



## **DRAFT PORTFOLIO HOLDER DECISION NOTICE**

### **PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING & TRANSPORT**

### **TOPIC – WINCHESTER LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2007**

#### **PROCEDURAL INFORMATION**

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

In accordance with the Procedure Rules, the Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of the Principal Scrutiny Committee and all Members of the relevant Scrutiny Panel (individual Ward Members are consulted separately where appropriate). In addition, all Members are notified.

Five or more of these consulted Members can require that the matter be referred to Cabinet for determination.

**If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Committee Administrator by 5.00pm on Friday 21 December 2007**

#### **Contact Officers:**

**Case Officer:** Joan Ashton, Tel: 01962 848 442, Email: [jashton@winchester.gov.uk](mailto:jashton@winchester.gov.uk)

#### **Committee Administrator:**

Frances Maloney, Tel: 01962 848 155, Email: [fmaloney@winchester.gov.uk](mailto:fmaloney@winchester.gov.uk)

#### **SUMMARY**

The 2007 Annual Monitoring Report (AMR), reports on the performance of adopted planning policies throughout the period 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2007. The report contains information on a number of 'Core Indicators' which are specified by Government and on other 'Local Indicators' derived by the Council and directly relevant to the planning policies outlined in the Winchester District Local Plan Review. The topics covered by the Core Indicators are – Business, Housing, Transport, Local Services (facilities and town centres), Water Issues, Biodiversity and Renewable Energy. Monitoring is still developing in some of these areas and the report discusses these matters where they arise. Notwithstanding this, the AMR contains within it more complete information and Local Indicators than has been the case in previous years' AMRs.

The Regulations also prescribe that the AMR considers the progress of the preparation of Development Plan Documents in the Local Development Framework, against the timetable shown in the Council's Local Development Scheme (LDS). The AMR covers this in Part One of the report, and provides discussion and analysis where any discrepancies between the timetable outlined in the LDS and the actual production of documents occur.

## **PROPOSED DECISION**

1. That, the Portfolio Holder for Planning and Transport authorises the publication of the 2007 AMR and its submission to the Government Office for the South East, in accordance with the relevant requirements of the Town & Country Planning (Local Development) (England) Regulations 2004.
2. That authority be delegated to the Head of Strategic Planning to make minor changes to correct any typographical/factual errors prior to publication.

## **REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

The Town and Country Planning (Local Development Framework) Regulations 2004 require planning authorities to submit an Annual Monitoring Report (AMR) into the performance of the Local Development Framework (LDF), over the period 1<sup>st</sup> April – 31<sup>st</sup> March in any one year. It is further specified that the AMR be submitted to the Secretary of State by the end of the relevant calendar year.

The implication of this for Winchester this year is that an AMR needed to be prepared to cover the period 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2007 and formally submitted to the local government office (Government Office for the South East, or 'GOSE'), by 31<sup>st</sup> December 2007.

There are no alternative options for the report relating to this Decision as preparation of the AMR, its date of submission, and some its content, are statutory requirements.

The section on housing in the AMR contains information on completions which illustrates how the Winchester District Local Plan Review is performing in relation to Structure Plan Housing Targets. It also contains trajectories illustrating how the District's targets for the numbers of housing to be delivered, will be achieved year-on-year. Two trajectories are included, one showing this information in relation to the housing numbers outlined in the existing Structure Plan, and one showing the information in relation to the numbers proposed in the emerging South East Regional Plan. These trajectories are illustrative until the Council completes the Strategic Housing Land Availability Assessment (SHLAA) early in 2008. The SHLAA uses different methodology to assess supply of sites for housing than that which has been used in the AMRs. It is therefore expected that a different estimate of supply will emerge, and different trajectories will result. Although the results of the SHLAA study will be used to inform the emerging Core Strategy, it was necessary to prepare the AMR using the existing methodology, due to the necessity to produce the AMR by the end of 2007, before the SHLAA will be completed.

A report will be prepared for consideration by Cabinet into whether these figures require the release of any Local Reserve Sites (Policy H2 of the WDLPR) for housing at this time. Policy H4 of the Structure Plan will continue to be used by the County as a tool for the assessment of the necessity to release any of the Major Development Areas within the County. Issues relating to the release or otherwise of either Strategic or Local Reserve Sites, are not a matter for the AMR, nor do they form part of this Decision Notice.

**APPENDICES:**

Appendix One: Local Development Scheme 2006 and Local Development Scheme 2007  
2006 - [www.winchester.gov.uk/Documents/LDF/LocalDevelopmentScheme2006.pdf](http://www.winchester.gov.uk/Documents/LDF/LocalDevelopmentScheme2006.pdf)

2007 -

[www.winchester.gov.uk/Documents/LDF/LDS/2007%20LDS%20Final%20Version%20for%200web.pdf](http://www.winchester.gov.uk/Documents/LDF/LDS/2007%20LDS%20Final%20Version%20for%200web.pdf)

Appendix Two: Annual Monitoring Report 2007

Appendix Three: Housing Trajectories 2007

**FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE**

N/A

**DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED**

None

**DISPENSATION GRANTED BY THE STANDARDS COMMITTEE**

N/A

**Approved by: (signature)**

**Date of Decision**

**Councillor Keith Wood – Portfolio Holder for Planning & Transport**

**Draft (12<sup>th</sup> December 2007)**

**ANNUAL MONITORING REPORT 2007**

**(Covering the period 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2007)**

**WINCHESTER LOCAL DEVELOPMENT FRAMEWORK**

**December 2007**

## 1 **Introduction**

- 1.1 The 2004 Planning and Compensation Act requires planning authorities to produce a yearly monitoring report into the performance of the Local Development Framework (LDF). These Annual Monitoring Reports (AMR) cover the period of a financial year and are required to be submitted to the Department of Communities and Local Government (DCLG) by the end of the following December.
- 1.2 The first AMR was produced in 2005. This 2007 Report is therefore the third AMR, covering the period 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2007.
- 1.3 The background to this report explains the role and purpose of the AMR in more detail.
- 1.4 Part One of this report monitors the policy progress of the LDF. It compares progress on the production of LDF documents with the schedule for their production outlined in the Local Development Scheme (LDS). Changes to the LDS are also discussed in this part of the report.
- 1.5 Part Two of this report monitors the performance of adopted policies within the LDF. For the period covered by this report, this entails monitoring the performance of the policies contained within the Winchester District Local Plan Review 2006 (WDLPR). All topics of the WDLPR are covered. The Introduction to Part Two explains the methodology of this in more detail.
- 1.6 This AMR includes a housing trajectory and headline indicators relating to housing monitoring. Information is included relating to housing delivery, development on previously developed land, density of development, affordable housing and housing mix. Previous AMRs have included a detailed analysis of the supply and demand for housing and an update of the Urban Capacity Study. The Urban Capacity Study has now been reviewed as a stand-alone document. Detailed analysis of housing need is now covered within the Strategic Housing Market Assessments (SHMA) for South Hampshire and Central Hampshire. The supply of housing land within the District is discussed within the District's Strategic Housing Land Availability Assessment (SHLAA).
- 1.7 The 2007 AMR was agreed by the Portfolio-holder for Planning on XXDecember 2007 and formally submitted to DCLG by 31<sup>st</sup> December 2007.
- 1.8 The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council in undertaking the monitoring of particular key indicators on behalf of the District. The Council also wishes to acknowledge the assistance of the Environment Agency and the Hampshire Biodiversity Information Centre in the production of this report.

## 2 **Background**

### **Statutory background**

- 2.1 The AMR (Annual Monitoring Report) is an annual report on the Council's Local Development Framework (LDF). Section 35 of the Planning and Compulsory Purchase Act 2004 introduced a requirement for planning authorities to report to the Secretary of State on the performance of their LDF on an annual basis. The report is submitted to the Secretary of State via the local office of the DCLG, which is the Government Office for the South East (GOSE) in the case of the Winchester District.
- 2.2 The Town and Country Planning (Local Development Framework) Regulations 2004, further prescribed that AMRs should provide information for the previous financial year, and that the report would need to be submitted by the end of the December of the current year. Therefore this AMR covers the period 01 April 2006 – 31 March 2007, and was submitted to GOSE by 31<sup>st</sup> December 2007. The report is to be made available on the Council's website as soon as reasonably practicable after this.
- 2.3 The 2004 Act states that the AMR must report on two aspects of the LDF;
- The implementation of the Local Development Scheme, and
  - The extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.
- 2.4 Regulation 48 of the 2004 Regulations sets out five key tasks that the AMR must address;
- Review actual progress against the LDS timetable (the policy process)
  - Assess the extent to which policies are being implemented (policy performance)
  - Where policies are not being implemented, explain why and set out the steps to rectify this or to amend or replace the policy
  - Identify significant effects of policies and whether they are as intended
  - Set out whether policies are to be amended or replaced
- 2.5 The government has provided a list of Core Indicators which planning authorities must report on annually. These are listed in Appendix 2. Additional Local Indicators should be developed and used where appropriate to monitor the performance of policies.

### **Role of monitoring**

- 2.6 Monitoring of the LDF through the AMR is a key component of the evolution of the LDF. The AMR has various purposes.
- 2.7 **Monitoring of progress on policy preparation.** Actual progress on the preparation of LDDs is compared with the key milestones outlined in the LDS. This assists in the management of future work programmes by identifying slippages and potential conflicts at an early stage. The AMR can then

propose changes to the Scheme to address those issues. Also, by analysing where and why slippages have occurred, it may be possible to avoid such problems in the future.

- 2.8 **Measurement of the effectiveness of existing policies.** The monitoring of indicators assists in assessing the effectiveness of policies. This identifies:
- Whether the policies are being implemented;
  - What the effects of that implementation are;
  - Whether the effects are as intended;
  - Whether there are any significant effects of the policies and whether they are as intended.
- 2.9 This therefore identifies where policies are succeeding or failing and quantifies to what extent. It also highlights where there are policy gaps.
- 2.10 Where the AMR indicates that policies are not being implemented, or are having unwelcome effects, the report should explain why this is the case and set out steps to amend or replace the policy.
- 2.11 **Contribution to policy development.** Although the AMR covers the previous year, it is also a forward-looking activity, as it provides information that feeds into the formulation of new policies. The information contained within the AMR will form part of the evidence base for the production of Development Plan Documents (DPDs).
- 2.12 DPDs will be produced using the 'Objective – Policy – Target – Indicator approach. The development of targets and indicators will be an integral part of policy development. All DPD policies will need to be monitored, making the development of suitable indicators very important. Policies will be formulated with monitoring in mind. This will result in more direct monitoring of policies in future.
- 2.13 The importance of monitoring should not be underestimated. The government has made it a requirement that AMRs be produced yearly on LDFs. It is also a requirement that specific Core Indicators are reported on. In addition, monitoring is relevant to two of the Tests of Soundness described in paragraph 4.24 of PPS 12: Local Development Frameworks – test vii) states that "the strategies/policies/allocations ... are founded on a robust and credible evidence base", and test viii) that "there are clear mechanisms for implementation and monitoring".
- 2.14 Monitoring data will also provide information for assessing progress towards sustainability objectives. The identification of significant effects will assist in indicating areas of focus for action on sustainability and where policies should be developed.
- 2.15 The AMR also provides information that will feed into the Regional Spatial Strategy (RSS) in several ways. Firstly, it will provide information on the delivery of the housing requirements that have been specified within the RSS. Secondly, it will provide information on the effectiveness of policies at a local level, which can be used to inform the development of policies at a regional level. Thirdly, the District AMR provides factual information that can be

assimilated with that from other Districts into the RSS AMR. It is therefore important that there are consistent monitoring indicators used throughout the region where possible.



### 3 **Developing the AMR**

- 3.1 **Previous AMRs.** The first AMR was produced in 2005, covering the period 1<sup>st</sup> April 2004 – 31<sup>st</sup> March 2005. This AMR showed that the statutory plan process (ie the progression of the Winchester District Local Plan Review [WDLPR]) was broadly proceeding as outlined in the LDS. The AMR identified some slippages in the production of some SPDs and also the need for several additional SPDs. This information feed into the review of the LDS, which was subsequently revised in April 2006. Part Two of the 2005 AMR contained detailed information relating to housing supply and delivery. Information on business Core Indicators was also provided. However some of the Core Indicator information was missing as monitoring regimes were being developed.
- 3.2 The second AMR was produced in 2006, covering the period 1<sup>st</sup> April 2005 – 31<sup>st</sup> March 2006. As in the previous AMR, the 2006 AMR indicated that the statutory plan process was proceeding as outlined in the LDS, but that there were some delays in the programmes of certain SPDs. The opportunity was taken to re-consider the LDS in view of this and in the light of emerging knowledge of the new planning system, which suggested that it may be necessary to re-consider the proposed timings of some of the DPDs. Accordingly, the AMR proposed making some revisions to the LDS. A revised LDS was submitted to GOSE in February 2007 (although not approved until August – see paragraph 4.38 for more detail). Further discussion of the performance of the LDS during the period April 2006 – March 2007, is contained within this current AMR (ie the 2007 report). Part Two of the 2006 AMR contained an analysis of the performance of planning policies. Most of the information gaps within the Core Indicators were filled in this report, with the information backdated to cover the previous year where possible. Information relating to car parking standards, green flag standards for open space and renewable energy remained outstanding. A few additional Local Indicators were included in this report.
- 3.3 The 1998 Local Plan was the statutory plan for the period of both of these previous AMRs. However, the review of that plan was at an advanced stage and was largely being used for development control purposes. The approach taken to monitoring was to consider only those policies from the 1998 Local Plan which were being continued with in the WDLPR and to use the form of policy as described in the WDLPR. The policies were grouped around the objectives of the Review Plan for the purposes of Part Two monitoring.
- 3.4 **The 2007 AMR.** This 2007 AMR covers the period 1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2007. The WDLPR (the Review Plan) was adopted in July 2006 and had been used for development control purposes for some time. Therefore, the 2007 AMR monitors the policies contained within the WDLPR. Part One of this report monitors progress on the LDS - which has partially been covered in the 2006 AMR. A revised 2007 LDS was submitted to GOSE and is discussed in Part One below.
- 3.5 The structure of Part Two has been re-organised to follow the five main themes of Winchester's Community Strategy. This is discussed further in the introduction to Part Two. It has been possible to provide information on all of

the Core Indicators, with the exception of Core Indicator 3a on car parking provision, although some of the information consists of baseline data, or data at a basic level, which will need further elaboration in future. More Local Indicators have been included in the 2007 AMR, than previously. Where appropriate, Contextual Indicators have been included. Where possible, the indicators proposed in the draft South East Plan Monitoring Framework have been included. The Indicators used take account of the Council's emerging Sustainability Appraisal, for which indicators are currently being developed.

- 3.6 **Future Monitoring Reports.** As the LDF progresses, the monitoring regime will continue to be developed. The Core Strategy has now reached the Issues and Options stage. When the Preferred Options are developed, a monitoring regime for those proposed policies will also be developed. The WDLPR will continue to be saved for some time and will be the subject of the monitoring contained within the 2008 AMR.

## 4 PART ONE – MONITORING POLICY PROGRESS

- 4.1 The first part of this AMR compares the progress of the production of LDDs with the targets and milestones set out in the LDS. Copies of the 2006 and 2007 LDS are attached as Appendix 1. Where production is falling behind the schedule identified, this section discusses the reasons for this and may propose changes to the LDS in the light of this.
- 4.2 The period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007, is covered by the 2006 LDS, which is a revision of the Council's first LDS and came into effect as of 3<sup>rd</sup> April 2006. There are 4 elements of the 2006 LDS:
- Progression of Local Plan Review and its adoption;
  - Production of Statement of Community Involvement;
  - Commencement of work on the Core Strategy, Development Provision and Development Control DPDs;
  - Production of various SPDs.
- 4.3 The table below illustrates the various LDDs with their proposed adoption dates and the actual adoption dates where relevant. The different elements of the LDS are then discussed, with the Key Milestones highlighted in italics.
- 4.4 Table 1 Progress of Local Development Documents

<b>Document Title</b>	<b>Proposed Adoption Date</b>	<b>Actual Adoption Date</b>
<i>WDLPR</i>	July 2006	July 2006
<i>SCI</i>	March 2007	January 2007
<b>DPDs</b>		
Core Strategy	June 2009	None as yet
Development Provisions	May 2011	None as yet
Development Control	November 2011	Removed from LDS
<b>SPDs</b>		
Reserve Sites	July 2006	July 2006
Infilling	July 2006	July 2006
<b>LADS</b>		
Sleepers Hill	September 2006	January 2007
Compton Down	September 2006	April 2007
Springvale Road	September 2006	February 2007
<b>VDS</b>		
Denmead	March 2007	April 2007
Kings Worthy	July 2006	February 2007
New Alresford	September 2006	None as yet
Oliver's Battery	September 2007	None as yet
<b>NDS</b>		
W Fulflood/ Orams Arbor	September 2006	None as yet
St Barnabas West (Teg Down)	September 2006	April 2007

### Local Plan Review (WDLPR)

- 4.5 Following the receipt of the Inspectors' Report in September 2005, Proposed Modifications were published in January 2006. It was not necessary to hold a further Inquiry and the WDLPR was formally adopted in July 2006. As

programmed in the LDS. The policies in the WDLPR now become the 'saved' policies for the District for 3 years from that date.

