

Winchester District

Authorities Monitoring Report

1st April 2017 – 31st March 2018

December

2018



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1. Introduction and Background

1.1.1 This Authority Monitoring Report (AMR) for the Winchester District, see Figure 1, covers the period 1 April 2017 to 31 March 2018. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities to produce monitoring reports on at least a yearly basis. The purpose of the AMR is twofold;

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

1.1.2 The National Planning Policy Framework (NPPF) also sets out that Local Planning Authorities should identify and maintain a five-year supply of deliverable sites for housing. This AMR therefore includes an assessment of the five year housing land supply for the period April 2018 to March 2023 and in accordance with government advice that assessments should be forward looking, a second assessment is included for the period between April 2019 and March 2024.

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

- Review actual progress against the LDS timetable. List any adopted or approved local plan or SPDs that were listed in the LDS
- Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy
- Specify the number of net additional dwellings (including affordable dwellings) during the report period and since the policy began in any part of the area as relevant.
- Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made
- Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012

- Detail action taken under the Duty to Co-operate requirements during the report period
- Make up-to-date information collected for monitoring available as soon as possible

- 1.1.4 Part 1 of the AMR provides a commentary on the progress of local development documents, including any changes in the timetable set out in the local development scheme 2017.
- 1.1.5 Part 2 of the AMR monitors the performance of adopted policies within local development documents and is set out using the three 'themes' of the Council's Community Strategy 2010 which are reflected in the Local Plan and focuses on those policies which can be monitored effectively.
- 1.1.6 The Winchester District Local Plan Part 1: Joint Core Strategy (LLP1) was adopted in March 2013 and replaced many of the saved policies of the 2006 Winchester District Local Plan Review (WDLPR). The remaining saved policies of the 2006 plan were superseded by the adoption of LPP2 in April 2017 (the saved policies will continue to apply in that part of the district within the South Downs National Park until their local plan is adopted).
- 1.1.7 Relevant guidance requires reports to be prepared within at least 12 months since the last one and to be made public. Although monitoring information can now be provided via a number of reports, it has been considered in Winchester that it is most practical to continue to produce a single report on an annual basis. Additional reports into various aspects of monitoring may be prepared at other periods; however there are no plans to do so currently. The AMR will continue to be produced by the end of the December to which a particular monitoring year relates. This reflects the availability of data, much of which is not available until the autumn following the end of the financial year.



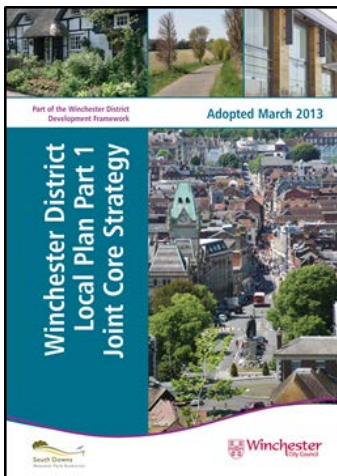
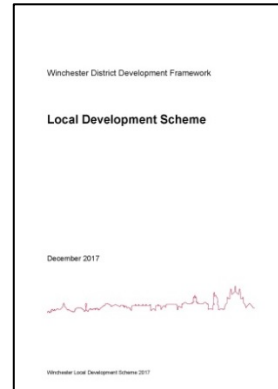
Figure 1: Winchester City Council Boundary (Light Grey Area covered by the AMR)

2. Monitoring Policy Progress

2.1.1 This chapter of the AMR reviews the progress of production of the policy documents, it describes the progress that has been made during the monitoring year in general and discusses the future programme.

The Local Development Scheme (LDS)

2.1.2 The Council's LDS was updated in December 2017 and now covers the period up to 2021, setting out the details of the remaining Development Plan Documents still to be produced. The LDS can be viewed on the Council website [here](#).

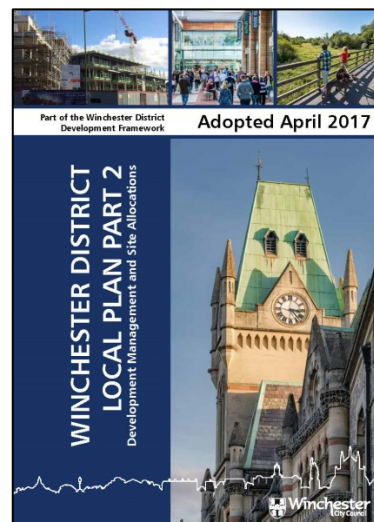


Local Plan Part 1: Joint Core Strategy

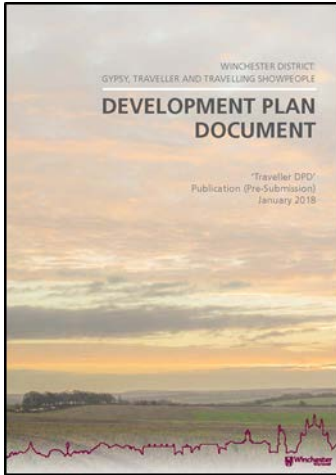
2.1.3 The Winchester District Local Plan Part 1 - Joint Core Strategy is the key document in the Winchester District Development Framework (LDF). LPP1 went to examination in October/November 2012 and was adopted by Winchester City Council on 20 March 2013 in line with the timescale set out in the adopted LDS at that time.

Local Plan Part 2: Development Management and Site Allocations

2.1.4 The Winchester District Local Plan Part 2 - Development Management and Site Allocations (LPP2) went to examination in July 2016 and was adopted on 5 April 2017 in line with the timescale set out in the adopted LDS at that time.



