1863	College Area	0	P			2	1	WIND	10124/04
1941	College Area	-1	P				1	WIND	17343/0
1992	College Area	4	P					WIND	12466/04
1044	Fulford	1						UCS	
1049	Fulford	6						UCS	
1053	Fulford	6						UCS	
1070	Fulford	2						UCS	
1912	Fulford	0	P					WIND	15101/0
2006	Fulford	1	P					WIND	17655/0
2045	Fulford	4	P					WIND	17242
1079	Greenhill Rd	2						UCS	
1080	Greenhill Rd	1						UCS	
1083	Greenhill Rd	22						UCS	
1592	Greenhill Rd	1	P					UCS	1347/07
2029	Greenhill Rd	2	P					WIND	18077/0
975	High Street	12						UCS	
1142	High Street	7	P					UCS	16783/04
1143	High Street	3						UCS	
1144	High Street	3						UCS	
1145	High Street	4	P					UCS	3956/08
1146	High Street	3						UCS	
1147	High Street	4						UCS	
1148	High Street	4						UCS	
1156	High Street	1						UCS	
1579	High Street	0	P					UCS	15936/02
1581	High Street	0	P					UCS	1901/05
1602	High Street	0	P					UCS	2922/06
1606	High Street	5						UCS	
1691	High Street	0	P	1				WIND	2118/07
1693	High Street	0	P					WIND	2572/01
1695	High Street	0	P	3				WIND	7164/08
1700	High Street	0	P	3		4		WIND	3208/03 , 3208/05
1701	High Street	0	P	7				WIND	15541/04
1793	High Street	0	P	4				WIND	3778/16
1910	High Street	0	P	1	1			REPLACE	5784/08
1994	High Street	3	P					WIND	3778/20
2004	High Street	7	P					WIND	1088/06
2030	High Street	1	P					WIND	10771/01
2046	High Street	4	P					WIND	9075/02
1085	Highcliffe	3						UCS	
1087	Highcliffe	1						UCS	
1092	Highcliffe	2						UCS	
1094	Highcliffe	2						UCS	
1113	Hyde	3	P					UCS	10914/03
1116	Hyde	0	P			3		UCS	5105/07 and /09
1595	Hyde	0	P	6				UCS	8364/10

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1596	Hyde	0	P		1	1		UCS	10980/02
1924	Hyde	3	P					WIND	3623/02
2010	Hyde	0	P			2	1	WIND	13185/01
2025	Hyde	14	P					WIND	4062/07
2037	Hyde	7	P					WIND	9356/02
1119	North Walls	25	P					UCS	6576/04
1120	North Walls	16						UCS	
1121	North Walls	1	P		3	9		UCS	16420 16420/01
1122	North Walls	24						UCS	
1126	North Walls	0	P	7				UCS	3082/04
1127	North Walls	2						UCS	
1128	North Walls	2						UCS	
1130	North Walls	40						UCS	
1131	North Walls	20						UCS	
1139	North Walls	32						UCS	
1152	North Walls	12						UCS	
1153	North Walls	45						UCS	
1167	North Walls	0	P	27		20		UCS	8708/19
1575	North Walls	0	P					UCS	5731/12
1576	North Walls	0	P			2	1	UCS	2913/16
1577	North Walls	0	P					UCS	5733/09
1578	North Walls	0	P					UCS	996/11
1671	North Walls	0	P					UCS	1100/05
1692	North Walls	3	P					WIND	650/08
1800	North Walls	0	P					WIND	6329/05
1825	North Walls	10	P					WIND	416/04
1837	North Walls	0	P	1				WIND	1771/13
1923	North Walls	3	P					WIND	3594/06
1932	North Walls	0	P			2	1	WIND	17497/0
1933	North Walls	1	P			1		OPB	5683/16
1982	North Walls	12	P				1	WIND	11762/03
2001	North Walls	7	P					WIND	4597/20
2042	North Walls	2	P				1	WIND	18162/0
2048	North Walls	9	P					WIND	11919/05
2056	North Walls	0	P			2	1	WIND	14820/01
1175	North Walls2	26						UCS	
1697	North Walls2	0	P	1				WIND	16902
1522	Northern Approaches	1						UCS	
1526	Northern Approaches	1						UCS	
1608	Northern Approaches	1						UCS	
1609	Northern Approaches	1						UCS	
1888	Northern Approaches	0	P	1				WIND	6123/01
1184	Olivers Battery	1						UCS	
1196	Olivers Battery	0	P	1		1		WIND	5683/12
1198	Olivers Battery	1						UCS	
1593	Olivers Battery	0	P	1				UCS	11616/01
1662	Olivers Battery	3						UCS	
1665	Olivers Battery	4						UCS	
1681	Olivers Battery	0	P	1				REPLACE	9857/07
2013	Olivers Battery	1	P					WIND	17946/0
1203	Orams Arbour	6						UCS	
1794	Orams Arbour	0	P	20				WIND	13668/03
1216	Romsey Rd	10						UCS	