### **Statement of Community Involvement (SCI)**

- 4.6 This proceeded in accordance with the timetable and key milestones outlined in the 2006 LDS.
- 4.7 *Public participation on draft statement; March – April 2006* – met. The draft SCI was published for a six week consultation period in March 2006.
- 4.8 *Submission of statement to Secretary of State; August 2006* – met. The SCI was submitted to the Secretary of State in August 2006. There was a six week consultation period from 31<sup>st</sup> August – 12<sup>th</sup> October 2006.
- 4.9 *Pre-examination meeting; October 2006, commencement of examination November 2006* – not required. The LDS programmed a period for a public examination. However, following a formal letter to the Council in November and consideration of the points that the Council raised in response to that, the Inspector considered that there was no requirement for an examination in public.
- 4.10 *Adoption; March 2007*- exceeded. The Inspector's binding report was received on 11<sup>th</sup> December 2006, in advance of the programme in the LDS, which proposed January 2007. Subject to a few amendments that the Council subsequently made, the SCI was found sound. This enabled the adoption and publication of the SCI on 25<sup>th</sup> January 2007, well in advance of the March date programmed in the LDS.

### **Core Strategy DPD**

- 4.11 *Pre-production commencement of document preparation; July–December 2006* – partially met. This is the only DPD that it was intended that work should commence on during this monitoring period. Pre-production work did commence as planned, however, this continued into January of 2007.
- 4.12 This period was followed by the early community and stakeholder involvement between January and May 2007, including issues participation. This would then be followed by the consultation on preferred options.
- 4.13 Participation on identification of issues did occur during February and March 2007. Following this, several studies commenced to produce the technical reports that would provide the evidence for the issues consultation. This is a lengthy process and it soon became clear that the issues consultation would have to happen later than planned and that it would not be possible to proceed to preferred options in June 2007. Accordingly, amendments were proposed to the timetable in the LDS. A revised LDS has subsequently been produced, which includes an altered timescale for the Core Strategy. The revised 2007 LDS is discussed in more detail in paragraphs 4.46-4.51 of this Report.

### **Development Provisions and Allocations DPD**

- 4.14 Work was not scheduled to commence on this DPD until July 2007. The timetable for the production of this DPD has been reconsidered in the light of emerging Core Strategies across the country and new government guidance on the assessment of housing land availability. The timetable for this DPD has been amended in the revised 2007 LDS. Paragraph 4.46-4.51 of this report provides more details on this.

#### **Development Control DPD**

- 4.15 Work was not scheduled to commence on this DPD until November 2008. The timetable for this production of this DPD and the requirement for a Development Control DPD has since been reconsidered as part of the review of the LDS in 2007. See paragraph 4.48 for further details.

#### **Implementation of Local (Housing) Reserve Sites Policy SPD**

- 4.16 *Adoption; July 2006* – Met. The draft SPD had been subject to public consultation between January – March 2006, as discussed in last years' AMR. This was in accordance with the timetable and it was therefore possible to proceed to adoption on 26th July 2006 in compliance with the 2006 LDS.

#### **Implementation of Infilling Policy SPD**

- 4.17 *Adoption; July 2006* – Met. This draft SPD had also been subject to public consultation between January – March 2006, as described in last years' AMR. This was similarly in accordance with the timetable and it was therefore possible to proceed to adoption of this document in 26<sup>th</sup> July 2006 in compliance with the 2006 LDS.

#### **Local Area Design Statements (LADS)**

- 4.18 There have been delays in the production of the LADS, as discussed in the 2006 AMR. The 2006 LDS had been amended to take account of the previous delays, however, continuing liaison and consultation has lead to additional slippage in the case of the LADS production. Nevertheless, the remaining 3 LADS were adopted by the end of April 2007.

#### **Springvale Road, Kings Worthy LADS SPD**

- 4.19 *Consultation; March – April 2006* – met. The original LDS of 2005 proposed that this consultation period would take place in June 2005. However, the 2005 AMR acknowledged that this did not take place and the timetable was revised in the 2006 LDS. The LADS was subject to a 6 week consultation period from 30<sup>th</sup> March 2006, which was in accordance with the timetable outlined in the adopted 2006 LDS.
- 4.20 *Adoption; September 2006* – not met. The production of this SPD had taken longer than anticipated and the 2006 LDS was revised to take account of this. At the time of the 2006 AMR, it was considered that that the Springvale Road LADS would be adopted very soon. The document had been agreed by the Cabinet in July 2006, subject to editing by the Portfolio-holder in conjunction with the Chief Executive. However, this process took longer than anticipated to complete and the Springvale Road LADS was not adopted until 1<sup>st</sup> February 2007.

**Sleepers Hill, Winchester LADS SPD**

- 4.21 *Consultation; April-May 2006* – not met. The issues referred to in paragraphs 4.18 and 4.19 led to delays in the production of this LADS. There were also considerable highways issues which involved negotiations with outside bodies to resolve. The consultation period actually ran from 13<sup>th</sup> July 2006 for 6 weeks.
- 4.22 *Adoption; September 2006* – not met. The factors in 4.18, 4.19 and ongoing highways issues led to further delays in the production of this LADS. The Sleepers Hill LADS was formally adopted on 17<sup>th</sup> January 2007.

**Compton Down, Compton LADS SPD**

- 4.23 *Consultation; March-April 2006* – This LADS was also subject to delays due to the factors referred to in relation to the other LADS and the formal consultation period did not take place until later in 2006.
- 4.24 *Adoption; September 2006* – not met. Due to the delays mentioned above and particular highways issues involving external bodies, it was not possible to resolve these matters and adopt the LADS until 5<sup>th</sup> April 2007.

**Village Design Statements**

- 4.25 As has been stated in previous AMRs, VDS and NDS tend to be prepared by groups of local people and the local Parish Council, although the Council assists with their production and arranges for the public consultation. The Council also aims to adopt relevant parts of VDS and NDS as SPD where appropriate. Nevertheless, their production remains within the control of the authors, rather than the Council. The timetables given in the LDS are best estimates and are often subject to change.

**Denmead VDS**

- 4.26 *Consultation; November 2006* –met. The formal public consultation was in early 2006. However, there was then a long period of consideration and re-write before the document was considered ready for adoption.
- 4.27 *Adoption; March 2007* – not met. The VDS was adopted on 5<sup>th</sup> April 2007, so there was only a very small slippage in the timetable.

**Kings Worthy and Abbots Worthy VDS**

- 4.28 *Consultation; March 2006* – met.
- 4.29 *Adoption; July 2006* – not met. The VDS was adopted on 8<sup>th</sup> February 2007. There was some delay caused to this document due to the development of the Springvale LADS at the same time.

**New Alresford VDS**

- 4.30 *Consultation; May 2006* – not met. A considerable amount of work and participation has been undertaken within New Alresford on this document. The issues here are complex and the draft VDS eventually went out to consultation from 22<sup>nd</sup> February – 5<sup>th</sup> April 2007.
- 4.31 *Adoption; September 2006* – not met. The adoption date has slipped considerably. The revised adoption date has been estimated as November 2007 in the 2007 LDS

**Oliver's Battery VDS**

- 4.32 *Consultation; March 2007, adoption; September 2007* – not met. The production of this VDS is some way behind that timetabled. The consultation period commenced in November 2007, as proposed in the 2007 LDS.

**West Fulflood/Orams Arbor NDS**

- 4.33 *Consultation; April 2006* – not met. The consultation period was 5<sup>th</sup> April – 17<sup>th</sup> May 2007.
- 4.34 *Adoption; September 2006* – not met. The 2007 LDS proposed that this NDS would be adopted in November 2007. However, work on the Core Strategy Issues and Options Consultation has meant that this work has been temporarily postponed.

**St Barnabas West NDS (formerly Teg Down)**

- 4.35 *Consultation; May 2006* – not met. The consultation period actually ran from September – October 2006.
- 4.36 *Adoption; September 2006* – not met. The document was adopted on 5<sup>th</sup> April 2007.

**The Local Development Scheme (2007)**

- 4.37 Local planning authorities are required to keep the LDS up-to-date and a new LDS has been prepared during 2007. There were several reasons why this new LDS was developed, which are discussed in the following paragraphs.
- 4.38 Firstly, in the light of emerging Core Strategies across the country it was considered that more time should be allowed for the development of a robust evidence base, for consultations and for the consideration of post-submission representations. Accordingly, the 2007 LDS proposed a revised timetable for the Core Strategy and the Development Provisions DPDs, that allowed for longer time.
- 4.39 Secondly, the emerging RSS, the SEP, proposes Strategic Development Areas at Hedge End and north of Fareham. It is likely that Winchester City Council will be involved in development of Area Action Plans for these areas. Although the exact scale and location of these housing areas and the precise involvement of the Council is not yet clear, it was considered that some allowance should be made in the LDS for this.
- 4.40 Thirdly, there have been some slippages in the timetables of some of the SPDs as described above and the LDS has been amended to reflect a revised timetable.
- 4.41 Finally, during the course of the past year a need has arisen for some additional documents to be produced. Some additional SPDs were required in the areas of affordable housing, historic buildings and additional Village Design Statements.
- 4.42 A new LDS was prepared and agreed by the Council's Cabinet on 17<sup>th</sup> January 2007. It was planned that the Scheme would come into effect from March 2007. However, GOSE raised some objections to aspects of the new

timescale, particularly in regard to the Development Provision and Allocations DPD and the need to ensure a consistent 5yr land supply.

- 4.43 As a result of this, the Council were involved in protracted discussions with GOSE. The LDS was revised and this amended LDS was considered by the LDF Cabinet on 7<sup>th</sup> June. The proposed 2007 LDS was then re-submitted to GOSE and the Scheme came into effect on 28th August 2007.
- 4.44 The main differences between the 2006 and 2007 LDS are described below.
- 4.45 *Core Strategy DPD* – programme has been put back and adoption will now be Dec 09 rather than June 09. The programme has been extended to allow more time for its production and for the development of options and preferred options.
- 4.46 *Development Provision and Allocations DPD* – as a result of GOSE discussions the programme has been re-adjusted further. The overall programme will take 4 months longer than proposed in the 2006 LDS, with adoption in September 2011, rather than May. The balance has also been altered so that much more time will be allowed for the consultation on preferred options, but that some less time is now programmed for the post-submission consultation, pre-examination consideration of responses and the examination period.
- 4.47 *Development Control DPD* - as a result of discussions with GOSE, this DPD is now not programmed within the 3yr period of the 2007 LDS. This will allow more resources to be concentrated on the Core Strategy and Development Provisions and Allocations DPDs. Additionally, this will enable the Development Control DPD to flow from the Core Strategy once it has been adopted.
- 4.48 *Supplementary Planning Documents* – the timetable for the following SPDs has been extended in the light of monitoring of their progress so far:
- New Alresford VDS. New adoption date – November 2007;
  - Olivers Battery VDS. New adoption date – May 2008.
- 4.49 The following new SPDs are now programmed:
- Development of Affordable Housing. Adoption November 2007;
  - Colour in the Historic Environment. Adoption December 2008;
  - Sparsholt VDS. Adoption January 2008;
  - Otterbourne VDS. Adoption May 2008;
  - Compton and Shawford VDS. Adoption July 2008.
- 4.50 In addition to these alterations, the DPDs and SPDs already adopted and forming part of the LDF, have been removed from the LDS.

#### **Future Local Development Schemes**

- 4.51 Government guidance issued in December 2006, states that LDSs should not generally be altered. It is not therefore proposed to further revise the LDS at present. However, it is clear that some slippages have already occurred in



parts of the 2007 LDS, particularly in the case of the Core Strategy. The imposition of Strategic Housing Land Availability Assessments (SHLAA) in mid-2007 has affected progress on the Core Strategy and Development Provisions and Allocations DPDs. The panel's report on the South East Plan has also been recently published. In addition, consultants work on aspects of the Core Strategy has taken longer than programmed in some cases.

- 4.52 The combination of these factors has resulted in delays in progressing the Core Strategy. Work on the SHLAA has also diverted resources from the Core Strategy. The Issues and Options consultation will now run from January – February 2008. Preferred Options consultation will therefore also be later than programmed and there will be subsequent delays in the remainder of the programme. Should it be considered advisable to alter the LDS for this or any other reason, the Council will consult GOSE for further advice.

## 5 PART TWO – MONITORING POLICY PERFORMANCE

- 5.1 Part Two of this AMR assesses the performance of the adopted planning policies (the WDLPR 2006). This is done by analysing the performance of the policies, against a range of relevant indicators. Part Two contains several different types of indicators.
- 5.2 The government has prepared a range of Core Indicators, which planning authorities are required to report on. In addition, Local Indicators, relevant to the local situation and particular policies can be included. This AMR has extended the number of Local Indicators used. Where possible, Local Indicators have been developed that directly measure the effectiveness of a policy. This type of indicator is considered valuable as it relates directly to the local policy used. However, in many cases it is difficult to find direct measurements of a policy. This may be because outcomes are often a result of a number of factors, of which a particular policy may only be one. In these cases a range of Contextual Indicators can be used. The greater the range of Contextual Indicators used, the more effective they are as an assessment of the effects of a policy – or groups of policies. Where the WDLPR has Proposals, these can be assessed by the extent to which they have been implemented.
- 5.3 It is also part of the requirement for the measurement of policies, that the AMR then assesses the usefulness of these policies and proposes whether they should be retained, amended or deleted. This AMR assesses the usefulness of the WDLPR policies as much as possible, however there are difficulties with such an assessment.
- 5.4 Firstly, the WDLPR policies have only been in existence for a short time. It is therefore difficult to identify trends and, also some policies have not yet been used. Secondly, the nature of policies within future DPDs will be very different to that of those within the WDLPR, which makes it difficult to say how policies are going to be replaced at this stage.
- 5.5 **Introduction to Part Two**
- 5.6 The two previous AMRs have been structured around the seven objectives of the 1998 Local Plan and this section of the AMR could have been organised in the same way. However, the LDF should represent the spatial expression of the Community Strategy. Winchester's Community Strategy has been updated in April 2007 and the LDF is progressing into the production stage of the Core Strategy. It is therefore considered an appropriate time to re-align the analysis of policies to fit closer with the Community Strategy. Accordingly, Part Two of this AMR assesses the policies of the WDLPR in the context of the five themes of the Community Strategy:
- Health and Wellbeing;
  - Freedom from Fear;
  - Economic Prosperity;
  - High Quality Environment and

- Inclusive Society.
- 5.7 The over-arching objective of sustainability cuts across all themes and policies. Winchester's LDF Sustainability Appraisal (SA) is under production. A technique that can be used for the SA of all policies is currently being prepared. Consultants have produced some draft indicators relating to SA topics that will form the template for the SA. However, the indicators are still at an early stage of development and may well change in the future. They represent baseline information against which future performance can be compared.
- 5.8 This AMR marks the beginning of efforts to better integrate policies with monitoring and sustainability indicators. Therefore the SA indicators have been used where appropriate to assess the performance of existing policies. However, because the WDLPR policies were produced before these indicators were prepared, the indicators do not always relate directly to the policies. They are mostly contextual indicators. As the Core Strategy and LDF progress, the indicators will be integrated more into the development of policies and their future monitoring framework.
- 5.9 The indicators used in this AMR do not represent the totality of those that will be used in future reports for the following reasons:
- The SA indicators are still being developed;
  - The indicators have only been used in this AMR where the relevant information is available;
  - This AMR assesses the 2006 WDLPR policies, and as new LDF policies are produced, different indicators may be required that are more relevant to the new policies.
- 5.10 Appendix 2 comprises a table of the WDLPR policies assigned under the appropriate Community Strategy Themes

## 6 THEME ONE: HEALTH AND WELLBEING

6.1 WDLPR policies that fall under this theme comprise the following groups:

6.2 Recreation: RT1 (Important Amenity Areas), RT2 (Important Recreational Space), RT3 (Smaller Important Open Spaces), RT4 (Recreational Space for New Housing Development), RT5 (Site Allocations for Recreation), RT6 (Children's Play Facilities), RT7 (Public Use of Private Facilities), RT8 (Formal Recreational Facilities in Countryside), RT9 (Recreational Routes), RT10 (Meon Valley Bridleway), RT11 (Equestrian Development), RT12 (Golf-related Development), RT13 (Noisy Sports), RT14 (Indoor Leisure Uses).

6.3 Miscellaneous: DP7 (Aerodrome Safety), W3 (Bushfield Camp), S4 (Bishop's Waltham – Pondsides), S9 (Kings Worthy – Footpaths).

6.4 Recreation and leisure activities, including country walking, bridleways and cycling contribute to a healthy lifestyle and a sense of wellbeing. Aerodrome safety also contributes to a sense of wellbeing.

6.5 In addition to the policies referred to above, there is a close relationship between the health and wellbeing and the health and safety aspects of some of the Design and Development Policies (such as those relating to pollution and un-neighbourly uses). Several of the policies that aim to preserve or enhance the built or natural environment (HE and some CE policies), also contribute to wellbeing, by improving the quality of the local environment.