Gypsy, Traveller and Travelling Showpeople Development Plan Document



2.1.5 Work commenced on the Gypsy Traveller and Travelling Showpeople DPD in 2016. Following early consultation during 2017, the draft DPD was published under Regulation 18 for comment during July – September 2017. Some 99 representations were received and the document was amended and then published under Regulation 19 'Pre-Submission' for 6 weeks in January 2018, with the aim to submit the DPD for examination during May 2018.

Neighbourhood Planning

2.1.6 The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas through community-led planning policy documents. The Neighbourhood Plans can include planning policies and allocations of land for different uses.

2.1.7 Neighbourhood Plans can be produced by town or parish councils in consultation with their communities, but must be in conformity with the NPPF and local planning policy. There is only one 'made' Neighbourhood Plan within the district and that is Denmead. Monitoring of these Plans can be found in Chapter 8 of this AMR.



Community Infrastructure Levy

- 2.1.8 Section 34(5) requires that the monitoring report should contain information on the annual reporting of receipts of monies received under the CIL regime. The Council adopted its CIL Charging Schedule on the 8 January 2014 with an implementation date of 7 April 2014. The CIL charging rates are supported by evidence of development viability and apply to development within Winchester City Council that is located outside of the South Downs National Park Authority Area. The South Downs National Park Authority is preparing its own Charging Schedule that will be adopted by them as the relevant 'charging authority'.
- 2.1.9 In the monitoring period 1 April 2017 to 31 March 2018, 44 Demand Notices were issued for CIL. Of these 44, 8 of the schemes received CIL relief (e.g. self-build relief or affordable housing relief) and therefore the Demand Notice for these was zero. The remaining 36 demand notices were issued and totalled £3,636,966.32

Self and Custom Build Register

- 2.1.10 The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 2.1.11 Winchester City Council (outside the South Downs National Park) first published the register on the Councils website in 1st of April 2016 and on the 31st March 2018 a total of 127 individuals had registered their interest for a self and custom build plot in the district.
- 2.1.12 In the monitoring period 1st April 2017 to 31st March 2018, 98 individuals registered their interest for a self and custom build plot in the district.

3. Duty to Cooperate and working in partnership

3.1 Duty to Cooperate

- 3.1.1 Section 34 (6) of the Local Planning Regulations 2012 asks for details of actions taken under the 'Duty to Cooperate' requirement during the monitoring period. The Planning and Compulsory Purchase Act 2004 (as amended) places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 3.1.2 In line with the regulations, the council has formally consulted the prescribed organisations during consultation periods on emerging planning documents. The council has also consulted relevant bodies informally in the development of its policies and approach.
- 3.1.4 A wide variety of liaison and joint working is undertaken under the duty to cooperate and only the important actions are discussed in the AMR. A table of the main actions and dates is provided at the end of this section.

3.2 Joint Working

- 3.2.5 The council undertakes regular and ongoing joint working meetings including;
- Providing input into neighbouring local authorities' Local Plans and evidence base where appropriate to ensure consistency of approach for cross-boundary issues and sharing of data in respect of strategic matters such as employment.
 - Engagement with neighbouring local authorities about the provision of gypsy and traveller accommodation, including joint commissioning of studies to inform the development of the council's Gypsy and Traveller Accommodation Needs Assessment and site assessment study and preparation of the DPD.
 - Engagement with Local Enterprise Partnerships (LEP) and liaise as necessary in the formulation of the Council's Economic Needs Assessment;
 - Work with the Environment Agency, statutory undertakers, PUSH and other bodies in respect of air and water quality in the district.

- Joint working on biodiversity and green infrastructure matters with interested parties including Natural England; the Environment Agency and local interest groups.
- Ongoing meetings with Hampshire County Council as the education, highways, minerals and waste, and flood risk authority.

More specifically the council continues to meet with the following groups;

3.3 Hampshire and Isle of Wight Planning Officers Group (HIPOG), Development Plans Group (DPG), Planning Research and Liaison Group (PRLG), Partnership for Urban South Hampshire Planning Officers Group (PUSHPOG) and Development Control Practitioners Group.

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

3.4 Partnership for Urban South Hampshire (PUSH)

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

3.5 Solent Recreation and Mitigation Partnership (SRMP)

3.5.1 WCC is part of the Solent Recreation Mitigation Partnership (SRMP). The Partnership consists of the PUSH authorities, Chichester District Council, the New Forest and South Downs National Park Authorities, Natural England and other key

wildlife/conservation bodies. The role of the SRMP is to coordinate implementation of the mitigation measures necessary to address the impact of additional recreational pressure on the Solent Special Protection Areas (SPA) arising from new housebuilding, which would be funded by developer contributions.

- 3.5.2 The SRMS outlines a programme of mitigation measures was agreed by PUSH in December 2014. The updated SRMS was adopted at Cabinet on 14th February 2018. Contributions are now being collected from relevant developments within a 5.6km radius of the SPA. During the monitoring period 20 applications were received which were required to contribute to the SRMS, 19 were approved and 1 refused. A total of £9,434.52 was received during the monitoring period. WCC is an active member of the Partnership, having a representative on the Board and attending steering group meetings. Work is continuing on the development of a final Strategy and it is progressing through meetings of the steering group and the PUSH Joint Committee which manages the Partnership (see details of SRMP meetings in the table at the end of this chapter).

3.6 Cooperation with Neighbouring Local Planning Authorities

- 3.1.13 The Council has continued to liaise with neighbouring planning authorities on a number of important issues including the Botley Bypass (Eastleigh), the emerging Eastleigh Local Plan which identifies significant residential development close to the Borough boundary, and the South Downs National Park, Havant Borough Council, New Forest District Council, New Forest National Park, Fareham Borough Council, Test Valley Borough Council, Southampton and Portsmouth in respect of their emerging local plans and DPD's.