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1219	Romsey Rd	8						UCS	
1591	Romsey Rd	14	P					UCS	4363/10
1834	Romsey Rd	1	P					WIND	17235/01
1848	Romsey Rd	0	P			1		WIND	10750/01
1855	Romsey Rd	0	P			4	1	WIND	17458
1931	Romsey Rd	0	P			4	2	WIND	17188/02
1227	Sleepers Hill	6						UCS	
1229	Sleepers Hill	1						UCS	
1230	Sleepers Hill	1						UCS	
1232	Sleepers Hill	2	P		1			WIND	1593/03
1233	Sleepers Hill	5						UCS	
1238	Sleepers Hill	5						UCS	
1240	Sleepers Hill	5						UCS	
1246	Sleepers Hill	2						UCS	
1249	Sleepers Hill	1						UCS	
1254	Sleepers Hill	1						UCS	
1258	Sleepers Hill	1						UCS	
1259	Sleepers Hill	3						UCS	
1260	Sleepers Hill	2						UCS	
1263	Sleepers Hill	2						UCS	
1683	Sleepers Hill	0	P		1	1		REPLACE	16815/0
1688	Sleepers Hill	0	P	2				WIND	16484/0
1934	Sleepers Hill	0	P			4		WIND	17145/01
1935	Sleepers Hill	0	P			4		WIND	17249/0
2012	Sleepers Hill	2	P					WIND	8583/08
1275	St Cross	4						UCS	
1276	St Cross	2						UCS	
1277	St Cross	16						UCS	
1831	St Cross	0	P	1	2			WIND	2364/04
1843	St Cross	0	P	1				WIND	10227/13
2053	St Cross	0	P			1		WIND	11427/01
2057	St Cross	0	P			1		WIND	16928/0
2058	St Cross	0	P			1		WIND	16929/0
2059	St Cross	0	P			2		WIND	16930/0
1309	St Giles Hill	0	P			2		UCS	3732/02
1310	St Giles Hill	2						UCS	
1311	St Giles Hill	5						UCS	
1312	St Giles Hill	2						UCS	
1315	St Giles Hill	0	P			1		UCS	16163/01
1316	St Giles Hill	6						UCS	
1319	St Giles Hill	4						UCS	
1340	St Giles Hill	1						UCS	
1341	St Giles Hill	1						UCS	
1342	St Giles Hill	1						UCS	
1357	St Giles Hill	24						UCS	
1586	St Giles Hill	1	P					UCS	10350/03
1594	St Giles Hill	4	P				1	UCS	15950/02
1711	St Giles Hill	1	P			2		OPB	925/37 and /39
1915	St Giles Hill	0	P					WIND	14703/01
1976	St Giles Hill	6	P				1	WIND	11723/01
2015	St Giles Hill	2	P				1	WIND	1869/11
1358	Stanmore Est	10						UCS	
1368	Stanmore Est	10						UCS	