### 6.6 Contextual health and wellbeing data

6.7 Baseline information on the general health and wellbeing of the population is provided below:

6.8 Local Indicator 1: Mortality Rates from all cancers under the age of 75.<sup>1</sup> (Draft NI 122, draft SEP indicator D11 & IRF indicator 3a)

MALE		FEMALE	
Rates per 100,000 population	Rank in country	Rates per 100,000	Rank in country
118.6	144	101.6	163

6.9 Local Indicator 2: Mortality Rates all circulatory diseases under the age of 75.<sup>2</sup> (Draft NI 121, draft SEP indicator D11 & IRF indicator 3a)

MALE		FEMALE	
Rates per 100,000 population	Rank in country	Rates per 100,000	Rank in country
95.7	105	25.4	4

<sup>1</sup>, <sup>2</sup> HCC: 'Quality of Life' report 2007. Raw data source: Health and Social Care Information Centre. Compendium of Clinical and Health Indicators / Clinical and Health Outcomes Knowledge Base. (ONS)

- 6.10 Local Indicator 3: Participation in Sporting Activities in Winchester District (Draft SEP indicator D11)
- 6.11 Males 27.8%, females 23.6% (all participants 25.9%). Rank in country – 29 (upper quartile). The highest participation rate in the country was 32% and the lowest 14.3%. Source: HCC 'Quality of Life Report 2007'. Raw data source: Sport England Active People Survey 2005/06.
- 6.12 **Recreation**
- 6.13 Recreation provision (RT1, RT2, RT3, RT4, RT5, RT6, RT7, RT8, RT11, RT12, RT13, RT14. Site provision RT5, RT10, W3, S4, S9).
- 6.14 Quantity of provision:
- 6.15 Table 4 Open Space Provision in Winchester District<sup>3</sup>

Category	Hectares	Hectares/1000 persons	Requirements for open space under RT3 ha/1000	Proposed new targets: ha/1000 persons
Parks, Sports and Recreation Grounds	172.95	1.61	1.6 (1.2 should be for pitch sports)	1.5 (0.75 for Outdoor Sports).
Equipped Children and Young People's Space	69.12	0.64	0.8	0.50
Informal Green Space	104.23	0.97	0.4	0.8
Natural Greenspace	2010.44	18.75		1.0
Allotments	6.58	0.061		0.2
Playing Fields (limited access)	358.32	3.34		n/a

- 6.16
- 6.17 The PPG17 Study audited 60 'Parks, Sports and Recreation Grounds' in the District. as part of the assessment of needs and demands required under PPPG17. Table 4 shows that availability of sports provision is similar to that required by the WDLPR standard. The provision of children's play facilities is less than required. The amount of informal space exceeds the standard.
- 6.18 The PPG17 Study examined the need and demand for open space within the District and proposed a new local standard for all new developments, which is illustrated in the final column of the table. The District currently exceeds the new standard in all categories with the exception of allotments.
- 6.19 Policy RT4 requires the provision of sufficient recreation space and facilities in relation to new developments, or the submission of a financial contribution in lieu of physical provision. The Council's Open Space Fund represents monies collected from planning applications and appeals related to this Policy.
- 6.20 Local Indicator 4: Open space provided in association with new developments 2006-2007

1. Area K Whiteley

10,000m<sup>2</sup>

<sup>3</sup> Winchester PPG17 Audit' 207 JPC Consultants (Draft)

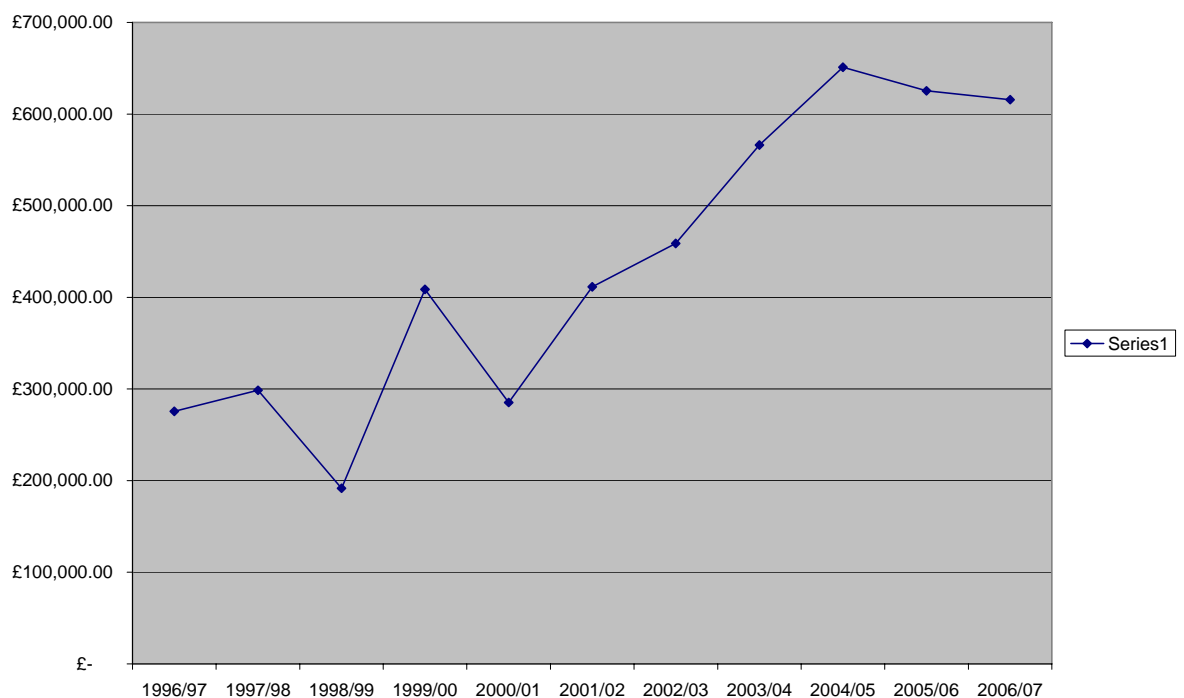
2. Spring Lane Swanmore	645m <sup>2</sup>
3. Sutton Park, Sutton Scotney	132m <sup>2</sup>
4. Peeks Field Kings worthy	7,490m <sup>2</sup>
5. Bath Place, Chilbolton Ave	1,071m <sup>2</sup>
6. Lower House, Wickham	510m <sup>2</sup>
7. Grange Road, Alresford	110m <sup>2</sup>
8. Osborne School, Winchester	335m <sup>2</sup>
9. Mountain Ash, Otterbourne	437m <sup>2</sup>
Total	20,730m <sup>2</sup> (2.07ha)

6.21 Local Indicator 5: Open Space Fund receipts - £615,700

6.22 In the year 06/07 9 developments provided open space on site, which relates to 2.07ha in total. In addition, considerable money has been collected for the Open Space Fund. A total of £615,700 has been contributed to the Open Space Fund between 1st March 2006 and 28<sup>th</sup> February 2007. This is a 2% reduction compared with the previous year, but is still a large amount reflecting the continued high level of house building in the District.

6.23 The graph below shows the amount of monies collected for the Open Space Fund over the past ten years. Money from the Open Space Fund has been used to fund improvements in open space throughout the District. During the year 06/07, this included the first 50% of funding for a new skate park in Bishop's Waltham and an extension to a children's play area at Stratton Bates Recreation Ground in New Alresford. Table 5 below provides full details of spending from the fund over the last year.

6.24 Figure 1: Open Space Fund Receipts 1996-2007



- 6.25 Policy RT5 allocates various sites for recreation provision and the improvement of facilities. RT10 proposes a long-distance bridleway between West Meon to Knowle along the former Meon Valley railway line. W3 allocates land at Bushfield Camp south-west Winchester for recreation. S4 allocates land at Ponside, Bishops Waltham for recreation. S9 supports the development of footpath links in Kings Worthy
- 6.26 The sites in RT5 and W3 have yet to come forward. There are practical difficulties in obtaining the land for open space use. The PPG17 study is considering the appropriateness of these designations as part of the study. A bridleway now exists between West Meon and Wickham, leaving the southern part of the route still outstanding. A small amount of additional recreation land has become available at Ponside in Bishops Waltham. A Compulsory Purchase Order has been secured for a larger recreation area there and negotiations are currently in progress. S9 is an aspirational policy and no proposals have yet emerged.
- 6.27 Quality of provision:
- 6.28 ***Core Indicator 4a: Number and percentage of eligible open Spaces managed to Green Flag Award Standard. – 0/60,***
- 6.29 Of the 60 parks, sport and recreation grounds recently analysed by the PPG17 Study, none are currently at the Green Flag standard, but 2 spaces have the potential to reach the standard with minor improvements, mainly to the management systems for these spaces. The spaces are Ashling Park, Denmead, and Arlebury Park, New Arlesford.
- 6.30 The District's Open Space Strategy outlines where improvements are needed to open space within the Parishes. Money is taken from the Open Space Fund to secure appropriate improvements highlighted in the Open Space Strategy. The table below indicates the schemes that the Fund has contributed to over the past year.
- 6.31 Table 5 Amounts Released from Open Space Fund Mar 2006 – Feb 2007

Parish	Scheme Details	Date	Amount
Bishops Waltham	Disability access improvements to Hermitage heights recreation ground	March 06	325
	Signage for Hoe Road Recreation ground.	March 06	668
	Access improvements to Priory Park pitches	August 06	11,128
	Water supply to pavilion, Priory Park	October 06	336
	Signage for play areas	November 06	771
	Fencing, gates and goalposts at Oak Road recreation ground	February 07	9,864
	1 <sup>st</sup> 50% of funding for skatepark	February 07	38,684
	Play area refurbishment Hoe Road	February 07	35,043
Boarhunt	Safety surface for play area	March 06	6,623
Bramdean	Fencing at Jubilee Recreation Ground	November 06	328
Cheriton	Play area improvements – Recreation Ground.	July 05	3,154
Colden Common	Youth Shelter, The Green	March 06	1,800
Colden Common	Footpath in toddler play area, The Green	March 07	1,386
Corhampton	Improved disabled access to sports changing rooms	July 06	2,000

Crawley	New basketball facility	October 06	4,000
Droxford	Re-cladding of cricket pavilion	May 06	27,552
Hambledon	Practice football pitch	February 07	2,500
Itchen Valley	New swings at Old School Field, Easton	March 06	3,967
	New football nets, Old School Field, Easton	May 06	63.83
	Fencing at KGV Recreation Ground	July 06	789
	New play equipment at Couch Green	March 07	6,500
Kings Worthy	Dog walk area at Eversley Park	Sept 06	5974
	Firs Crescent design work	May 06	1,075
	Purchase of Church Green (Peeks Field)	July 06	36,600
	Football nets and corner flags	July 06	1,140
	Purchase of lease at Broadview Recreation Ground	Sept 06	616
Littleton and Harestock	Cricket training nets and surfacing at recreation ground	July 06	2,200.00
	New play equipment at Bradley Road	July 06	7,283
	Boundary hedge and raised planter at recreation ground	July 06	2,414
New Alresford	Extension to children's play area, Stratton Bates Rec.	March 06	24,528
Otterbourne	Youth facilities at Oakwood Park (2 <sup>nd</sup> inst)	June 06	16,171
Owslebury	Play area improvements	March 07	1,575
Shedfield	Shedfield Recreation Ground play area	May 06	14,010
	New artificial cricket strip	October 06	6,230
	Shedfield rec. pitch improvements	November 06	3,728
Shedfield	Play equipment, Waltham Chase Rec.	November 06	9,132
Southwick & Widley	Goal posts for recreation ground	July 06	737
Swanmore	Play equipment and kick wall, Broad Lane Rec.	December 06	14,941
Twyford	Play equipment at Northfields playground.	July 06	26,000
Upham	Recreation Ground, new sports pavilion	July 06	22,987
Wickham	Play equipment at The Circle	September 06	71,201
	Play equipment at Fareham Road Recreation ground	September 06	40,475
Winchester:			
St Bartholomew	Safety surfacing, North Walls playground	July 06	8,612
	Electric supply to tennis courts North Walls Park, 1 <sup>st</sup> 50%	May 06	13,687
	Floodlights to tennis court/ATP court, North Walls Park, 1 <sup>st</sup> 50%	May 06	27,225
	Re-bound boards for ATP court, North Walls Park, 1 <sup>st</sup> 50%	May 06	3,112.00
	New bowling green edging, North Walls Park, 1 <sup>st</sup> 50%	May 06	1,228
St Johns	Gordon Avenue play area safety inspection	October 06	464
	Security fence to Gordon Avenue play area	November 06	5,409.58
	Gordon Road play area tree planting	April 06	926
	Imber Road play area play equipment	March 06	2,383
	<b>Total released</b>		<b>£553,082</b>

### 6.32 Conclusion:

6.33 Winchester District is generally well-provided for in terms of open space for recreation. RT4 is continuing to deliver funds for the improvement of



provision and the Open Space Strategy is continuing to perform actively in delivering improvements year upon year. There are problems in the implementation of the sites allocated for open space in RT3 and the PPG17 Study, together with the review of the WDLPR, will consider the appropriateness of these designations.

**6.34 Miscellaneous Recreation and other Health and Well Being Policies**

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

## 7 THEME TWO: FREEDOM FROM FEAR

- 7.1 This is an important theme of the Community Strategy, as repeated surveys have indicated that fears relating to crime and personal safety are crucially important to the local population.
- 7.2 Spatial planning has a crucial role to play in terms of promoting safe and secure environments. The layout of developments and the location of uses play an important part. The provision of street furniture, landscaping, lighting and footpath access are all vital components of quality environments.
- 7.3 Local Plan Policy DP3 sets out the general design criteria for new developments. This includes assisting the natural surveillance of routes and spaces and links to the principles of 'Secured by Design'. One of the aims of the policy is to reduce the opportunity for, and fear of, crime and antisocial behaviour. Freedom from fear also has links to other policies relating to design, landscaping and housing. However, as the principal aim of these policies relates more to other themes, those policies are covered under the most relevant theme.
- 7.4 No indicator has been developed to monitor DP3. The wide-ranging nature of this policy does not lend itself to numerical evaluation. However, contextual indicators on crime, vandalism and fear of crime are available, as outlined below:
- 7.5 Local Indicator 4: Percentage of people who considered themselves safe on the streets in the daytime – 95% (Hampshire varies from 90 – 99%). Percentage of people who considered themselves safe in the nighttime – 70%, which is the highest in Hampshire (Hampshire varies from 52 – 70%).<sup>4</sup>
- 7.6 Local Indicator 6: Incidence of Recorded crimes –
- 7.7 Table 6 Incidence of recorded crime (2006 BVPI - 126, 127a, 128)

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

- 7.8 Local Indicator 7: Perceptions of vandalism, graffiti and deliberate damage
- 7.9 Table 7 Perceptions of vandalism, graffiti and other deliberate damage (WCC BVPI General Satisfaction Survey 2006/07)

<sup>4</sup> HCC Quality Of Life Report 2007, annual MORI poll.

5.5%	A very big problem
16.5%	A fairly big problem
44.2%	Not a very big problem
30.4%	Not a problem at all
3.4%	Don't know

## 8 **THEME THREE: ECONOMIC PROSPERITY**

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

Rural Economy: CE12 - CE22, CE24, CE26.

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

Employment: E1 – E4. (inc Site Proposals MDA1, S2, S3, S6, S7, S10 – S15)

Town Centre & Retail: SF1 – SF5, W2

Tourism: RT15 – RT17

Transport: T9, T11, T12

Misc: MDA2, SF8

### 8.2 **Rural Economy**

8.3 CE12 (Agricultural Land Quality), CE13 (Essential Rural Development), CE14 (Agri-Industry), CE15 (Fish Farms), CE16 (Farm Diversifications), CE17 (Re-use of Buildings) CE18 (Existing Employment Uses), CE19 (Housing for Essential Rural Workers – mobile homes) CE20 (Housing for Essential Rural Workers – permanent dwellings), CE21 (Occupancy Conditions), CE22 (dwellings for Other Rural Workers), CE24 (Conversion & Changes of Use), CE26 (Staff Accommodation).

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

### 8.5 **Housing (supply and strategy)**

8.6 H1 (Housing Strategy), H2 (Local Reserve Sites), H3 (Settlement Policy Boundaries). In many respects housing is a cross-cutting issue. Supply of adequate housing is important for a persons' health and well-being and a secure house and environment is relevant in providing freedom from fear. The design and location of housing has an effect on the quality of the environment and the provision of affordable housing is very relevant to the aim of an inclusive society. Therefore Policy H4 which refers to development outside policy boundaries is covered under the Built and Natural Environment. The policies related to affordable housing (H5, H6), special needs housing (H8) and housing mix (part of H7) are to be found under the Inclusive Society theme.