- 3.6.15 The South Downs National Park covers 40% of the area of Winchester District and there continues to be cross – boundary liaison in respect of settlements which are close to or cross the boundary. The SDNP is now in the process of developing its own Local Plan and involves WCC under the duty to cooperate.

3.7 Planning of Strategic Sites

- 3.7.1 Strategic sites which cross administrative boundaries are a particular instance where cross-boundary cooperation is important. Sites where liaison has occurred are the

continuing development of West of Waterlooville (part in Havant Borough) and planned new developments at North Whiteley, and Welborne (in Fareham Borough).

- 3.7.2 The West of Waterlooville Forum is administered by WCC and also includes representatives of Havant Borough Council, Hampshire County Council, Denmead Parish Council and Southwick and Widley Parish Council. The Forum focuses on the development of the new community in detail, particularly community infrastructure and the establishment of community democratic forums.
- 3.7.3 The Joint West of Waterlooville Planning Committee was formed by agreement of Havant Borough Council and Winchester City Council to consider planning applications within the major development area. Details of the meetings of the West of Waterlooville Forum and the Joint West of Waterlooville Major Development Area Planning Committee are set out in the table at the end of this section.
- 3.7.4 The North Whiteley Development Forum has been established as a WCC meeting to discuss issues relating to the development of this area and includes representatives of Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council, Botley Parish Council, Curdridge Parish Council and Whiteley Town Council.
- 3.7.5 The City Council resolved to grant outline permission on 12 October 2015, subject to a S106 agreement which was not signed in the monitoring period. Since that date, regular meetings have been held to progress the development, via the North Whiteley Project Board (see table at the end of this section). Discussions have also been held with the developers and other interested parties via the North Whiteley Steering Group comprising the developers and officers from WCC and HCC.
- 3.7.6 Welborne is a substantial new development planned in Fareham Borough but adjacent to and including significant green infrastructure within Winchester District. The Welborne Standing Conference meets on an ad hoc basis and provides a forum for Council Officers and Members from WCC and Fareham BC, Parish Councillors and community groups from Knowle and Wickham, and other stakeholders to discuss the development of the area.

3.7.7 The Welborne Plan was adopted by Fareham BC on 8 June 2015. Policy WEL30 includes the commitment that Fareham BC will continue to work with WCC to determine appropriate uses and management of the natural greenspace within Winchester District. There is a corresponding commitment in policy SH4 of the Winchester Local Plan Part 1 to work with Fareham Borough Council to help develop the SDA of approximately 6000 dwellings together with supporting uses immediately to the north of Fareham. Land within Winchester will form part of the open areas which will be incorporated into the development.

3.8 Infrastructure Delivery Agencies and Other Bodies

3.8.1 Hampshire County Council (HCC) provides the overview of the Districts within the County and has a duty to co-operate with them. HCC is the Minerals and Waste, Education and highway management authority and is therefore responsible for various issues that affect the Local Plan. It also deals with some flood risk management, access to the countryside, children's services, social care, libraries and some public health services all of which may need to be considered as part of the planning process.

3.8.2 HCC has been heavily involved in discussions relating to the delivery of the strategic sites allocated in the LPP1 and the allocation of other sites in the LPP2 and will continue to be involved in the new Local Plan 2036. In relation to education, WCC is working with HCC on the provision of new schools in the strategic sites at North Whiteley, West of Waterlooville and Barton Farm north of Winchester. Officers have also been liaising with HCC Children's Services concerning the provision of additional school places to address the needs arising from the site allocations in the LPP2.

3.8.3 The Marine Management Organisation (MMO) is working toward adoption of the South Inshore and Offshore Plan which runs from Folkestone to the River Dart. It has consulted with WCC as a small part of Winchester District is affected, i.e. part of the River Hamble which is tidal up as far as Botley and forms part of the boundary of Curdridge Parish. The plan was adopted in July 2018.

- 3.8.4 Local Planning Authorities are required to liaise with Local Enterprise Partnerships (LEPs). The Solent LEP covers the same part of the District as the PUSH area and the Enterprise M3 LEP covers the rest of the District.
- 3.8.5 The Solent LEP has resolved that PUSH should continue to take the lead on strategic planning, in particular developing and updating the Spatial Strategy for the area. WCC's involvement is therefore with PUSH in this respect, as indicated above.
- 3.8.6 WCC is also involved with the M3 LEP at both Officer and Member level, attending Board meeting and Action Groups on various topics as required.
- 3.8.7 Local planning authorities are required to liaise with Local Nature Partnerships (LNPs). The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012 and WCC is now actively engaged with the Local Nature Partnership as a member of the Ecological Network Working Group. WCC also has involvement with the Hampshire and Isle of Wight Wildlife Trust on a number of projects on a periodic basis.
- 3.8.8 The following table provides a summary of the main specific actions undertaken during the monitoring year 2017 – 2018

Table 1: Duty to Co-operate main meetings / actions between 01 April 2017 to 31 March 2018.