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1380	Stanmore Est	6						UCS	
1383	Stanmore Est	2						UCS	
1387	Stanmore Est	1						UCS	
1393	Stanmore Est	3						UCS	
1394	Stanmore Est	2						UCS	
1395	Stanmore Est	5						UCS	
1396	Stanmore Est	4						UCS	
1397	Stanmore Est	3						UCS	
1398	Stanmore Est	6						UCS	
1404	Stanmore Est	1	P					UCS	15017/0
1788	Stanmore Est	0	P					WIND	181/06
1412	Teg Down A	1						UCS	
1416	Teg Down A	1						UCS	
1424	Teg Down A	4	P					UCS	2859/6
1425	Teg Down A	1	P					UCS	10210/02
1429	Teg Down A	1						UCS	
1431	Teg Down A	1						UCS	
1432	Teg Down A	1						UCS	
1919	Teg Down A	37	P					WIND	241/10
1438	Teg Down B	1						UCS	
1444	Teg Down B	4						UCS	
1445	Teg Down B	2						UCS	
1446	Teg Down B	4						UCS	
1447	Teg Down B	1						UCS	
1459	Teg Down B	42						UCS	
1460	Teg Down B	33	P					UCS	8282/03
1585	Teg Down B	1	P					UCS	16103/0
1684	Teg Down B	1	P	2				REPLACE	3945/02
1685	Teg Down B	0	P		1	1		REPLACE	16443/02
1809	Teg Down B	4	P				1	WIND	7101/06
1867	Teg Down B	8	P				3	WIND	16535/02
2049	Teg Down B	16	P				2	WIND	14940/02
1466	Teg Down C	3						UCS	
1487	The Soke	6						UCS	
1583	The Soke	1	P					UCS	14951/02
1584	The Soke	0	P					UCS	144417/04
1880	The Soke	11	P		2			WIND	2285/27
1494	Weeke/Harestock	0	P	1				WIND	16832/0
1670	Weeke/Harestock	0	P					UCS	7100/02
1804	Weeke/Harestock	1	P		1			REPLACE	16810/01
1851	Weeke/Harestock	0	P			4		WIND	7100/05
1978	Weeke/Harestock	1	P					WIND	17421/0
2000	Weeke/Harestock	2	P				1	WIND	17804/0
2003	Weeke/Harestock	1	P					WIND	17722/01
2031	Weeke/Harestock	1	P					WIND	14935/01
1538	Weeke/Harestock 3	4						UCS	
1505	Weeke/Harestock1	2						UCS	
1506	Weeke/Harestock1	4						UCS	
1507	Weeke/Harestock1	1	P					UCS	14989/02
1508	Weeke/Harestock1	2						UCS	
1509	Weeke/Harestock1	6						UCS	
1510	Weeke/Harestock1	12						UCS	
1660	Weeke/Harestock1	8						UCS	

ID	Settlement	Potential Dwellings Outstanding	PP	Gain 01-02	Loss 01-02	Gain 02-03	Loss 02-03	Type	Application Number
1661	Weeke/Harestock1	2						UCS	
1548	Winnall Ind Est	6						UCS	
1550	Winnall Ind Est	18						UCS	
1551	Winnall Ind Est	8						UCS	
1552	Winnall Ind Est	2						UCS	
1566	Winnall Ind Est	3						UCS	
1569	Winnall Ind Est	16						UCS	
1712	Winnall Ind Est	0	P	1				WIND	6440/05
Winchester Subtotal		1157		105	17	115	23		
Settlement Subtotal		1579		330	52	458	44		
District Subtotal		2736		435	69	573	67		

District Subtotal excludes:

LOTS	79
Allocations without PP (inc. Broadway / Friarsgate)	436
West of Waterloooville MDA	1600
Total	2115

Total Potential Dwellings	District subtotal	2736
	Additional sites	2115
	Total	4851

Maps of Urban Capacity Sites, Sites with Planning Permission, Residential Allocations and Completed Sites in Winchester District





Note:

The appendix shows the location of the remaining urban capacity sites considered 'good opportunities' from the Urban Capacity Study 2001 in red, sites where planning permission has been granted for residential development in amber, land allocated for residential development in the Winchester District Local Plan in blue, and finally housing completions within the District since April 2000 highlighted in green.

The maps are an update of those contained within the first Housing Monitoring Report taking into account residential permissions and completions between April 2002 - March 2003. Future Housing Monitoring Reports will continue to update the maps on an annual basis illustrating the quantity and geographical trends in residential development across the District.

The sites can be identified by a unique ID number that can be cross-referenced to the schedule contained within Appendix One. Generally the sites have been drawn according to the existing property boundaries as defined on the Ordnance Survey maps or as defined through a planning permission or allocation. Where a mixed-use site has been granted planning permission, only the area to be developed for housing has been identified on the map.

Key

-  UCS (2001) sites without planning permission
-  Sites with planning permission within the built up area
-  Sites completed within the built up area
-  Sites allocated for residential development in the adopted Local Plan (1998)