### 8.7 **Note on housing supply:**

8.8 The housing trajectory prepared for this AMR is based on the methodology of the previous AMRs. The means of calculating supply and consequent forecasting in the trajectory use this established methodology. The Council is currently undertaking a SHLAA, which will be completed in early 2008. The SHLAA methodology uses different assumptions and definitions and different thresholds for sites and therefore it is anticipated that it will produce a different estimate of supply and a different trajectory. Government guidance issued in July 2007 requires local planning authorities to use this SHLAA methodology when estimating future housing supply. Therefore it is the SHLAA-based trajectory and figures that will be carried forward into the development of the Core Strategy and future LDF documents. However, as the SHLAA will not be complete until 2008, it is necessary to prepare a trajectory for this AMR based on the existing methodology.

### 8.9 Housing Strategy (H1)

8.10 WDLPR Policy H1 states that the Plan makes provision to meet the housing requirements of the Hampshire County Structure Plan Review (HCSPR) by enabling the construction of 7, 295 dwellings in the period from April 1996 to March 2011. As part of this, H1 identifies West of Waterlooville (WOW) as a Major Development Area (MDA) and other sites at Whiteley and central Winchester (WDLPR Table 2). In addition reserve MDAs are identified at WOW and north of Winchester (WCN MDA) in accordance with HCSPR. These strategic reserve sites will only be released if HCC monitoring of Structure Plan Policy H4 considers that there will be a need for that additional housing over the HCSPR Plan Period. This has not been the case to date.

### 8.11 Progress in meeting Structure Plan requirement

8.12 Table 8 details the number of completions per year since Housing/Annual Monitoring Reports began in 2001.

Table 8 Housing Completions 2001-2007 (source HCC/WCC)

Year	Allocations	UCS	Windfalls	Other (including replacement dwellings and completions outside policy boundaries)	Total (net)
2000/2001	89	79	73	*	241
2001/2002	146	116	104	*	366
2002/2003	258	166	82	*	506
2003/2004	318	109	152	24	603
2004/2005	249	164	239	42	694
2005/2006	70	78	282	60	490
2006/2007	52	30	365	49	496
<b>Total</b>	<b>1182</b>	<b>742</b>	<b>1297</b>	<b>175</b>	<b>3396</b>

8.13 Appendix 3 shows the trajectory for the Structure Plan for the period of 1996/7 - 2010/11. The number of (net) completions for 2006/07 was 83% of the

projected (net) figure of 596. This shortfall is mainly due to five of the larger sites not delivering as many completions as anticipated. This issue will be analysed in detail as part of the SHLAA.

- 8.14 The completions projected until the end of the Structure Plan period show an additional 644 dwellings to the requirement. This includes the final phases of the development at Knowle (Local Plan 1998 allocation), and the first completions of the allocations at West of Waterloooville and Broadways/Friarsgate in Winchester.
- 8.15 The trajectory breaks the completions/projections into two types: allocated sites and unallocated sites. The following sections consider the performance of both.
- 8.16 **Allocated Sites**
- 8.17 The housing trajectory in the Annual Monitoring Report 2006 covered the period April 2005 – March 2006 and reported on allocations included in the Local Plan (1998). This was superseded in July 2006 by the Local Plan Review and therefore the sites categorised as allocations have now changed. In particular this affects the previous allocation at Knowle.
- 8.18 The table below illustrates progress on the sites allocated in the WDLPR. Progress has been good on these sites. The Council has resolved to grant planning permission for development at WOW in two phases. The Council has also resolved to grant planning permission for the development of 286 units at Broadway/Friarsgate (Silver Hill), subject to the signing of a legal agreement. There are many issues to be resolved before development can commence on this site, including a compulsory purchase order. It is therefore likely that the housing units will not be built until 2010/11.
- 8.19 Table 9 Status of Housing Allocations in WDLPR

Site	Policy Number	Estimated no. of dwellings in WDLPR	Current Status
West of Waterloooville	MDA.1	1110	The anticipated number of completions within the plan period is now 550 dwellings with the first completions in 2008/9.
Whiteley Farm, Whiteley	S.11	50	Outline permission period of submission of reserved matters to be extended for three years (decision date 17/10/06)
Whiteley Green	S.12	90	No planning permission
Broadway/Friarsgate, Winchester (also	W.12	100	Planning Permission subject to S106 for 269

known as Silver Hill)			dwellings.
<b>Total</b>		<b>1350</b>	

#### 8.20 **Unallocated Sites - Urban Capacity.**

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

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

8.23 Table 10 UCS Completions 2000 – 2007

Year	Total Completions on UCS sites	% of Total Completions	Outstanding
2000 – 2001	79	33%	2038
2001 – 2002	116	32%	1888
2002 – 2003	166	33%	1735
2003 – 2004	109	18%	1672
2004 – 2005	164	24%	1508
2005 – 2006	78	16%	1430
2006 - 2007	30	6%	1400
<b>Total</b>	<b>742</b>		

8.25 The Urban Capacity Study was reviewed in August 2007, however, at around that time the Government issued guidance for the SHLAA, which changes the way that housing supply should be calculated. As a consequence of the SHLAA, the Urban Capacity Study will no longer be monitored.

#### 8.26 **Unallocated Sites – Windfall.**

8.27 Although the UCS will no longer be monitored, the strategy of promoting delivery within existing urban areas outlined in H1 continues. Although the Urban Capacity Study has not delivered as many units as was anticipated, more windfall sites have occurred. Many of these have been on sites that are of a similar character to those identified in the UCS. Table 11 highlights the high percentage of completions on windfall sites.

8.28 Table 11 (Net completions on windfall sites 2000 – 2007)

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

2006 - 2007	365	74%
<b>Total</b>	<b>1297</b>	

8.29 In addition to the completions classed as either Urban Capacity or windfall, 9% of net completions came from sites outside of the defined policy boundaries. Of these, a significant amount (45%), were rural exception sites.

### 8.30 **RSS Trajectory 2006 – 2028**

8.31 The draft RSS sets out a requirement of 10,439 dwellings to be built between 2006 and 2026. The total recommended by the Examination in Public Panel Report is 12,240.

8.32 The RSS has broken the South East into sub-regions and the Winchester District straddles two areas; South Hampshire and 'rest of Hampshire'

8.33 Draft Policy SH12 of the SEP, states that the part of South Hampshire which covers Winchester District, should provide 6,739 dwellings in the twenty year period as set out in Table 12.

8.34 Whilst the City Council accepts the overall housing requirement, it made a formal objection to the phasing as set out in SH12 and suggested the alternative phasing detailed in Table 12. This detailed phasing was not commented on by the Panel Report.

8.35 Table 12 Phasing for housing requirements 2006 – 2026

	<b>2006-11</b>	<b>2011-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2006-26</b>
RSS Phasing	1400	3800	1044	495	6739
WCC suggested phasing	1750	2600	1800	589	6739

8.36 The Panel Report to the draft SEP, recommends that Winchester District should provide a total of 12,240 dwellings over the period 2006 – 2026. This means that the District should provide an average of 612 completions per annum.

8.37 The RSS housing trajectory (Appendix 3) provides an indication of the number of dwellings which will be completed in the District during the time period. It includes assumptions that a site to the north of Winchester City, or an alternative of an equivalent size, will come forward as well as an extension to the West of Waterlooville MDA and an urban extension to Whiteley. All these sites, and indeed all the projections in the trajectory, will be subject to the policies of Winchester's Core Strategy. This is not due to be adopted until December 2009. As stated above, this trajectory is based on the methodology used in past years. An assessment of the 5 year housing land supply which will use the projections from the forthcoming SHLAA, will be published in early 2008 and will supersede the projections published in this document.



### 8.38 Housing Trajectory Summary

8.39 As at April 2007, there was a total of 1207 dwellings with planning permission. This equates to 69% of the remaining Structure Plan requirement. The trajectory projects that the requirement will be exceeded by over 600 dwellings.

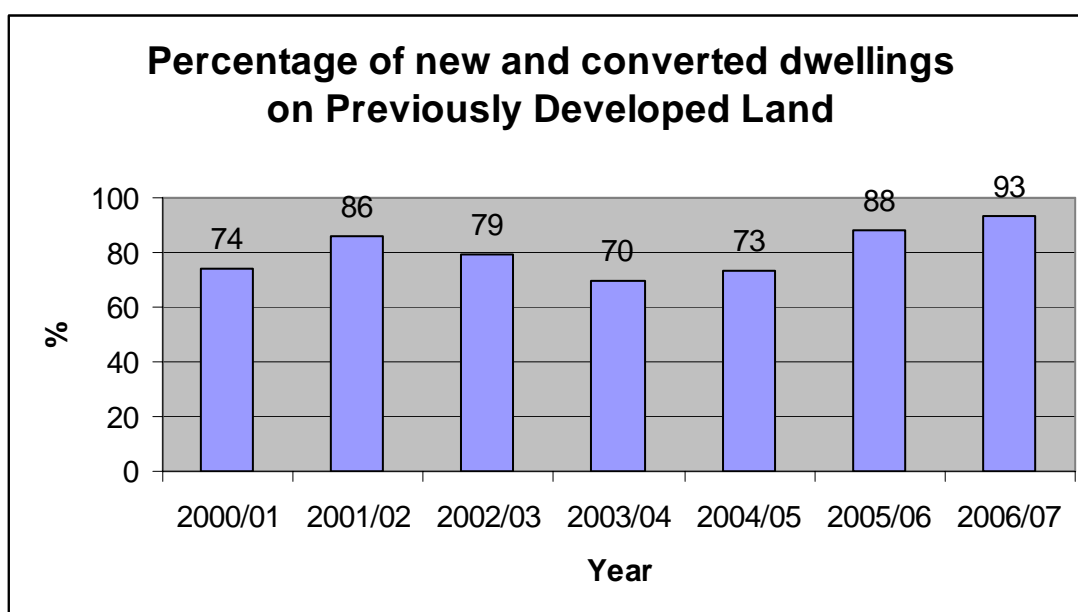
8.40 However, if the South East Plan EIP Panel's recommendations are accepted, the District requirement could increase substantially. The Council's Core Strategy will plan for any changes approved through the South East Plan, and is currently at an early stage. The Council is about to consult on strategic spatial options for housing provision as part of the Core Strategy 'Issues and Options' document. The Core Strategy will, therefore, establish the strategy for accommodating housing requirements, once these are finalised.

### 8.41 Previously Developed Land

8.42 National and regional guidance has set a target of 60% of all dwellings to be completed on previously developed land (so-called 'Brownfield land'). This is in accordance with the aims of increasing the efficient use of land and preserving greenfield land where possible. This monitoring year, 489 dwellings (gross) were built on previously developed land, 93% of the total. This reflects the high number of completions on windfall sites within the built-up areas of the larger settlements. It is anticipated that the trend over recent years for a high percentage of completions on previously developed land will decrease once completions start to come forward on the major greenfield allocation at West of Waterlooville.

8.43 ***Core Indicator 2b; % new and converted dwellings on previously developed land (gross)***

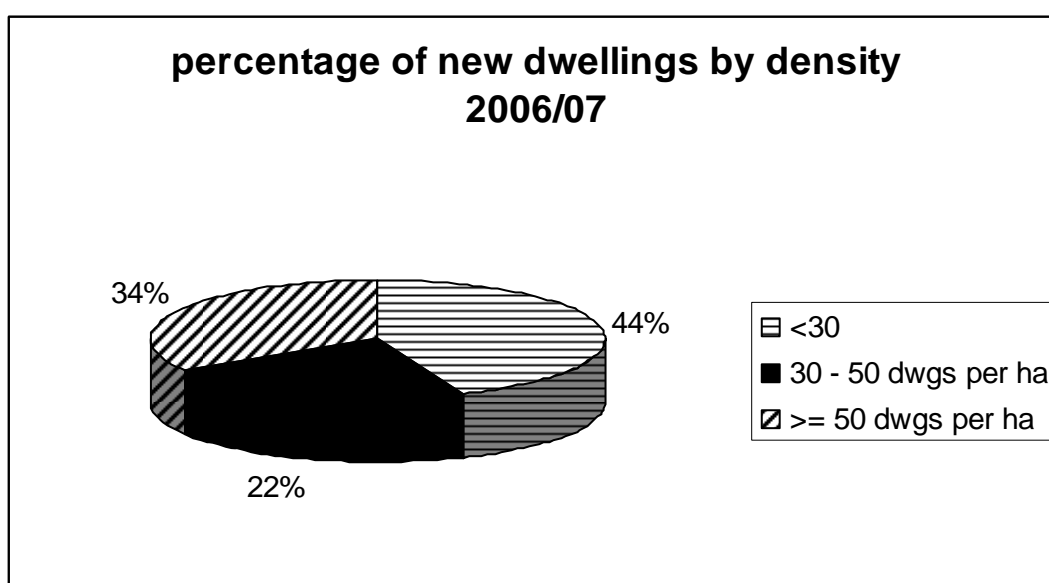
8.44 Figure 1: New and Converted Dwellings on Previously Developed Land (HCC)



### 8.45 Density (H7iii)

- 8.46 Also in the interests of efficient use of land, national guidance recommends that housing should be built at between 30-50 dph, with higher densities at places with good public transport accessibility. Policy H7(iii) of the WDLPR requires developments to achieve a net density of between 30-50 dph, with potential for higher densities on sites close to town centres or public transport corridors. (See Inclusive Society for the housing mix part of policy H7).
- 8.47 **Core Indicator 2c; % new dwellings completed (gross) at**  
*i) < 30dph,*  
*ii) 30-50 dph &*  
*iii) >50dph.*

Figure 2 Density of New Dwellings (HCC)



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

- 8.48 The densities achieved this year, show that 56% of dwellings were built at a density of 30 dph or more. This is an improvement on last year, when this figure was only 42%. Although the figure of 44% completed under 30dph is quite high, 34% were also built at the high density of over 50dph. The high proportion of dwellings built at a low density is a reflection of the rural nature of the district and the large number of small windfall sites that have come forward, many comprising only one dwelling.
- 8.49 **Local Reserve Sites (H2)**
- 8.50 Policy H2 describes 4 Local Reserve Sites (LRS), that the Local Plan Inspector considered should be reserved in case monitoring indicates that the Structure Plan baseline requirement is unlikely to be achieved. These sites are as follows:

- Pitt Manor, Winchester 200 dwellings

- Worthy Road/Francis Gardens, Winchester 80 dwellings
- Little Frenchies Field, Denmead 70 dwellings
- Spring Gardens, New Alresford 35 dwellings

8.51 The need for these sites is based on the performance of housing delivery and is monitored separately to this AMR and reported to Cabinet every year. The 2007 report considered that there was no need to release any of the LRS at present. The 'Assessment for the Need for Local Reserve sites Release' (WCC Jan 2007) Report is available on the WCC website.

### 8.52 Development Within Policy Boundaries (H3)

8.53 H3 outlines the settlements within which development proposals are considered acceptable in principle. During this monitoring year, 452 new dwellings were completed within these boundaries (91%), and 44 outside (9%). Policy H4 which considers housing outside policy boundaries is considered under the Built and Natural Environment Theme.

### 8.54 Employment

8.55 E1 (New Employment Development), E2 (Existing Employment), E3 (Office Development Within the Town Centre of Winchester), E4 (Office Development Elsewhere Within Winchester Town).

8.56 The employment information contained within this AMR has been compiled by HCC from planning permissions and completions information. The data is collected using financial years, however, prior to the introduction of AMRs, HCC collected data using calendar years. The information in the 2004-2005 AMR was for the period January 2004 – March 31<sup>st</sup> 2005, in order to adjust to the new monitoring period. Therefore figures for the first AMR may appear slightly inflated, due to them being for a 15 month period.

8.57 The floorspace figures shown relate to gross external floorspace rather than gross internal as required by the DCLG Core Indicators, as this is the way that information is recorded on planning application forms and planning permissions that specify the amount of business floorspace approved. This issue has been raised by HCC with DCLG. DCLG guidelines described in the 'Local Development Framework Core Output Indicators Update 1/2005' state that the difference between gross external and internal floorspace 'is typically between 2.5 and 5%'.

8.58 The tables below show the amounts of employment land developed by type, within employment/regeneration areas and on previously developed land, and the amount of employment land available for development.