Name	Date	Type	Form/Issues/Actions
West of Waterlooville Joint Committee	27.02.2018	Joint Planning Committee meetings of WCC and HBC.	Discusses and determines planning applications within the development major development area in both districts.
West of Waterlooville Forum	22.03.2018 02.10.2017 26.06.2017	Meetings of Members from relevant Councils around the development area.	Forum discusses and facilitates continuing development of the West of Waterlooville MDA, with particular emphasis on developing community infrastructure.
North Whiteley Development Forum	13.11.2017	Meetings of Members from relevant Councils around the development area.	Forum discusses issues in respect of North Whiteley MDA including infrastructure, education, community facilities and timetable for delivery.
Gypsy and Traveller DPD	02.05.2017. 12.01.2018. 18.09.2017 09.10.2017 06.11.2017	Duty to cooperate meeting with HBC, SDNP, EHDC, TVBC, BDBC, EBC. Written requests to assist with meeting unmet need issued to all neighbouring Las. Meeting with SDNP established no need from that part of Winchester within the park. Formal approach to all authorities within Hampshire asking for assistance in providing travelling showpersons' pitches.	To discuss proposed approach in WCC emerging DPD together with identification of shortfall in travelling showpersons' sites and formal assistance being requested from neighbours. No additional sites have been forthcoming. This resulted in a memorandum of understanding. No additional pitches forthcoming.
PUSH Joint Committee	14/3/17, 27/6/17 5/12/17	Joint committee meetings.	To consider the SRMP strategy.
New Forest District Council	02.05.2017 04.05.2017 09.05.2017 26.06.2017 11.09.2017 27.11.2017	Duty to cooperate exchanges of e-mail between NFDC and WCC. Duty to co-operate meeting Workshop with TVBC, Southampton, FBC, WCC, Christchurch and East Dorset, Bournemouth, Poole and Wiltshire. Letter from NFDC	To discuss housing supply, OAN and possibility of WCC taking on unmet need. To discuss housing supply and establish unmet need to be taken by neighbouring authorities. Confirming no longer wanting WCC to take unmet need unless it can offer to do so to avoid having to release green belt land for development.
New Forest National Park	22.11.2017 20.12.2017	Letter from NFNP to WCC Letter from WCC to NFNP	Reg 19 notification under Duty to Cooperate. Asking WCC to consider taking unmet need. Do not share a housing market boundary with NFPA so there is no basis for asking for assistance with meeting unmet housing need.
Havant Borough Council	31/01/2018 12.02.2018	Officer meeting. Response to HBC in respect of consultation on LP.	Update on housing numbers DTC Havant LP. No formal comments to make. Housing numbers supported. Policies for sites around Waterlooville supported. Suggested rewording of policy H5 Gypsy and Traveller to take into account WCC's unmet need.

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Name	Date	Type	Form/Issues/Actions
Eastleigh Borough Council	25.04.2017	Various ongoing Duty to Cooperate meetings between officers of EBC and WCC to discuss issues arising from EBC new Local Plan. Meeting with parish councils in respect of Eastleigh's Local Plan. Further meetings between officers WCC & EBC to discuss progress on EBC Local Plan. Letter to the leader of EBC Further meetings between officers WCC & EBC to discuss highways and other matters in respect of the Local Plan.	To discuss the draft Local Plan, update on progress and issues arising. To discuss the proposed link road serving the new development area in the Eastleigh Local Plan.
	08.05.2017		Concern raised from WCC about lack of engagement and EBC lack of comment on WCC LP at Reg 19.
	04.08.2017		Expressing concern about lack of cooperation, gaps in evidence base. No approach to WCC about land in WCC district needed to provide road in one of EBC's growth options.
	25.09.2017		Review of EBC LP to date and opportunity for WCC to comment on the draft policies.
	09.11.2017		To discuss transport aspects of EBC'S LP. Confirming that the HRA scoping submitted by EBC for comment is acceptable.
	13.11.2017		Confirm that WCC doesn't have capacity to examine junction design and would expect Hampshire County Council to provide modelling and safety advice.
	30.11.2017		List of questions to be discussed at next DTC meeting.
	13.12.2017		Comments on draft policies S5 and S6. Update, draft HRA expected by end March, will be circulated and meetings set up to discuss.
	12.01.2018		To provide update on highways issues including the Allbrook Rail Bridge. WCC seeking assurance that bridge is wide enough for traffic proposed.
	17.01.2018		
	24.01.2018		
	25.01.2018		
	29.01.2018		
	20.02.2018		
01.03.2018			
16.03.2018			
22.03.2018			
Fareham Borough Council	16.11.2017	Reg 18 letter from FBC in respect of duty to cooperate.	In particular notification that LP 2036 seeks to exceed the PUSH SHMA OAN 2011-2036 (April 2016 update) and also meet the requirements of the PUSH Spatial Position Statement up until 2034.
	05.12.2017	Letter to FBC in respect of Reg 18 consultation.	No formal comments to make. Higher housing requirement welcomed. Retention of Meon strategic gap welcomed as is retention of Solent 2. Change of Little park Farm from an employment allocation to an employment area is questioned. Confirmed that WCC is unable to meet identified need for gypsy & traveller.
Test Valley Borough Council	14.08.2017	Meeting to discuss undertaking joint update of Landscape Character Assessment documents	Consideration was given to jointly commissioning an update of respective landscape character appraisal documents to inform pending local plan reviews. After discussion and correspondence with respective legal teams it was decided each authority would undertake its own update, but utilise the other in a 'critical friend' capacity.
	May 2017	Joint presentation including members on Gypsy and Traveller matters based on the publication of the ORS report.	Presenting the evidence in respect of need and available sites and identifying unmet need in each authority.

4. Housing Land Supply

4.1 Introduction

- 4.1.1 This Chapter contains most of the information relating to housing delivery and monitoring, including the housing trajectory and 5 year land supply.
- 4.1.2 It should be noted that there are some crossovers between some of the policies and themes and the AMR should be considered as a whole in this respect. For example, the Development Strategy Section of the AMR includes information regarding strategic sites, development on greenfield sites, and housing mix. Housing density is covered in the High Quality Environment Section under CP14.