### 8.59 ***Core Indicator 1a: Amount of floorspace developed for employment by type***

8.60 Table 13 Amount of floorspace developed for employment by type 2006 & 2007 (HCC)

Use Class	Completed floorspace (m <sup>2</sup> ) April 05 – March 06	Completed floorspace (m <sup>2</sup> ) April 06 – March 07
-----------	---------------------------------------------------------------	---------------------------------------------------------------

B1	6297	6252
B1-8	9664	23873
B1a	27646	10118
B8	1970	1156
B2	2266	2157
B2-7	1265	68
<b>Total</b>	<b>49,108</b>	<b>43,624</b>

- 8.61 Core Indicator 1a (Table 13) indicates a continuing strong take up of employment land in the District. In 2005 46,558m<sup>2</sup> of new floorspace was completed, in 2006 this was 49,108m<sup>2</sup> and this year the figure is 43624m<sup>2</sup>. Although this is a reduction on last year's figure, it is very similar to the 2005 figure, bearing in mind that the 2005 amount is for a 15 month period. The amount of floorspace being developed is the highest of all the Hampshire Districts. This is mainly due to large areas of land continuing to be developed in the south-western part of the District in the PUSH area around Whiteley. Here one site was developed for 10,625m<sup>2</sup> of B1-B8 at Segensworth North, with further 8,996m<sup>2</sup> being developed for B1a at Solent Business Park, Whiteley.
- 8.62 During this monitoring year, most development was in the wide-ranging B1-B8 category (23,873m<sup>2</sup>). This represents over half of the total amount of floorspace developed, and the Segensworth North site represents over half of the B1-B8 total in itself. The amount of B1 completed (6,252m<sup>2</sup>) is almost identical to the previous year (6,297m<sup>2</sup>). The amount of specific B1a developed (10,118m<sup>2</sup>), shows a large drop compared with the previous year (27,646m<sup>2</sup>). The amount of B2-B7 development (68m<sup>2</sup>) indicates a large decrease from last year's figure (1,265m<sup>2</sup>), although the amount of B2 (2,157m<sup>2</sup>) is similar to the previous year's (2,266m<sup>2</sup>). The amount of B8 (1,156m<sup>2</sup>) is also similar to last year's figure (1,970m<sup>2</sup>). These figures reflect the influence of a number of large sites in the south-west of the District. The timing of their development is having a consequently large effect on the employment figures and proportions of the District as a whole.
- 8.63 ***Core Indicator 1b: Amount of floorspace developed for employment, by type, in employment or regeneration areas defined in the LDF***
- 8.64 Only one site was developed in the above category during this monitoring year. This was for 8,996m<sup>2</sup> of B1a use at Solent Business Park, Whiteley. In 2005/6 32,702m<sup>2</sup> built in total and in 2004/5 37,972m<sup>2</sup>. The differences can be explained by the fact that in the previous monitoring years large sites were completed on local plan site allocations at Whiteley, which resulted in a large figure. No allocated sites have been completed this year, however several large sites are in the pipeline on the allocations at Solent 1 and Solent 2.
- 8.65 It should be borne in mind that employment and regeneration are only defined in the WDLPR where specific proposals are planned. Much development takes place in existing industrial areas (such as Segensworth North, near Whiteley, or Winnall Industrial Estate), which do not have any new allocations. Town Centre development would also fall within this Core Indicator. No new development has been completed in these areas in the past year. There is little industrial or derelict land within the Town Centres of the District and the

Town Centres are tightly designated around their retailing centres. The potential for development of significant employment land in the Town Centres is therefore limited within the Winchester District.

8.66 ***Core Indicator 1c: Amount and % of 1a, by type on previously developed land.***

8.67 Table 14 Amount and % of floorspace developed on previously developed land

Use Class	2005-2006		2006-2007	
	Completed floorspace (m <sup>2</sup> ) On previously developed land	Percentage of total completed floorspace	Completed floorspace (m <sup>2</sup> ) On previously developed land	Percentage of total completed floorspace
B1	3786	60.12	6077	97
B1-8	3801	39.33	3192	13
B1a	1388	5.02	1122	11
B8	0	0	0	0
B2	0	0	261	12
B2-7	1197	94.62	0	0
<b>Total</b>	<b>10172</b>	<b>20.71</b>	<b>11876</b>	<b>27</b>

8.68 Core Indicator 1c (Table 14) shows an increase in the amount of development on previously developed land from 20.71% in 2006 to 27% this year. This is a vast improvement on the 8% figure of 2005. Nevertheless, the amount is still low and below the 60% target outlined in government guidance and the draft SEP. This reflects the presence of a few large greenfield allocations in the south-west of the District and the limited development opportunities within settlements. Within settlements and on un-allocated sites, the pressure for residential development means that few sites are developed for employment uses. The sites that do come forward in these circumstances tend to be small.

8.69 Despite the low amount of development on brownfield sites, it is difficult to see how this can be increased. The factors referred to above are likely to continue to prevail within settlements. There is occasional scope for development on brownfield sites within the countryside, such as has occurred this year at the former MOD site Fort Southwick and also at various farms throughout the District. However, these are sporadic and difficult to predict and tend to be fairly small in scale. It is clear that any major new development is likely to occur on allocated sites and that these are likely to have to be Greenfield sites.

8.70 ***Core Indicator 1d: Employment land available by type –***

<i>i)</i>	<b><i>allocated sites without planning permission</i></b>	<b><i>35.40 ha</i></b>
<i>ii)</i>	<b><i>all sites in the District with planning permission, but not yet complete</i></b>	<b><i>58.35 ha</i></b>
	<b><i>Total employment/mixed use land available</i></b>	<b><i>93.75 ha</i></b>

8.71 Table 15 sites allocated for employment/mixed use in WDLPR

Site location	Policy	Area of site (ha)	Status	Available ha (with no planning permission)	Available ha (not yet completed)
West of Waterlooville	MDA1	30	Resolution to grant pp subject to s106	30	
Hilson's Rd, Curdridge	S7	4.1	No planning permission yet	4.1	
Solent 1, Whiteley	S13	9.8	Remainder under construction (part previously completed)		5.22
Solent 2, Whiteley	S14	8.7	Under construction		8.7
Little Park Farm, Whiteley	S15	1.3	No planning permission yet	1.3	
Abbey Mill, Bishop's Waltham (mixed use)	S3	1.9	Planning permission issued July 2007 (not within monitoring period)	1.9	
Freeman's Yard, Cheriton (mixed use)	S6	1.1	Planning permission issued October 2007 (not within monitoring period)	1.1	
Station Yard, Sutton Scotney (mixed use)	S10	1.6	No planning permission yet	1.6	
Other sites with pp but not yet complete					44.43
<b>Total</b>		<b>58.5 ha</b>		<b>35.4</b>	<b>58.35</b>

8.72 Core indicator 1d (table 15) shows that out of the 9 allocated sites, 2 are under construction, 2 have recently gained planning permission, 1 has a resolution to grant planning permission and only 3 have yet to obtain planning permission. The site areas available cannot be compared with those in the previous AMR, as they related to sites in the 1998 Local Plan. Some of those sites have not been carried forward into the WDLPR.

8.73 ***Core Indicator 1e: Loss of employment land in***

- i) Employment/regeneration areas - 0.07 ha*
- ii) Local authority area - 1.37 ha*

8.74 ***Core Indicator 1f: Amount of land in 1e lost to residential development – 1.37 ha***

8.75 Core Indicators 1e and 1f show that some land was lost from employment uses to residential during this year. The amount of land involved is relatively

small and no designated employment sites were lost. 2 sites were in Winchester Town Centre out of the total of 6 sites lost to residential, where the demand for residential uses in the urban area of Winchester is high. The sites identified in 1e and 1f have delivered 58 residential units in total, with 35 of these being on one large site of 1.07ha at Scats Depot, Micheldever Station.

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

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

- 8.78 SF1 (Town Centre Development - New), SF2 (Town Centre Development – Loss), SF3 (Town Centre Development – Food & Drink), SF4 (Town Centre Development – Residential), SF5 (Primary Shopping Areas), W2 Broadway/Friarsgate (Silver Hill), Winchester.

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

- 8.80 Table 16 Amount of completed retail, office and leisure development (CI 4a)

Use	2005 sqm	2006 sqm	2007 sqm
Retail (A1)	306	0	627
Office (B1a, A2)	0	348	0
Leisure (D2)	1690	2486	0
<b>Total</b>	<b>1,996</b>	<b>2,834</b>	<b>627</b>

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

- 8.82 Table 17 Completed retail, office and leisure development in town centres

	2005 sqm		2006 sqm		2007 sqm	
	Amount	%	Amount	%	Amount	%
Retail (A1)	0	-	0	-	0	-
Office (B1a, A2)	0	-	348	100	0	-
Leisure (D2)	0	-	0	-	0	-
<b>Total</b>	<b>0</b>	<b>0</b>	<b>384</b>	<b>14</b>	<b>0</b>	<b>0</b>

- 8.83 The information for Core Indicators 4a and 4b shows very little completed development for these categories in the Winchester District. The only development shown is for A1 retail and comprises only 2 schemes. Neither is within a town centre. The first is for an extension to an existing out-of-town retail warehouse (Scats in Winnall, Winchester). The other is the completion of 4 retail units planned as part of the new community developed at Knowle.

- 8.84 However, these figures should not be taken as an indication of a lack of demand. A retail study of the District, just completed by consultants (Winchester Town Centre and Retail Study 2007, NLP) has indicated a need for considerable new retail floorspace over the next 20 years. To some extent the lack of completed development is a result of a lack of available sites for retail and town centre development. The NLP study indicated that most of the demand will be for retailing in the City of Winchester, however the City is constrained by its historic nature and a lack of potential sites within the existing boundaries of the town centre.
- 8.85 There is considerable development now in the pipeline for Winchester Town Centre, as permission has been granted (subject to a legal agreement) on the Broadway/Friarsgate (Silver Hill) site for a mixed use scheme, including over 10,000m<sup>2</sup> of retail. Other smaller retail and leisure schemes are also in the pipeline across the District, including a new Waitrose store at Weeke, Winchester.
- 8.86 The figures of completed development are also likely to be an under-estimate for two reasons. Firstly, HCC, who compile this data on behalf of the District, do not collect data on developments of less than 200m<sup>2</sup>. Many retail sites and town centre B1a and A2 units are smaller than this and would not fall within this monitoring. Secondly, some changes of use within the A Class do not require planning permission. Again, therefore, these would not be picked up by this monitoring regime.
- 8.87 In the previous AMR, there was a discussion relating the merits of monitoring the amount of A1 and other uses within town centres (particularly food and drink uses as in SF3). Due to the fact that some changes of use in this area do not require planning permission, this would require a manual survey. As part of the Retail Study, NLP has carried out surveys of the uses within the designated Town Centres of the District. It should be possible to monitor any changes in the future from this baseline, should resources permit. However, manual monitoring outside the Town Centres is not considered practicable.
- 8.88 In terms of measuring the success of the policies, SF1 permits retail, commercial and leisure developments within the identified Town Centre boundaries. A measure of the amount of development completed does not explain whether the policy is a success or not. Studies such as the Retail Study which analyse why developments are not coming forward (lack of suitable sites and high land values) are useful, but are not carried out regularly. SF2 attempts to resist loss of town centre uses within the Town Centres. HCC do not collect this data, so WCC would have to develop a monitoring system for this. SF3 is discussed in the preceding paragraph. SF4 encourages residential development at the upper floors. As these usually come from previous employment uses, they are mostly picked up under Core Indicator 1f. Fairly low levels of development come forward, however, it is difficult to determine whether this provides any useful indication of the success, or otherwise of the policy. SF5 seeks a balance of predominantly retail uses within Primary Shopping Areas. Again, this is best obtained from a manual survey, for the reasons outlined above. The NLP survey provides baseline data that can be monitored in future. Development of the Broadway/Friarsgate (Silver Hill) site should be forthcoming following the granting of planning permission.



**8.89 Tourism (RT15 – RT17)**

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

8.91 Hotel development is monitored by HCC. 127 bedrooms were completed in 2006/2007. These come from only 2 sites – a new B&B accommodation within Winchester urban area (17 bedrooms) and a new hotel and conference centre in Shirrell Heath (110) bedrooms. In addition 9 holiday chalets were completed at South Winchester Golf Club, and there is permission for 11 further chalets on this site. Other similar developments for visitor accommodation are in the pipeline.

**8.92 Transport (T9, T11, T12)**

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

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

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

**8.96 Misc:**

8.97 MDA2 (Winchester City North Reserve MDA)

8.98 Monitoring of HCSP Policy H4, has shown that this site is not required to be released at present.

8.99 SF8 (Further and Higher Education Establishments in the Countryside)

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

## 9 THEME FOUR: HIGH QUALITY ENVIRONMENT

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

Design and Development Principles: DP1 – DP6, DP8 – DP15  
 Countryside and Natural Environment: CE1 – CE11, CE23, CE25, CE28  
 Historic Environment: HE1 – HE17  
 Transport: T1 – T8, T10  
 Winchester Policies: W1, W4 – W9  
 Settlement Proposals: S1, S5, S8, S16  
 Misc: H4, RT18, RT19

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

### 9.3 Design and Development Principles (DP1 – DP6)

9.4 These policies outline the principles that should be used when designing developments. Measuring the quality of the environment is a difficult to achieve objectively. A general indication of people's satisfaction with their local environment is available from the results of the Council's Citizen's Panel survey of 2006. 1553 questionnaires were sent out and 838 returned, a response rate of 54%. The respondents were asked to rate the quality of the environment where they lived and the following results were obtained:

9.5 Table 18 Rate the following aspects of where you live (WCC Citizen's Panel 2006)

	<b>Excellent</b>	<b>Good</b>	<b>Acceptable</b>	<b>Poor</b>	<b>Unacceptable</b>
The quality of the built environment	15.9%	55.8	25.4	2.4	0.5
The quality of the natural environment	37.5	44.4	16.0	1.6	0.5

9.6 Policy DP1 requires the submission of design statements with applications. DP2 requires master plans to be submitted for large sites. As these requirements are now contained within government guidance, these policies are unlikely to be continued into the LDF. With regard to the other policies relating to design criteria, monitoring regimes would have to be developed. Monitoring of developments that incorporate energy saving features (DP6) should be developed if possible. DP7 is included in Theme One.

### 9.7 Design and Development Principles (DP8 – DP15)

- 9.8 DP8 (Flood Risk), DP9 (Infrastructure for New Development), DP10 (Pollution Generating Development), Un-neighbourly Uses (DP11), Pollution Sensitive Development (DP12), Contaminated Land (DP13), DP14 (Public Utilities and Telecommunications), DP15 (Renewable Energy Schemes).
- 9.9 These policies are concerned with the environmental impact of development. The individual policies are specific to particular types of development and it may be more practical to develop monitoring of the policies as a whole, rather than individually. In relation to these issues, the numbers of refusals and appeals may be more useful than the number of permissions.
- 9.10 **Infrastructure (DP9).** One aspect where information already exists, is in relation to flood risk.
- 9.11 ***Core Indicator 7: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality – Data not available for this year***
- 9.12 The Environment Agency provided this data for the 2006 AMR. However, as they have changed their methodologies it was not possible for them to provide the data for this monitoring year. This information has not been captured in the City Council's development control system. It is therefore not possible to provide this data for this year at present. A suitable monitoring system will need to be devised to obtain this data in future. It is hoped to be able to include data for this in next year's monitoring report.
- 9.13 ***Core Indicator 9: Renewable energy capacity installed is 0.45Kw electric & 8kw thermal. (Source SEE-Stats)***
- 9.14 The data for this Indicator is obtained from the Environment Centre, based in Southampton, which feeds into the SE-Stats data, which is used in the monitoring of RPG9. The above information comes from just two schemes – Solar PV panels (0.45kW) at Sparsholt College, and thermal generation (8kW) from biomass at Hampshire & Isle of Wight Wildlife Trust in Curdridge. The information is compiled when the Centre becomes aware of schemes, so this may not accurately reflect the situation in the monitoring year 2006 - 2007. In fact the Sparsholt scheme was installed in 2002 and the Curdridge scheme in 2004. It is also possible that the Centre is not aware of all schemes. Some smaller schemes (eg solar panels) do not always require planning permission. It is therefore likely that this is not a complete picture of the situation. It is recognised that the amount shown for the District is low, although there is no prospect for wave power, hydro-electric or geo-thermal generation in the District. The presence of the Area of Outstanding Natural Beauty (AONB) across a large part of the District will make it problematic to have large-scale wind farming in that area.
- 9.15 **Countryside and the Natural Environment**
- 9.16 All the policies from the Countryside and Natural Environment Chapter of the WDLPR are included under this theme, except CE12-CE22, CE24 & CE26 which are related to the economy and CE27, which is part of inclusive society.
- 9.17 **Gaps (CE1 – CE3)**

- 9.18 CE1 (Strategic Gaps), CE2 (Local Gaps), CE3 (Development in Gaps)
- 9.19 These policies seek to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps. In the last monitoring year, out of the total of 38 dwellings completed outside policy boundaries, only 3 have been within gaps – 1 in a Local Gap and 2 in the Strategic Gap (one of these being a replacement dwelling). This policy appears to be being successfully applied.
- 9.20 **Natural Environment (CE7 – CE11)**
- 9.21 CE7 (Nature Conservation – International Sites), CE8 (National Sites), CE9 (Local Sites), CE10 (Other Sites of Nature Conservation Interest), CE11 (New or Enhanced Sites)
- 9.22 The government has developed Indicators which show the amount of land designated for nature conservation, the quality of the sites and the range of species. Information is collected on these issues by the Hampshire Biodiversity Information Council (HBIC) on behalf of the Districts. Monitoring is still evolving in this field, so there are some gaps in the data and comparisons between years are difficult in some areas.
- 9.23 The previous AMR provided data that was intended to provide baseline information, however, the full extent of priority habitats in Hampshire is not yet fully known. HBIC is working to improve information on Priority Habitat extent and condition, but for the moment, it is likely that any future ‘gains’ in BAP habitat are due to more Priority Habitat being discovered than having been re-created. Therefore this ‘baseline’ information will continue to evolve and improve over the next few years.
- 9.24 The condition of Priority Habitats is currently known for those habitats that fall within Sites of Special Scientific Interest (SSSIs) and for a random sample of Sites of Importance for Nature Conservation (SINCs) that are surveyed in any one year. Condition assessments on SSSIs are carried out on a 5yr rolling programme by Natural England and HBIC.
- 9.25 There have been changes in the way habitats are classified as well as an increased list of Priority Habitats, the implications of which are still being worked on for Hampshire. There have been considerable changes in the UK BAP List of Priority Species, however HBIC take a sample of 50 species that will be relevant for Hampshire, which is unlikely to change.
- 9.26 All the changes referred to above, together with the rolling programme of assessments of SSSIs and the evolving knowledge of Priority habitats, means that the ‘baseline’ data on this subject is likely to continue to evolve and improve over the next few years. It is likely to take several years before trends can be established.
- 9.27 In terms of assessing the success of the WDLPR policies, it is extremely difficult to identify changes in habitat extent or species status that have occurred solely due to the impact of development, planning agreements etc., particularly within a given year. A more detailed approach which develops GIS layers showing actual footprints of development and other information is currently being developed by HCC and the Hampshire Biodiversity Action

Plan (BAP) Local Authorities Forum, which should improve this information in future. Nevertheless, identifying whether changes in numbers of priority species and trends in the condition of habitats are a result of WDLPR policies is always going to be difficult. To that extent the information below sets the context in relation to biodiversity issues.

9.28 ***Core Indicator 8i) Change in areas of priority habitats and species***

9.29 Table 19 Extent of BAP Priority Habitats in Winchester

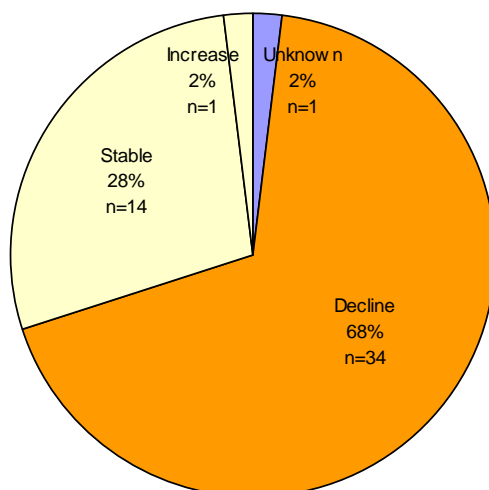
<b>Broad Habitat type</b>	<b>BAP Priority habitat</b>	<b>Area (ha)</b>
Grasslands	Cereal Field Margins	1
	Lowland Calcareous Grassland	454
	Lowland Heathland/ Dry Acid Grassland	12
	Lowland Meadows and Rush Pasture	523
Freshwater, riparian	Eutrophic Standing Waters	81
	Fens and Reedbeds	141
	Chalk Rivers	118 Km
	Floodplain Grazing Marsh	1,085
Coastal	Coastal Grazing Marsh	1
	Coastal Saltmarsh	2
	Mudflats	6
Woodland	Lowland Mixed Deciduous Woodland	6,780
	Lowland Wood-Pasture and Parkland	385
	Wet Woodland	256

9.30 No data is currently available on the following BAP Priority Habitats:

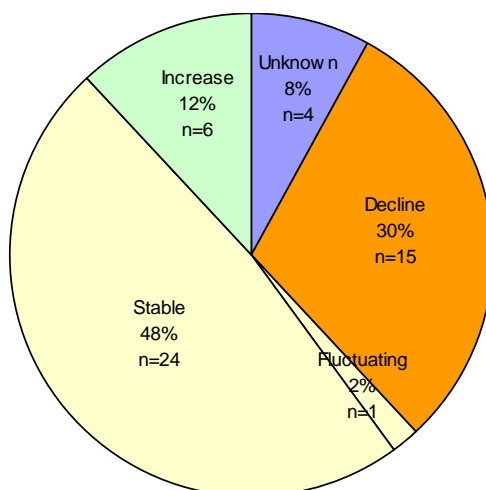
- Seagrass Beds
- Sheltered Muddy Gravels
- Sublittoral Sands and Gravels

9.31 Figure 3: Trends For The Representative BAP Species in Hampshire.

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



As assessed June 2007 for trends 1996-2006



9.32 Table 20 Extent of Hampshire BAP's representative 50 sample species in Winchester

Scientific name	Common name	Group	Status
<i>Triturus cristatus</i>	great crested newt	Amphib	Decline
<i>Bombus humilis</i>	brown-banded carder bee	Bees	Unknown
<i>Lucanus cervus</i>	stag beetle	Beetles	Stable
<i>Alauda arvensis</i>	skylark	Birds	Decline s
<i>Caprimulgus europaeus</i>	nightjar	Birds	Increase
<i>Lullula arborea</i>	woodlark	Birds	Increase
<i>Luscinia megarhynchos</i>	nightingale	Birds	Decline c
<i>Miliaria calandra</i>	corn bunting	Birds	Decline c
<i>Perdix perdix</i>	grey partridge	Birds	Decline ?
<i>Pyrrhula pyrrhula</i>	bullfinch	Birds	Stable
<i>Streptopelia turtur</i>	turtle dove	Birds	Decline ?
<i>Tringa totanus</i>	redshank	Birds	Decline c
<i>Vanellus vanellus</i>	lapwing	Birds	Stable
<i>Argynnis paphia</i>	silver-washed fritillary	Butterflies	Stable

<i>Cupido minimus</i>	small blue	Butterflies	Decline s
<i>Hamearis lucina</i>	Duke of Burgundy	Butterflies	Decline c
<i>Hesperia comma</i>	silver-spotted skipper	Butterflies	Increase
<i>Lysandra coridon</i>	chalkhill blue	Butterflies	Fluctuating
<i>Coenagrion mercuriale</i>	southern damselfly	Dragonfly	Stable
<i>Asilus crabroniformis</i>	hornet robberfly	Flies	Stable
<i>Chamaemelum nobile</i>	chamomile	Flw Plants	Stable
<i>Epipactis phyllanthos</i>	green flowered helleborine	Flw Plants	Stable
<i>Juniperus communis</i>	juniper	Flw Plants	Decline s
<i>Orchis morio</i>	green-winged orchid	Flw Plants	Decline s
<i>Pulicaria vulgaris</i>	small fleabane	Flw Plants	Stable
<i>Thesium humifusum</i>	bastard toadflax	Flw Plants	Stable
<i>Arvicola terrestris</i>	water vole	Mammals	Stable
<i>Eptesicus serotinus</i>	Serotine bat	Mammals	Decline c
<i>Lepus europaeus</i>	brown hare	Mammals	Stable
<i>Muscardinus avellanarius</i>	dormouse	Mammals	Stable
<i>Vertigo moulinsiana</i>	Desmoulin's whorl snail	Molluscs	Stable
<i>Apoda limacodes</i>	festoon	Moths	Increase
<i>Hemaris fuciformis</i>	broad-bordered bee hawk	Moths	Stable
<i>Hypera rostralis</i>	buttoned snout	Moths	Increase
<i>Minoa murinata</i>	drab looper	Moths	Stable
<i>Shargacucullia lychnitis</i>	striped lychnis	Moths	Stable

Decline s (Slowing), Decline c (Continuing), Decline ? (possibly stabilising at low level)

- 9.33 Note, the trends indicated above, are for these species in the Hampshire BAP area, and are not necessarily indicative of trends within Winchester in particular. The last decade has seen rates of declines slowing for many of Hampshire's BAP priority species. There are, however, concerns that "Stable" for some species means stabilised at low levels, i.e. the species had previously declined by a lot and has now levelled off at low levels, rather than been stable at a high (long-term sustainable) level. Since reporting in 2006 there have been few changes to the status assessment for the 50 BAP species used for the annual reporting.
- 9.34 Winchester has 36 of the 50 representative BAP Priority Species that are listed for Hampshire as a whole. A list of the 50 BAP Priority Species, their status and the list of 36 species for Winchester are available in the 'Monitoring Change in Priority Habitats, Priority Species and Designated Areas' Report (HBIC October 2007).
- 9.35 **Core Indicator 8ii) Change in Areas Designated for their Intrinsic Environmental Value**
- 9.36 Winchester has the following types of sites for nature conservation –
- 9.37 **International Sites** (as covered under Policy CE7). These are statutory designations of European importance.
- Special Protection Area (SPA) – the Solent and Southampton Water SPA at River Hamble
  - Special Area of Conservation (SAC) – Itchen Valley, Hamble Valley
  - Ramsar (wetlands sites of international importance) – the Solent and Southampton Water SPA as above
- 9.38 **National Sites** (as covered under Policy CE8). There are 17 Sites of Special Scientific Interest (SSSIs) of key importance nationally. Some of these have

also been designated as National Nature Reserves (NNRs). See also Table 24 below.

- 9.39 **Local Sites.** There are also numerous locally designated Sites of Importance for Nature Conservation (SINCS). These are covered under Policy CE9. (See also Table 23 below). Some areas have also been designated as Local Nature Reserves (LNR). These are not specifically covered by HBIC monitoring.
- 9.40 **Other sites of nature conservation interest.** Other undesignated sites may contain wildlife interest, such as smaller woodlands, wetlands and hedgerows. These are covered under Policy CE10, but not monitored by HBIC.

Table 21 Areas of Nature Conservation Designation (see Glossary for definition of terms)

Designation	Area in WCC
SAC	182
SPA	23
RAMSAR	23
NNR	103
SSSI	1313
LNR	52
SINC	6562 (was 6484 last yr)

Table 22 Changes to SINCS observed and recorded during 2006/7

SINCS (2006)		SINCS (2007)		New SINCS		Amended SINCS		Deleted SINCS		Net Change		
No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	No.	Area	%
623	6484	646	6562	27	82.7	10	1.49	4	-6.1	23	48.09	0.47

- 9.41 The loss of 4 SINCS is due to 2x2 merged sites and 2 deleted sites (Inham's Lane meadow deteriorated, plus loss of a sandpit for sand martins). The figures appear to show that 27 new SINCS have arisen in Winchester in the past year. This is because the sites have previously only been recorded on the basis of a 3-year rolling survey, but last year Winchester was subject to a comprehensive review. This has resulted in the sudden apparent jump in the figures. Comparisons with previous years are consequently difficult at present.
- 9.42 Table 23 Conditions of SSSIs in Winchester Compared with Hampshire as a Whole

	Favourable		Un-favourable recovering		Un-favourable No change		Un-favourable Declining	
	Area	%	Area	%	Area	%	Area	%
Winchester	680.54	53.5	290.23	2.8	124.96	9.8	161.67	12.7
Hants	18916.29	37.6	19932.07	39.6	3404.19	6.8	7836.75	15.6



Part destroyed		Destroyed		Not Assessed	Total
Area	%	Area	%	Area	1272.78
-	-	15.38	1.2	-	50292.98
12.18	0.02	24.09	0.05	167.41	

9.43 **Other CE policies under this theme.**

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

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

9.46 CE4 (Essential Services). The low numbers of applications that fall within this policy mitigate against specific monitoring. Core Indicator 3b, which monitors the percentages of new residential development within 30 minutes of essential services, covers this information indirectly.

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

9.48 **Historic Environment (HE1 – HE17)**

9.49 The WDLPR has many detailed policies relating to the historic environment, reflecting the importance of this area within the District. It is unlikely that all of these policies will continue into the LDF in their current form and complexity. Due to this it is considered appropriate to develop indicators relating to groups of policies. For some areas, such as Archaeological Sites (HE1 & HE2) and Historic Parks (HE3), this is still difficult, due to the small number of applications that arise relating to these sites.

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

9.51 **Local Indicator 7: Percentage of Conservation Areas with a Conservation Area Appraisal (BVPI 219b) – 8.11%**

9.52 **Local Indicator 8: Percentage of Conservation Areas with a Management Assessment Plan (BVPI 219c) - 3.7%**

9.53 There are 37 Conservation Areas in the District. There are currently two draft Conservation Area Appraisal and Management Strategies in the process of adoption, at Sparsholt and Hambledon. Policies HE5 – HE8 deal with Conservation Areas.

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

9.55 **Local Indicator 9: Number of Buildings at Risk in District -**

<b>2005</b>	<b>36</b>
<b>2006</b>	<b>49</b>
<b>2007</b>	<b>61 (draft figures only)</b>

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

9.57 Policies HE15 and HE16 deal with Listed Buildings. There are 2262 Listed Buildings within the District of which 92% are Grade II, 5.5% Grade 2\* and 2.5% Grade I (only 1.4% of all Listed Buildings in the country are Grade I Listed).

9.58 **Transport (T1 – T8, T10)**

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

9.60 Transport is an issue which cuts across several of the themes of the Community Strategy. Policies which aim to reduce the need to travel by car and those which promote acceptable layout and access routes fall within this section on the Built and Natural Environment. There are also links to the economy and T7 & T8 have recreational implications. Policies that improve accessibility, access to public transport and reduce dependence on the car, all help to develop an inclusive society.

9.61 Policy T1 (Development Location) aims to locate new development in areas that minimise travel demand and are highly accessible locations. Core Indicator 3b relates well to this policy as it shows the amount of new development within 30 minutes public transport time of certain key facilities.

9.62 ***Core Indicator 3b: Number and percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment areas and a major retail centre.***

9.63 Table 24 Number and percentage of new residential development within 30 minutes public transport time of key facilities

<b>Winchester</b>					
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No. of New Completions	524				
Net Increase in Housing Units	496				
<b>Destination Type</b>		<b>New Completions</b>		<b>Net Housing Gains</b>	
		Number	%	Number	%
<b>Primary Schools</b>	Within 30 Mins	515	98.3	489	98.6
	30 to 60 Mins	0	0.0	0	0.0
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	9	1.7	7	1.4
<b>Secondary Schools</b>	Within 30 Mins	442	84.4	430	86.7
	30 to 60 Mins	69	13.2	59	11.9
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	13	2.5	7	1.4
<b>Further Education Colleges</b>	Within 30 Mins	350	66.8	332	66.9
	30 to 60 Mins	159	30.3	152	30.6
	Out of Thresholds	2	0.4	1	0.2
	No PT Access	13	2.5	11	2.2
<b>Hospitals</b>	Within 30 Mins	335	63.9	319	64.3
	30 to 60 Mins	165	31.5	157	31.7
	Out of Thresholds	10	1.9	9	1.8
	No PT Access	14	2.7	11	2.2
<b>Doctors</b>	Within 30 Mins	512	97.7	487	98.2
	30 to 60 Mins	2	0.4	2	0.4
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	10	1.9	7	1.4
<b>Employment Centres</b>	Within 30 Mins	455	86.8	434	87.5
	30 to 60 Mins	59	11.3	55	11.1
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	10	1.9	7	1.4
<b>Retail Centres</b>	Within 30 Mins	429	81.9	408	82.3
	30 to 60 Mins	85	16.2	81	16.3
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	10	1.9	7	1.4
<b>Food Supermarkets</b>	Within 30 Mins	495	94.5	471	95.0
	30 to 60 Mins	19	3.6	18	3.6
	Out of Thresholds	0	0.0	0	0.0
	No PT Access	10	1.9	7	1.4

(source HCC)

- 9.64 The percentages of new developments within 30 minutes public transport time are quite high. The figures are an improvement on last year. However, comparisons should not be made, as the model for 2005 and 2006 did not include data for 3 bus routes which ran in the south of the District. The lack of this data obviously had a detrimental effect on the apparent accessibility of new developments in the previous figures.
- 9.65 When considering the above data, it should be borne in mind that the definitions of 'employment centres' and 'retail centres' are those used by SEERA and only include major centres. They do not correspond with centres identified in the WDLPR. The category of 'food supermarkets' has been derived from a HCC search of the websites of major retail chains, to gain an indication of their distribution in the District and hence the accessibility of new developments to weekly shopping outlets.
- 9.66 **Policy T4 (Parking Standards).**
- 9.67 ***Core Indicator 3a: Number and percentage of completed non-residential development within Use Class Orders A, B, & D, complying with the parking standards set out in the LDF***
- 9.68 HCC is developing a system that will provide this information for new developments. However, this is not yet available and it is not possible to provide this information for this year's AMR.
- 9.69 T5 (Off-site Transport Contributions). It would be possible to provide information on these annually via the Planning Agreements and Section 278 Agreements. However, a monitoring regime would need to be developed for this.
- 9.70 T10 (Traffic Management; Winchester – Wickham). Resource constraints remain an issue for this policy, however the implementation remains an aspiration.
- 9.71 The remaining transport policies that are listed under this theme (T2, T3, T6, T7 & T8) are not specifically monitored. These policies are difficult to monitor because of their complex nature. The policies on layout and integrated transport could apply to a number of applications, to various degrees. In the case of T7, few applications relate to this issue. It needs to be born in mind that some of the WDLPR transport policies are likely to be superseded by the Local Transport Plan (LTP) or are otherwise considered too detailed for inclusion within the LDF.
- 9.72 **Winchester Policies (W1, W4 – W9)**
- 9.73 W1 (Winchester's Special Character), W4 (Park and Ride), W5 (Town Centre Traffic Management), W6 (New Public Car Parks), W7 (Parking Standards), W8 (Service Vehicles), W9 (Environmental Traffic Management) W11 (New Bridleway Proposal).
- 9.74 W1 calls on developments to protect and enhance the special character of Winchester and its landscape setting. A monitoring regime has not been devised for this policy and it is likely that in future, this issue will be covered

under that part of the Core Strategy relating to the role and function of Winchester.