4.2 Housing Supply and Delivery

- 4.2.1 This section discusses the housing trajectory (Appendix 8) and information on the calculation of 5 year land supply. The number of net completions (including affordable housing) during this monitoring year and since the Local Plan period began are also given, as required under Regulation 34 of the 2012 Local Plan Regulations. This section also provides further information on the delivery of large sites, small sites and SHLAA sites as part of the land supply calculation. Statistical information relating to these calculations can be found in the relevant Appendices.

4.3 5 Year Land Supply

- 4.3.1 The five year land supply assessment sets out the housing supply for the District for the period April 2018 – March 2023 and also looks ahead to the period 2019 – 2024. A summary of the five year land supply calculation is set out in Appendix 2.
- 4.3.2 Since the base date of the AMR, the National Planning Policy Framework (NPPF) has been revised (July 2018). Therefore, in considering future housing delivery and land supply, the requirements and advice contained in the NPPF 2018 and updated Planning Practice Guidance have been followed. Paragraph 73 of the 2018 NPPF requires authorities to *'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'*.

Winchester's housing requirement was established in Local Plan Part 1, which is now over 5 years old and was not formally reviewed in producing Local Plan Part 2.

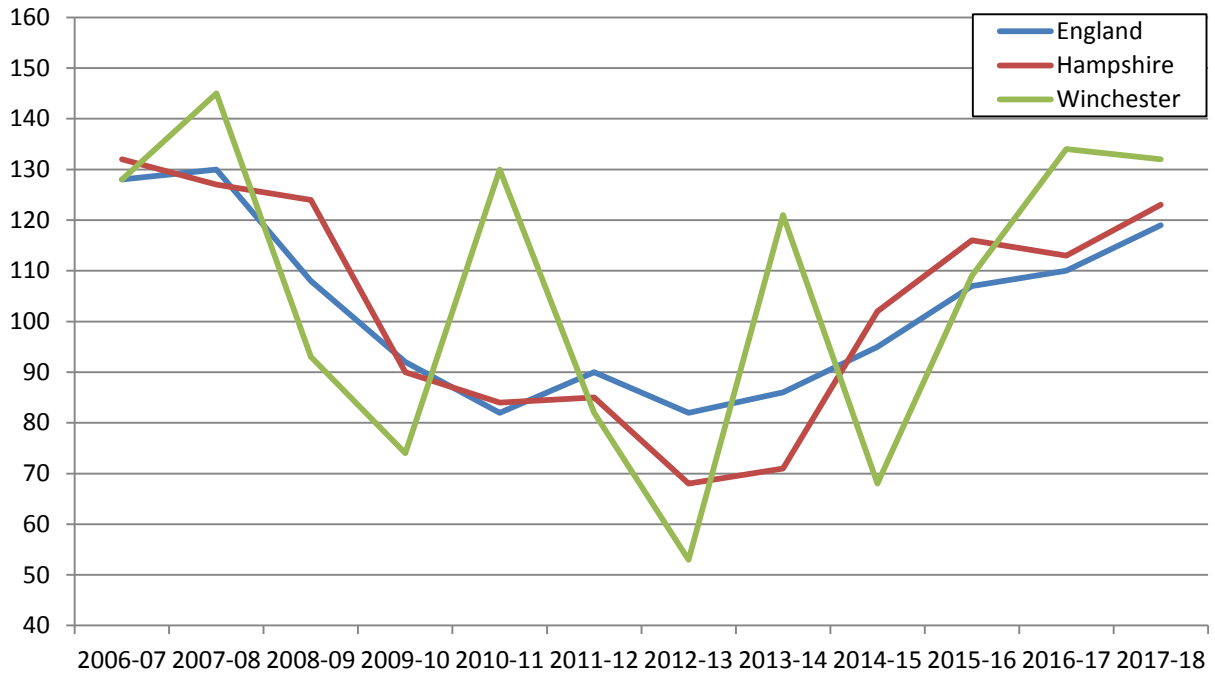
Therefore, the PPG advises that future housing requirement should be based on the 'local housing need' derived using the standard method in national planning guidance (PPG paragraph 030).

- 4.3.3 The supply of housing sites may include windfall sites if there is compelling evidence that they will provide a reliable source of supply. There should be an additional 'buffer' (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, or 10% where an authority relies on a recently adopted local plan or annual position statement, or 20% where there has been significant under delivery of housing over the previous 3 years (measured against the Housing Delivery Test).

4.4 Housing Provision in Winchester District

- 4.4.1 There have been significant fluctuations in housing provision over the last 12 years or so. The overall trend was of a decline in completions since 2006 followed by a rise from 2014 (see Figure 2 below) and, although Winchester District annual completion figures fluctuate, they closely reflect the national (England) and Hampshire trends. The Winchester Strategic Housing Market Assessment Update 2012 (DTZ) states that "Winchester appears to have experienced similar peak to trough house price falls as the South East as a whole" and that "the downturn has not fundamentally changed the position of Winchester in relation to the two market areas – the District remains more expensive on average than both Central and South Hampshire as a whole". More recently, the Partnership for Urban South Hampshire (PUSH) Strategic Housing Market Assessment (2014) found that Winchester has experienced relatively strong growth in house prices of 2.7% over the period since the peak in 2007, compared to other PUSH authorities. Median house prices in Winchester are also higher than other PUSH authorities.