- 9.75 W4 calls for Park and Ride sites to be provided around Winchester. The existing St Catherine's Park and Ride has been expanded a few years previously. W4 refers to a Park and Ride site at Bushfield Camp in conjunction with the recreation Proposal there (W3). HCC have recently granted planning permission for an additional Park and Ride Site (September 2007) on a nearby site known as the Itchen Farm site adjacent to Junction 11 of the M3. This makes it unlikely that additional Park and Ride will be provided at Bushfield Camp also.
- 9.76 W5, W6, W7, W8 and W9 are all detailed traffic and parking management policies, which are difficult to monitor via the planning process. Parts of these policies are covered by the LTP. Parking Standards are covered under T4 and Core Indicator 3a will provide monitoring of this in relation to non-residential development. W11 has not been implemented to date and remains an aspiration. W2 is covered under the Economic Theme and W3 is covered under the Health and Well-being Theme.
- 9.77 **Settlement Proposals (S1, S5, S8, S16)**
- 9.78 Other settlement proposals are covered under the Economic Theme (S2, S3, S6, S7, S10, S11, S12, S13, S14 & S15), or Health and Wellbeing (S4 & S9).
- 9.79 Table 25 Progress on Settlement Proposals in relation to Natural and Built Environment Theme

Ref	Site	Description	Implementation
S1	Bishop's Waltham Ponds	Environmental improvements to the Ponds	Ongoing
S5	Bishop's Waltham Transport	Environmental and safety improvements, encouraging use of distributor road around the centre	Improvements to some roads and improvements for walking and cycling have been carried out. Other improvements to environment and traffic are ongoing.
S8	Demead – Centre	Improvements to access and parking, pedestrian facilities and environmental enhancement.	In progress.
S16	Pegham Coppice (Wickham)	Resist expansion of existing commercial activities	Ongoing

- 9.80 The above shows that progress is being made on all of the relevant proposals in this category. All of these policies also have ongoing elements which mean that they are likely to continue rather than reach total completion.

9.81 **H4 (Development Outside Policy Boundaries)**

9.82 **Local Indicator 10: Residential Development outside policy boundaries.**

## 9.83 Table 26 Completed Gross &amp; Net Dwellings Outside Policy Boundaries

Site	Category	No of Units
Land adj 5 Bridgets Lane, Martyr Worthy	Exception Site	10
Land north of Goldfinch Way, South Wonston	Exception Site	10
Webbs Green Farm, Soberton	Former Development Frontages Settlement	1
Church Croft Farm, Durley	Former Development Frontages Settlement (part)	3
Mud Island Nurseries, North Boarhunt	Countryside (other) – essential Rural Worker	1
Cross Lanes Farm, Morestead	Countryside (other) – essential Rural Worker	1
Wallops Wood Farm, Grenville Lane, Droxford	Countryside (other) – essential Rural Worker	1
Rookery Farm, Portsmouth Rd, Fishers Pond	Countryside (other) - essential Rural Worker	1
Durley Hall Farm, Durley Street	Countryside (other) - building of historic interest	3 ( 1 replacement)
Keepers Cottage, Soberton	Countryside (other) building of historic interest	1
Ingoldfield Farm, Soberton	Countryside (other) building of historic interest	1
Sevington Manor, Riverside Farm Lane, Tichbourne	Countryside (other) - building of historic interest	1
Soake Farm, Soake Road, Denmead	Countryside (other) –personal permission	1
Parkhill Farm Buildings, Larkwhistle Lane, West Straton	Countryside (other) – Live/work units	7
Draytons Barn, Bishops Sutton	Countryside (other) – Live/work unit	1
Adj Manor Farm House, Easton	Countryside (other) – allowed under 1998 Plan, when in H1 settlement	1
Bow Lake Farm, Fishers Pond	Countryside (other) - retrospective application, allowed on appeal	1
The Hollies, Gregory Lane, Durley	Countryside (other) - replacement	1
Homefield, Hambledon	Countryside (other) - replacement	1
1-5 Bradley Cottages, Micheldever	Countryside (other) - replacement	1
<b>Total (gross)</b>	<b>(includes replacements)</b>	<b>48</b>
<b>Total (net)</b>		<b>44</b>

- 9.84 Development outside the policy boundaries described in Policy H3, is covered under Policy H4, where the sustainability of the development sites is considered against a range of criteria before development is permitted. This policy also includes those settlements that previously had development frontage designations, where infilling development was sometimes permissible. Although that policy no longer exists, it is separately included in the table above for information as these settlements are generally more sustainable than the purely open countryside. This information has also been included because some decisions in this monitoring year were taken using the previous Local Plan.
- 9.85 In this monitoring year, 48 units were constructed outside policy boundaries, of these, 4 were replacement dwellings, so the net gain of additional dwellings in the countryside was 44 units. 10 of these units were on 2 exception sites and 4 were in countryside that was previously had a 'development frontages' allocation in the 1998 Local Plan. A further 4 units were allowed as 'Essential Rural Worker' dwellings (Policy CE20). Permission is occasionally granted for residential use in the countryside, when this is the best way of securing the renovation or maintenance of a historic building. This occurred on 4 sites this year, one of these sites was for 3 units, which comprised one replacement and 2 conversions. Exceptionally one residential unit was allowed in the countryside as a personal permission under exceptional circumstances.
- 9.86 Some live/work units have been allowed in countryside locations, making use of existing buildings. The development at Parkhill is as part of a large former farm complex and consisted of live/work units, including a proportion of affordable housing.
- 9.87 In addition to this, one unit was constructed in Easton that gained permission, when that village was classed as a H1 settlement under the 1998 Local Plan. This site has been included in these figures as it is now within the countryside, Easton no longer having a policy boundary.
- 9.88 Finally, one unit was allowed in the countryside on Appeal and was completed this year.
- 9.89 A total of only 44 new units have been built in the countryside this year, out of a total of 496 new dwellings constructed throughout the whole District. This represents only 9% of the total (or 5% if the exception sites are discounted) and preceding paragraphs show that there have been specific reasons for all of these units being allowed in the countryside. It is therefore considered that the general presumption in WDLPR Countyside policies and in Policy H4 against inappropriate development in the countryside, is being implemented successfully.
- 9.90 **Misc policies:** RT18 (Permanent Short-Stay Accommodation in the Countryside), RT19 (Enabling Development with Tourism and Recreation Development in the Countryside). No monitoring regime currently exists for these two policies which relate to a very small number of applications. It is unlikely these detailed policies will be carried forward into the LDF.

## 10 **THEME FIVE: INCLUSIVE SOCIETY**

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

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

### 10.2 **Housing (H5 – H10)**

10.3 Affordable Housing (H5), Exception Sites (H6), Housing Mix and Density (H7), Special Needs Housing (H8), Mobile Homes – New (H9), Mobile Homes – Loss (H10). Housing is a cross-cutting issue. Aside from improving the inclusivity of society, there are links to the Economic Theme (H1, H2, H3) and to the Built and Natural Environment Theme (H4) with the appearance and design of housing. The provision of decent housing will also have an impact on Health and Wellbeing.

### 10.4 ***Core Indicator 2d: Affordable Housing Completions (Gross and Net)***

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

10.6 Policy H5 of the Local Plan Review sets out a range of thresholds and percentages of affordable housing. A Housing Market Assessment was carried out for the District in 2007 and the results of this will influence future affordable housing policies in the Core Strategy. Between April 2006 until March 2007, 82 affordable houses were completed (gross) and 80 (net).

### 10.7 **Local Indicator 11: Housing Development of Exception Sites**

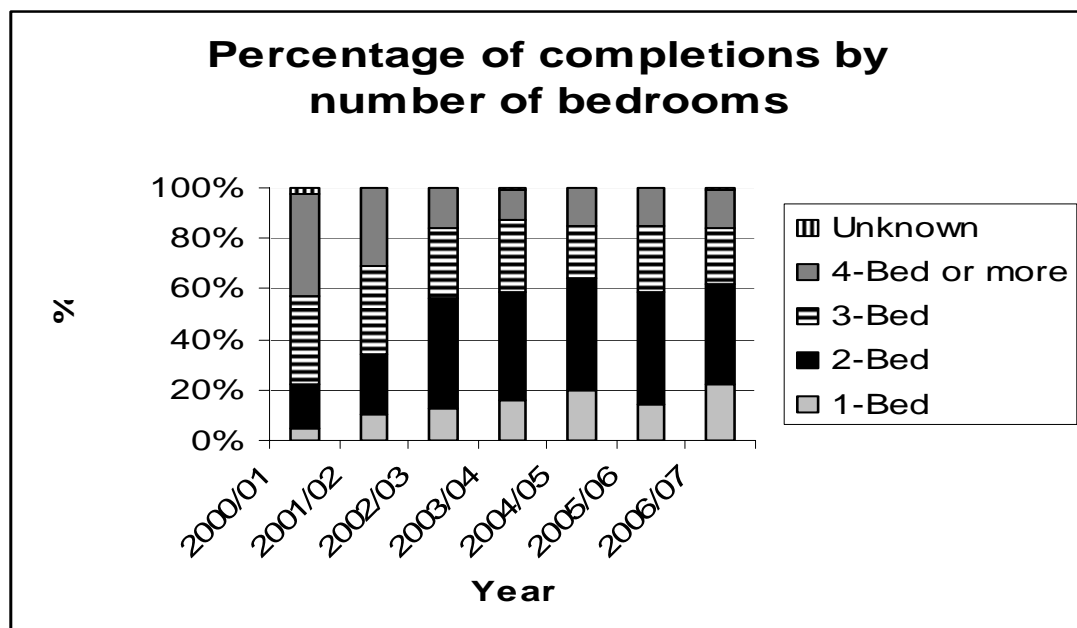
10.8 As part of providing affordable housing, Policy H6 allows for the development of housing outside policy boundaries as an 'exception' to policy if the development is purely for affordable housing to meet an identified local need. 16 units were completed on exception sites in the last monitoring year.

### 10.9 **Local Indicator 12: Housing Mix**

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



10.11 Figure 4: Completions by Number of Bedrooms



Percentage of completions by number of bedrooms (source HCC)

10.12 Policy H7 (i) requires 50% of housing development to be small (1 or 2 bedroomed) units. One of the reasons for this is because of past trends towards larger houses and a lack of a range of dwelling types sizes and tenures being provided. This policy has been in effect since 2000 and has had a significant effect in providing a greater proportion of small dwellings throughout the District. In 2006/07, 62% of completed new dwellings consisted of 1 or 2 bedrooms.

10.13 Recent consultation on Core Strategy Issues (Live for the Future Campaign) and Housing Market Assessments have highlighted some need for medium-sized family accommodation. Despite this, there is still the longer-term demographic trend towards a greater number of smaller households being formed in the future, which will require appropriate accommodation. The housing mix issue is currently being investigated as part of the Core Strategy Issues and Options Consultation, and changes to this policy as it will be formed in the Core Strategy, may result from this.

10.14 H8, H9 and H10 refer to specific sections of the housing market. Few applications relate to these policies in any one year. Monitoring regimes have not been set up for these policies. It is likely that not all these detailed policies will exist in their current form in the future Core Strategy.

10.15 **Gypsies and Travelling Showpeople (CE27)**

10.16 **Local Indicator 13: Accommodation for Gypsies and Travelling Showpeople**

10.17 Table 27 Gypsies, Travellers and Travelling Showpersons Sites

Gypsy caravan sites with planning permission	7 sites, 10 caravans/mobile homes
Gypsy caravan sites without planning permission	5 sites, 14 caravans/mobile homes
Traveller sites without permission	4 sites, 24 caravans and one tent
Travelling Showperson sites with planning permission	3 sites, appx 9 plots in use
Travelling Showperson sites without planning permission	4 sites, no of plots not known

10.18

10.19 In addition to these private sites, there is one large County Council site for gypsies at Tynfield, which comprises 18 pitches. A Hampshire-wide study of the needs of gypsies and travellers has just been completed. This showed a need for 18 new permanent pitches for South Hampshire and 41 transit pitches across the whole of the County.

#### 10.20 **Misc Policies**

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

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

**APPENDIX ONE:  
LDS 2006 & 2007**



**APPENDIX TWO:**  
**WDLPR POLICIES/COMMUNITY STRATEGY THEMES**

### Local Plan Review Policies XREF Community Strategy Themes

Community Strategy		Local Plan Review Strategy
1	Health & Wellbeing	
2	Freedom from fear	
3	Economic Prosperity	*Promote economic prosperity *Encourage Development in existing built-up areas (brownfield sites) (possibly 4 *5)
4	High Quality Environment	*Protect natural and man-made environment *Plan development and transport to reduce the need to travel
5	Inclusive Society	*Meet the needs of all sections of the community (also 1 & 2)

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

DP13	Contaminated Land	4 (1)	
DP14	Public Utilities (& Telecommunications)	4 (5) (1??)	(5 in terms of providing internet access etc to all. Also that account should be taken of public concern & schools). (1 if health risks identified).
DP15	Renewable Energy Schemes	4 (1, 3)	X Cutting (if policy was made more encouraging) ('1 contribute to health by cutting down on burning fossil fuels?) (3 green economy')
<b>Chp 4</b>	<b>Countryside &amp; Natural Environment</b>		
CE1	Strategic Gaps	4 (1)	(Wellbeing increased by access to/views of, countryside)
CE2	Local Gaps	4 (1)	(as above)
CE3	Development in Gaps	4 (1)	(as above)
CE4	Essential Services	4 (5, 1, 3)	(5 increasing local accessibility to services) (1 could be a local health service) (3 location in area could be imp for local economy)
CE5	Landscape Character	4 (1)	(Wellbeing increased by quality of environment)
CE6	AONB	4 (1)	(as above)
CE7	Nature Conservation – International Sites	4 (1)	(as above)
CE8	Nature Conservation – National Sites	4 (1)	(as above)
CE9	Nature Conservation – Locally Designated Sites	4 (1)	(as above)
CE10	Other Sites of Nature Conservation Interest	4 (1)	(as above)
CE11	New and Enhanced Sites of Nature Conservation Value	4 (1) (5)	(as above) (5 improving availability of nature conservation sites)
CE12	Agricultural Land Quality	3 (4)	
CE13	Essential Rural Development	3	
CE14	Agri-industry Agri-distribution	3 (4)	
CE15	Fish Farms	3 (4)	
CE16	Farm Diversification	3 (4)	
CE17	Re-use of buildings	3 (4)	
CE18	Existing Employment Uses	3 (4)	
CE19	Housing for Essential Rural Workers (mobile homes)	3 (5, 4)	
CE20	Housing for Essential Rural Workers (permanent dwellings)	3 (5, 4)	
CE21	Occupancy Conditions	3 (4)	
CE22	Dwellings for Other Rural	3 (4) (5?)	

	Workers		
CE23	Extension & Replacement of Dwellings	4 (5)	
CE24	Conversion & changes of Use	3 (4)	Which is priority?
CE25	Conversion of Larger Buildings in Extensive Grounds	4 (3)	
CE26	Staff Accommodation	3 (4)_	
CE27	Gypsies & Travelling Showpeople	5 (4)	
CE28	Sustainable Recreation Facilities	4 (3)	
<b>Chp 5</b>	<b>Historic Environment</b>		
HE1	Archeological Site Preservation	4 (1)	(wellbeing/quality of life increased by cultural heritage & high quality environment)
HE2	Archeological Site Assessment	4 (1)	Applies to all
HE3	Historic Parks etc	4 (1)	
HE4	Conservation Areas – Landscape Setting	4 (1)	
HE5	Conservation Areas – development criteria	4 (1)	
HE6	Conservation Areas – Degree of detail required	4 (1)	
HE7	Conservation Areas – Demolition of Buildings	4 (1)	
HE8	Conservation Areas – Retention of Features	4 (1)	
HE9	Shopfronts – Retention of Existing	4 (3) (1)	
HE10	Shopfronts – New Shopfronts	4 (3) (1)	
HE11	Signage	4 (3) (1)	
HE12	Blinds & Shutters	4 (3) (1)	
HE13	Historic Buildings – Changes of Use	4 (1) (3)	
HE14	Historic Buildings – Physical Alterations to	4 (1) (3)	
HE15	Listed Buildings – Demolition of	4 (1) (3)	
HE16	Listed Buildings – Setting of	4 (1)	
HE17	Re-use and Conversion of Rural and Industrial Buildings	4 (3) (1)	
<b>Chp 6</b>	<b>Housing</b>		
H1	Housing Strategy	3 (4) (5) (1)	
H2	Local Reserve Sites	3 (4) (5) (1)	
H3	Settlement Policy Boundaries	3 (4) (5) (1)	
H4	Outside Policy Boundaries	4 (3) (5)	
H5	Affordable Housing	5 (3) (1) (4)	
H6	Exception Sites	5 (1) (3) (4)	
H7	Housing Mix and Density	5 (3) (1) (4)	
H8	Special Needs Housing	5 (1) (3) (4)	



H9	Mobile Homes (New)	5 (1) (3) (4)	
H10	Mobile Homes (Loss)	5 (1) (3) (4)	
<b>Chp 7</b>	<b>Employment</b>		
E1	Employment Strategy	3 (4) (5)	
E2	Loss of Employment	3 (4) (5)	
E3	Winchester Office Development – Town Centre	3 (4)	
E4	Winchester Office Development - Outside Town Centre	3 (4)	
<b>Chp 8</b>	<b>Town Centres, Shopping &amp; Facilities</b>		
SF1	Town Centre Development - New	3 (4)	
SF2	Town Centre Development - Loss	3 (4)	
SF3	Town Centre Development – Food & Drink	3 (4) (1)	
SF4	Town Centre Development – Residential	3 (4) (5)	
SF5	Primary Shopping Area	3 (4)	
SF6	New Facilities and Services	5 (3) (4)	
SF7	Loss of Facilities and Services	5 (3) (4)	
SF8	Further & Higher Education	3 (4) (5)	
<b>Chp 9</b>	<b>Recreation &amp; Tourism</b>		1 & 5 could apply to most of these
RT1	Important Amenity Areas	1 (4) (5)	(5 – providing opportunities for recreation for all)
RT2	Important Recreational Space	1 (4) (5)	
RT3	Smaller Important Open Spaces	1 (4) (5)	
RT4	Recreational Space for New Housing Development	1 (4) (5)	
RT5	Site Allocations for Recreation	1 (4) (5)	
RT6	Children's Play Facilities	1 (4) (5)	
RT7	Public Use of Private Facilities	1 (5)	
RT8	Formal Recreational Facilities in Countryside	1 (4) (5)	
RT9	Recreational Routes	1 (4) (5)	
RT10	Meon Valley Bridleway	1 (4) (5)	
RT11	Equestrian Development	1 (4) (3)	(3 - rural economy)
RT12	Golf-related Development	1 (4) (3)	
RT13	Noisy Sports	1 (4) (3)	
RT14	Indoor Leisure Uses	1 (3)	
RT15	Facilities for Visitors in the Settlements	3 (4)	
RT16	Tourism & Leisure Facilities in the Countryside	3 (4)	
RT17	Camping/Caravanning Sites	3 (4)	
RT18	Permanent Short-Stay Tourist Accommodation in Countryside	4 (3)	
RT19	Enabling Development with Tourism, Recreation & Leisure	4	

	Developments in Countryside		
<b>Chp 10</b>	<b>Transport</b>		4 – Sustainability & reducing car travel?
T1	Development Location	4 (3) (5)	
T2	Development Access	4 (5)	
T3	Development Layout	4 (5)	
T4	Parking Standards	4 (5)	
T5	Off-Site Transport Contributions	4 (3) (5)	
T6	Integrated Transport Infrastructure	4 (3) (5)	
T7	Re-use of railway lines	4 (3) (5)	
T8	Footpath etc networks	4 (3) (1) (5)	
T9	Freight Facilities	3	
T10	Traffic Management B3354/B2177	4 (3) (1) (5)	
T11	Road Schemes	3 (4)	
T12	Safeguarded Land	3 (4)	
<b>Chp 11</b>	<b>Winchester</b>		
W1	Winchester's Special Character	4	
W2	Town Centre, Shopping & Facilities - Broadway/Friarsgate	3 (4)	
W3	Recreation - Bushfield Camp	1 (5)	
W4	Park and Ride	4 (3) (5)	X Cutting sustainability & (5) assisting bus use
W5	Town Centre Traffic Management	4 (3) (5)	X Cutting sustainability & (5) assisting bus use
W6	Parking Controls and Servicing – Public car parks	4 (3) (5)	X Cutting sustainability & (5) assisting bus use
W7	Parking Controls and Servicing – Parking Standards	4 (3)	
W8	Parking Controls and Servicing – Service Vehicles	4 (3)	
W9	Environmental Traffic Management	4 (3)	
W10	New Footpath Proposals	5 (4) (1)	X cutting (5) safe convenient access for all (1) healthy lifestyle
W11	New Bridleway Proposal	5 (4) (1) (5)	X cutting (5) safe convenient access for all (1) healthy lifestyle
<b>Chp 12</b>	<b>Major Development Areas</b>		X cutting
MDA 1	WOW	3 (4)	
MDA 2	WCN (Reserve)	3 (4)	
<b>Chp 13</b>	<b>Settlements</b>		X cutting, but generally 3 or 4
S1	Bishop's Waltham – Ponds	4 (3)	
S2	Bishop's Waltham - Malt Lane	3 (4)	
S3	Bishop's Waltham – Abbey Mill	3 (4)	
S4	Bishop's Waltham – Pondsides	1 (5) (3)	
S5	Bishop's Waltham – transport	4 (3)	
S6	Cheriton – Freeman's Yard	3 (5) (4)	

S7	Curdrige – Hilsons Road	3	
S8	Denmead – centre	4 (3)	
S9	Kings Worthy – footpaths	1 (4) (5)	
S10	Sutton Scotney – Station Yard	3 (4) (5)	
S11	Whiteley – Whiteley Farm	3	
S12	Whiteley – Whiteley Green	3	
S13	Whiteley – Solent 1	3	
S14	Whiteley – Solent 2	3	
S15	Whiteley – Little Park Farm	3	
S16	Pegham Coppice (Wickham)	4	

**APPENDIX THREE:  
HOUSING TRAJECTORIES**

**APPENDIX FOUR:  
CORE INDICATORS**

**Business Development**

<b>Indicator</b>	<b>Result &amp;/or Commentary</b>		
1a Amount of floorspace developed for employment by type	<i>Use Class</i>	<i>Completed gross internal floorspace (m2)</i>	
	B1	6252	
	B1 – B8	23873	
	B1a	10118	
	B2	1156	
	B2 – B7	2157	
	B8	68	
	<b>Total</b>	<b>43,624</b>	
1b Amount of floorspace developed for employment type, in employment or regeneration areas defined in the LDF	<i>Use Class</i>	<i>Completed gross internal floorspace (m2)</i>	
	B1a	8996	
1c Amount and % of 1a by type, one previously developed land	<i>Use Class</i>	<i>Completed gross internal floorspace (m2) on previously developed land</i>	<i>Percentage of total completed gross internal floorspace (m2)</i>
	B1	6077	97
	B1 – B8	3192	13
	B1a	1122	11
	B2	0	0
	B2 – B7	261	12
	B8	0	0
	<b>Total</b>	<b>11876</b>	<b>27</b>
1d Employment land available by type	i) allocated sites without planning permission	35.40 ha	
	ii) all sites in the District with planning permission	58.35 ha	
	<b>Total</b>	<b>93.75 ha</b>	
1e Losses of employment land	In i) employment/regeneration areas	0.07 ha	
	In ii) District	1.37 ha	
1f Amount of land identified in 1e lost residential development	1.37 ha		

## Housing

Indicator	Result &/or Commentary						
2a Housing trajectory showing:							
i) net additional dwellings since start of plan period	5,545						
ii) net and gross additional dwellings for current year	496 net additional dwellings 524 gross additional dwellings						
iii) projected net additional dwellings to end of relevant DPD period (ie HCSPR)	7938 net additional dwellings						
iv) annual net additional dwelling requirement	486 annual net additional dwellings						
v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances	437 net additional dwellings						
2b % new and converted dwellings on previously developed land (Using gross dwellings)	93%						
2c % new dwellings completed (gross) at	<table border="1"> <tr> <td>Less than 30 dph</td> <td>44</td> </tr> <tr> <td>30 – 50 dph</td> <td>22</td> </tr> <tr> <td>Over 50 dph</td> <td>34</td> </tr> </table>	Less than 30 dph	44	30 – 50 dph	22	Over 50 dph	34
Less than 30 dph	44						
30 – 50 dph	22						
Over 50 dph	34						
2d Affordable housing completions (gross & net)	82 gross, 82 net completions						

## Transport

Indicator	Result &/or Commentary																					
3a Number and % completed non-residential development within Use Classes A, B & D, complying with car-parking standards set out in the LDF	Not available for this monitoring period. HCC has started monitoring this on planning permissions, this has not yet translated into completions data																					
3b Number and % new residential development within 30 minutes public transport time of certain facilities	<table border="1"> <thead> <tr> <th>Facility</th> <th>No</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>GP</td> <td>512</td> <td>97.7</td> </tr> <tr> <td>Hospital</td> <td>335</td> <td>63.9</td> </tr> <tr> <td>Primary School</td> <td>515</td> <td>98.3</td> </tr> <tr> <td>Secondary School</td> <td>442</td> <td>84.4</td> </tr> <tr> <td>Employment Centre</td> <td>455</td> <td>86.8</td> </tr> <tr> <td>Retail Centre</td> <td>429</td> <td>81.9</td> </tr> </tbody> </table>	Facility	No	%	GP	512	97.7	Hospital	335	63.9	Primary School	515	98.3	Secondary School	442	84.4	Employment Centre	455	86.8	Retail Centre	429	81.9
Facility	No	%																				
GP	512	97.7																				
Hospital	335	63.9																				
Primary School	515	98.3																				
Secondary School	442	84.4																				
Employment Centre	455	86.8																				
Retail Centre	429	81.9																				

## Local Services

Indicator	Result &/or Commentary						
4a Amount of completed retail, office and leisure development (gross external floorspace in UCOs B1(a), A1, A2 and D2)	<table border="1"> <tr> <td>Retail (A1)</td> <td>627m<sup>2</sup></td> </tr> <tr> <td>Office (B1a, A2)</td> <td>0</td> </tr> <tr> <td>Leisure (D2)</td> <td>0</td> </tr> </table>	Retail (A1)	627m <sup>2</sup>	Office (B1a, A2)	0	Leisure (D2)	0
Retail (A1)	627m <sup>2</sup>						
Office (B1a, A2)	0						
Leisure (D2)	0						
4b Number and % of completed retail, office and leisure development in town centres	None						
Number and % of eligible open spaces managed to green flag award standard	None						

**Core Indicators 5 & 6 relate to waste and recycling; matters that are included in the County Waste and Minerals Plan**

**Flood Protection and Water Quality**

<b>Indicator</b>	<b>Result &amp;/or Commentary</b>
7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	To be added

**Biodiversity**

<b>Indicator</b>	<b>Result &amp;/or Commentary</b>
8 Change in areas and populations of diversity importance including; i) change in priority habitats and species (by type); and ii) change in areas designated for their intrinsic environmental value, including sites of international, national, regional or sub-regional significance	Benchmark data is now available, but is being improved each year as survey data becomes more complete. It will be several years before any trends emerge. See main body or report for this data.

**Renewable Energy**

<b>Indicator</b>	<b>Result &amp;/or Commentary</b>
9 Renewable energy capacity installed by type	0.45 Kw electric 8.00 Kw thermal



**APPENDIX FIVE:  
GLOSSARY**

**Glossary**

AMR: Annual Monitoring Report

BAP: Biodiversity Action Plan

BAR: Buildings at Risk

BVPI: Best Value Performance Indicator

DPD: Development Plan Document

DPH: Dwellings per Hectare

DCLG: Department of Communities and Local Government

GOSE: Government Office for the South East

HBIC: Hampshire Biodiversity Information Centre

HCC: Hampshire County Council

HCSPR: Hampshire County Structure Plan Review

IRF: Integrated Regional Framework

LADS: Local Area Design Statement

LDD: Local Development Document

LDF: Local Development Framework

LDS: Local Development Scheme

LNR: Local Nature Reserve

LRS: Local Reserve Sites

LTP: Local Transport Plan

MDA: Major Development Area

NDS: Neighbourhood Design Statement

NI: National Indicator (Draft Single Set of National Indicators DCLG Nov 2007)

NNR: National Nature Reserve

PUSH: Planning for Urban South Hampshire

RAMSAR: Wetland Sites of International Importance

RSS: Regional Spatial Strategy

SAC: Special Area of Conservation

SCI: Statement of Community Involvement

SEERA: South East England Regional Authority

SEP: South East Plan

SHLAA: Strategic Housing Land Availability Assessment

SHMA: Strategic Housing Market Assessment

SINC: Sites of Importance for nature Conservation

SPA: Special Protection Area

SPD: Supplementary Planning Document

SSSI: Site of Special Scientific Interest

Structure Plan: HCSPR (see above)

UCS: Urban Capacity Study

VDS: Village Design Statement

WCC: Winchester City Council

WCN: Winchester City North

WDLPR: Winchester District Local Plan Review (2006)

WOW: West of Waterlooville

RSS Housing Trajectory																									
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL				
Past Completions - Allocated Sites	52																				52				
Past Completions - Unallocated Sites	444																				444				
Projections - WDLP Review Allocated Sites			50	275	425	469	345	245													1809				
Projections - Potential Allocations							300	600	800	830	680	580	580	500	400	200	100				5470				
Projections - Commitments and windfall allowance		513	433	326	212	315	213	213	213	213	213	213	213	213	213	213	213	213	213	213	3929				
<b>Total Past Completions</b>	<b>496</b>																								
<b>Total Projected Completions</b>		<b>513</b>	<b>483</b>	<b>601</b>	<b>637</b>	<b>784</b>	<b>858</b>	<b>1058</b>	<b>1013</b>	<b>1043</b>	<b>893</b>	<b>793</b>	<b>793</b>	<b>713</b>	<b>613</b>	<b>413</b>	<b>313</b>	<b>213</b>	<b>213</b>	<b>213</b>					
<b>Cumulative Completions</b>	496	1009	1492	2093	2730	3514	4372	5430	6443	7486	8379	9172	9965	10678	11291	11704	12017	12230	12443	12656					
Panel Report (annualised)	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	10440			
PLAN - RSS (annualised)	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612	612	12240			
MONITOR - No dwellings above or below cumulative allocation	-116	-215	-344	-355	-330	-158	88	534	935	1366	1647	1828	2009	2110	2111	1912	1613	1214	815	416	416				
PLAN - WCC suggested RSS figures (annualised)	625	625	625	625	625	795	795	795	795	795	635	635	635	635	635	393	393	393	393	393	12240				
dwellings above or below cumulative allocation - WCC figures	-129	-241	-383	-407	-395	-406	-343	-80	138	386	644	802	960	1038	1016	1036	956	776	596	416	416				
MANAGE - Annual requirement taking account of past/projected completions	612	618	624	632	634	634	623	605	568	527	475	429	384	325	260	190	134	74	5	-203	1032				
<b>Projections</b>																									
<b>Allocated Sites</b>																									
West of Waterloooville			50	250	300	300	300	200																	
Broadway/Friarsgate					100	169																			
Whiteley Farm				25	25																				
Whiteley Green							45	45																	
Allocated Sites TOTAL			50	275	425	469	345	245	0																
<b>Potential Allocations</b>																									
Whiteley North							50	250	300	330	330	330	330	300	300	200	100								
WoW Extension							50	100	250	250	100														
Winchester City North/ or alternative potential allocations total							200	250	250	250	250	250	250	200	100										
Large Sites commitments (from HCC Schedule) Includes Police HQ, not other s106s			343	227	85	76	90																		
Small Sites Commitments		174	174	174																					
Large Site Windfall		14	42	67	67	79	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67			
small Site Windfall				69	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146	146			
Total commitments/windfall		531	443	326	212	315	213	213	213	213	213	213	213	213	213	213	213	213	213	213	213	213			
<b>Total (excluding allocations)</b>		531	443	326	212	315	813	1413	1813	1873	1573	1373	1373	1213	1013	613	413	213	213	213					

**Structure Plan Housing  
Trajectory 2007**

	1996/7	1997/8	1998/9	1999/0	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	TOTAL
Past Completions - Allocated Sites					89	146	258	318	249	70	52					1182
Past Completions - Unallocated Sites					152	220	248	285	445	420	444					2214
Projections - Allocated Sites												125	194			319
Projections - MDA														250	300	550
Projections - Unallocated Sites												531	443	326	224	1524
<b>Total Past Completions</b>	<b>430</b>	<b>850</b>	<b>503</b>	<b>366</b>	<b>241</b>	<b>366</b>	<b>506</b>	<b>603</b>	<b>694</b>	<b>490</b>	<b>496</b>					
<b>Total Projected Completions</b>												<b>656</b>	<b>637</b>	<b>576</b>	<b>524</b>	<b>7938</b>
<b>Cumulative Completions</b>	430	1280	1783	2149	2390	2756	3262	3865	4559	5049	5545	6201	6838	7414	7938	
<b>PLAN - Strategic Allocation (annualised)</b>	486	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	7294
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	-56	307	324	204	-42	-162	-142	-25	182	186	196	365	516	606	644	
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	486	490	463	459	468	490	504	504	490	456	449	437	364	228	-120	-214