Figure 2 Dwelling Completions Change 2006-2018: England, Hampshire and Winchester



100 = Average completions from 2006/07 – 2017/18

4.4.2 Figure 2 plots changes in the average number of dwelling completions over the period 2006-2018, which enables comparisons to be made between areas with very different scales of development. The level of 100 in the left-hand axis of Figure 2 represents the average number of homes completed over the 2006-2018 period, with the table illustrating the variations in each year. These show that the pattern for Winchester is similar overall to Hampshire and England, in that completions were well above the average (100) prior to the recession but dropped significantly during the recession, in Winchester, Hampshire and England.

4.4.3 Completions are now exceeding the 12-year average on a consistent basis. The peaks and troughs in numbers are more pronounced the smaller the numbers involved, making the Winchester data appear more ‘spikey’. Whilst there are some notably low levels of annual completions for Winchester, the table suggests completions have returned to pre-recession levels.

4.4.4 Figure 2 relates to independent dwelling completions, but the updated Planning Practice Guidance (September 2018) advises that ‘communal’ accommodation should now be included when assessing housing completions: *‘all student accommodation... can be included towards the housing requirement’* and *‘local planning authorities will need to count housing provided for older people, including*

residential institutions' (PPG paragraphs 042 and 043). The information required by Government for the Housing Delivery Test also includes bedrooms in communal accommodation (such as student housing or care homes), where these have not been treated as independent dwellings and accounted for it that way. The Housing Delivery Test applies adjustments using nationally set ratios to arrive at dwelling equivalents (2.5 for students and 1.8 for other communal accommodation) and PPG advises that authorities should base their calculations on these.

4.4.5 Previously only independent dwelling completions were counted in Winchester, which have been as follows:

Table 2 Dwelling Completions 2011 – 2018

Year	Dwelling Completions (District Total)
2011 – 2012	317
2012 – 2013	204
2013 – 2014	470
2014 – 2015	262
2015 – 2016	421
2016 – 2017	555
2017 – 2018	547
TOTAL 2011 – 2018	2,776

4.4.6 It is now necessary to add completions in communal accommodation, adjusted by the relevant ratio, as advised in Planning Practice Guidance. Details of schemes completed since the start of the Local Plan period are set out at Appendix 7 and produce the following (adjusted) completion rates.

Table 3 Communal Completions (Dwelling Equivalents) 2011 – 2018

Year	Communal Completions (student / care)
2011 – 2012	0
2012 – 2013	0
2013 – 2014	200
2014 – 2015	0
2015 – 2016	0
2016 – 2017	51
2017 – 2018	95
TOTAL 2011 – 2018	346

4.4.7 The total level of housing (independent and communal accommodation) completions can be updated as follows:

Table 4 TOTAL Housing Completions 2011 – 2018

Year	Total Housing Completions (dwellings + communal)
2011 – 2012	317
2012 – 2013	204
2013 – 2014	670
2014 – 2015	262
2015 – 2016	421
2016 – 2017	606
2017 – 2018	642
TOTAL 2011 – 2018	3,122

- 4.4.8 The updated Housing Trajectory at Appendix 8 illustrates that completions are expected to continue to improve significantly in future years, based on detailed analysis of sites under construction and in the pipeline. Major development at West of Waterlooville is well underway, with a good supply of sites with full planning consent and in the control of national housebuilders. Housing building is now well underway at North Winchester (Barton Farm) and a substantial number of dwellings have been developed in the northern part of the site. Consent has also been granted for the development of 3500 dwellings at North Whiteley, including full consent for infrastructure works.
- 4.4.9 The Solent Local Enterprise Partnership (LEP) has committed £14m towards infrastructure provision to accelerate the development of this key strategic site. The development consortium controlling the site consists of three national housebuilders and a further developer and has a rapid programme of delivery (although the projection in the Housing Trajectory at Appendix 8 makes a more cautious assumption).
- 4.4.10 The Local Plan Part 2 is now adopted and consents have been granted on several of its allocated sites, with others subject to planning applications or pre-application consultations. There are also a number of other large sites (10 dwellings or more) scheduled to contribute a significant amount of completions over the next 5 years, including several within the Council's own New Homes programme.

4.5 The Housing Requirement

- 4.5.1 The assessment of housing land availability should be forward-looking, as the NPPF requires the assessment to provide five years' worth of specific deliverable housing. Therefore the situation expected at a base date of April 2019 is considered, as well as at this AMR's base date of April 2018. As the housing requirement set in Local Plan Part 1 was 5 years old in April 2018, future housing requirements are based on the 'local housing need' figure derived using the standard method in national planning guidance. The Government is currently consulting on this methodology, but based on these proposals it is assumed that the annual average requirement will be approximately 660 dwellings per annum. In order to be included in the five year supply, sites must be 'deliverable' (*'be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years'* – NPPF Annex 2).
- 4.5.2 The NPPF includes the requirement for a 'buffer' (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, or 10% where an authority relies on a recently adopted local plan or annual position statement, or 20% where there has been significant under delivery of housing over the previous 3 years (measured against the Housing Delivery Test). The 'Housing Delivery Test Measurement Rule Book' (2018) confirms that where a previous (Local Plan) housing requirement exists for one or more of the 3 year assessment it will be used for the Housing Delivery Test *'up to the 5th anniversary of its adoption'* (April 2018 for LPP1). Therefore, it is expected that an annualised Local Plan housing requirement (625 dwellings per annum) will be used by Government to assess housing delivery in the 3 years to April 2018. On this basis, housing delivery in the 3-year period 2015/16 – 2017/18 is assessed against a requirement of 1,875 dwellings (625 x 3).
- 4.5.3 Table 4 above shows that total housing completions (dwellings and communal) for the 3 years 2015-2018, as recorded by the Housing Delivery Test, are 1,669 dwellings, which is 89% of the annualised Local Plan housing requirement. The NPPF requires that a 20% buffer is applied where there has been significant under delivery of housing, measured using the Housing Delivery Test, and defined as below 85% of the housing requirement (NPPF paragraph 73c and footnote). Accordingly, with completions of 89% of the Housing Delivery Test there has not been *'significant*

under delivery of housing over the previous 3 years' (NPPF paragraph 73) and a 5% buffer should be applied to the housing requirement (see Table 5 below).

- 4.5.4 In order to determine the 5-year requirement, account also needs to be taken of any shortfall since the start of the Local Plan period. Total completions (including independent and communal dwellings) since April 2011 are 3,122 dwellings (2011-2018) and the Local Plan trajectory (LPP2 Appendix F) expects provision of 3,226 dwellings over the same period, a shortfall of 104 dwellings. The Planning Practice Guidance (paragraph 044) suggests that shortfalls should be added to the plan requirements for the next 5 year period (the Sedgefield approach). However, it goes on to say that *'if a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.'*
- 4.5.5 In Winchester the Local Plan expects a lower rate of development in the early part of the Plan period which will be made up in subsequent years and this is reflected in the housing trajectory (LPP2 Appendix F). As a result, it has been established through the Local Plan examination process that the 'Sedgefield approach' *'is not appropriate or realistic in Winchester district'* (LPP2 Inspector's Report paragraph 15). All Inspectors that have recently heard evidence on housing land supply have concluded that the 'Liverpool' method of calculating housing requirements should be used as it takes account of the Local Plan housing trajectory. This methodology spreads the shortfall over the remaining Plan period resulting in an annual shortfall of 8 dwellings per annum, or a 5-year shortfall of 40.
- 4.5.6 Accordingly, the housing requirement from 2018 - 2023 is based on the 'local housing need' figure (estimated at 660 dwellings per annum), a shortfall of 40 dwellings and a buffer of 5%. To calculate the requirement from April 2019, projected completions (dwellings and communal) for 2018/19 are used, based on the expected development rates shown in the updated trajectory and communal completions at Appendices 6 and 8. This results in an estimated provision of 4,034 against a Local Plan trajectory requirement of 4,500, a shortfall of 466. This equates to an annual shortfall of 39 dwellings, or 195 over the 5-year period. The total 5-year requirements are set out in Table 5 below, including the shortfalls and a 5% 'buffer'.

Table 5 Housing Requirements (excluding 'buffer')

5 Year Period	5 Year Requirement (Local Housing Need Assessment 660 x 5)	+ Shortfall	+ 5% Buffer
2018 – 2023	3,300	3,340	3,507
2019 – 2024	3,300	3,495	3,670

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

Housing Supply

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

Commitments and Planning Permissions

4.6.1 These are sites which, at April 2018, have planning permission or are allocated in a statutory development plan. The 2018 NPPF (Annex 2) currently advises that small sites (under 10 dwellings or 0.5ha) and sites with detailed planning permission should be considered deliverable unless there is clear evidence that homes will not be delivered within five years. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

4.6.2 The phasing of large sites (10 or more dwellings) is individually assessed by Hampshire County Council (HCC) on an annual basis. In accordance with advice in the Planning Practice Guidance (PPG paragraph 048) the schedule of sites at Appendix 5 now lists all large sites with detailed planning consent, sites with outline permission or allocated in the Local Plan (there are no further sites with permission in principle or from the brownfield register) and strategic allocations. Each site has a brief commentary regarding its status, which is taken into account in estimating the timing of completions on the site, listing its planning status, progress towards detailed consent and expected delivery timescales. All Local Plan allocations were subject to a site selection process and viability assessment, tested through the examination process, with most now having planning consent. Detailed schedules are included of large and small site completions (Appendix 3) and outstanding small site consents, including dwellings under construction (Appendix 4).

- 4.6.3 The development profiles for each large site at Appendix 5 are updated every year to take account of developer progress and known aspirations. The information for each site is therefore as accurate as possible and takes account of known progress, constraints, developers' plans and discussions with the local planning authority. This provides the 'clear evidence' sought by Planning Practice Guidance for large sites with outline consent or allocated in the Local Plan, which account for only a modest proportion of the 5 year supply.
- 4.6.4 The estimated total supply within the relevant 5-year periods from sites which are committed/permitted is shown below in Table 6 (large sites) and Table 7 (small sites). This includes LPP1 strategic allocations and LPP2 site allocations, where there is clear evidence that housing completions will be within 5 years, as both Plans are now statutorily adopted:

Table 6 Large Sites (10 or more dwellings)

Monitoring Period	Expected Dwelling Completions (District Total)
2018 – 2023	4,169
2019 – 2024	4,395

- 4.6.5 For large sites, any delay in implementation is already taken into account in the profile for each site (Appendix 5)) so there is no need for a non-implementation discount. Analysis of the number of dwellings lost as a result of lapsed permissions on small sites (under 10 dwellings) was undertaken to provide evidence for the Local Plan Part 1. This shows that these typically involved under 2% of dwellings until the effects of the recession from 2008, when they increased to an average of about 7% a year. This is consistent with information from a survey of small sites applicants in 2007, and earlier work on the take-up of small site permissions undertaken for the District Local Plan Review, which led to a non-implementation discount of 3% being applied to small sites figures in previous versions of the Strategic Housing Land Availability Assessment (SHLAA) and AMR. Over the 10 year period assessed for LPP1 the average was 2.13% and it is therefore concluded that a 3% non-implementation rate remains relevant and appropriate given the circumstances of the District and recovery in the housing market.
- 4.6.6 The total number of dwellings outstanding on small sites at 1 April 2018 was 510, excluding independent and communal dwellings (see Appendix 4). A 3% non-

implementation discount reduces this number to 495. For the period 2019 -2024 4/5ths of this figure is used (396). Table 7 sets out the expected supply from small sites with planning permission during the two monitoring periods.

Table 7 Small Sites (less than 10 dwellings)

Monitoring Period	Expected Dwelling Completions (District Total)
2018 – 2023	495
2018 – 2023	396

4.7 Sites Identified in the SHELAA

4.7.1 The Strategic Housing Land Availability Assessment (SHLAA) has been updated on a regular basis since it was first produced in 2009. The last update of the SHLAA was in September 2015, but a new Strategic Housing and Employment Land Availability Assessment (SHELAA) has now been produced following a ‘call for sites’ in 2018. Therefore the estimate of sites expected to arise from the SHELAA has been updated and the sites included are listed in Appendix 6. The SHELAA figures do not include any sites within the South Downs National Park, as the SDNP Authority now produces its own SHELAA to assess sites within its boundary, nor any communal accommodation. Therefore the figures in Table 8 below are likely to slightly under-estimate the contribution of all SHELAA sites at the District level.

4.7.2 As the Winchester City Council SHELAA identifies specific sites with development potential, it is possible to check that there is no double-counting with sites which already have planning permission (see ‘Commitments’ above), and these have been removed from the SHELAA figures. The SHELAA only assesses sites capable of accommodating 5 or more dwellings. This is because of the size of the District, the potential number of sites involved and the difficulty in estimating capacity and development timing for a large number of small sites. The SHELAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods.

4.7.3 Table 8 below indicates the number of SHELAA sites expected to deliver housing during the relevant 5-year periods. Only SHELAA sites within existing defined built-up areas of settlements are included, as any countryside sites would require a change of policy for them to be brought forward. These are not, therefore, currently

'available' (unless they already have permission or are allocated, in which case they are included as 'commitments' in Table 6 and Table 10).

Table 8 SHELAA Sites (5 or more dwellings)

Period	Number of Dwellings
2018 – 2023	47
2019 – 2024	52

4.7.4 To calculate the SHELAA supply for each 5-year period, the following assumptions about completions in the period 2018 – 2024 have been made. For 2018 – 2023 all sites within the SHELAA period 2018 – 2023 are counted (47 dwellings) as they all fall within this 5 year period. For the 2019 – 2024 period, all sites within the SHELAA period 2018 – 2023 are counted (47 dwellings) along with 1 year's worth of the SHELAA 2023 – 2028 dwellings (one fifth of 25 dwellings = 5). This results in totals of 47 dwellings in 2018-2023 and 52 dwellings in 2019-2024 (47 + 5).

4.8 Windfall allowance

4.8.1 Windfall sites have traditionally formed a significant and consistent component of land supply and are expected to continue to do so. The NPPF allows the local planning authority to make an allowance for windfall sites in the five year supply if there is *'compelling evidence that they will provide a reliable source of supply... having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'*.

4.8.2 Detailed work undertaken for the Local Plan Part 1 demonstrated the contribution that windfalls make to the land supply in the District. Even excluding gardens (as advised by the NPPF) and communal accommodation, windfalls contributed an annual average of 171 completions for the 5-year period 2006-2011. Further analysis of windfall development was undertaken for Local Plan Part 2 and reports on windfall trends and potential were produced for Winchester and all the larger rural villages as part of the LPP2 evidence base. These demonstrate that a specific windfall allowance is justifiable during the Plan period for both Winchester Town and Kings Worthy, but that windfall is not expected to be a sufficiently reliable source of supply in other settlements.

4.8.3 In order to avoid any double counting with sites already permitted, no allowance for windfall development is made for the first year of the 5-year period. An annual average of 70 dwellings is allowed for the remaining 4 years (based on 65 per annum in Winchester and 5 per annum in Kings Worthy), giving a total of 280 dwellings over each 5 year period – see Table 9 below.

Table 9 Windfall Allowance

Period:	Windfall completions expected 2018-2023	Windfall completions expected 2019-2024
2018/19	0	-
2019/20	70	0
2020/21	70	70
2021/22	70	70
2022/23	70	70
2023/24	-	70
Total	280	280

4.9 Communal Accommodation

4.9.1 It is also now necessary to add completions in communal accommodation, adjusted by the relevant ratio, as advised in Planning Practice Guidance (PPG paragraphs 042 and 043). Details of schemes with outstanding planning consents are set out at Appendix 6 along with a commentary on whether these are expected to be delivered within the 5 year period. This amount to a total of 377 student bedrooms, all with detailed consent, with no care accommodation being certain enough to be included within the 5 year land supply. This equates to a total of 151 dwellings when the ratio for student housing is applied. These figures are added into the expected housing supply, set out in Table 10 below.

Local Plan Part 2 Allocations

4.9.2 Adoption of LPP1 provided housing requirements for settlements subject to policy MTRA 2 and for Winchester Town. LPP2 includes the housing allocations required to make the necessary provision. The LPP2 was subject to an independent examination in 2016 and was adopted as part of the Development Plan in April 2017. Now that LPP2 is adopted, its site allocations are included in the schedule of large site commitments (Appendix 5).

Conclusion - Total 5-Year Land Availability

4.9.3 Taking account of the various components of housing supply described above, Table 10 sets out the total housing land supply for the 5-year periods from April 2018 and April 2019 respectively.

Table 10 Total 5 Year Land Supply

Sources of supply	2018 -2023 Monitoring period	2019 -2024 Monitoring period
Commitments (large)	4169	4395
Commitments (small)	495	396
SHELAA Sites	47	52
Windfall	280	280
Communal accommodation	151	35
TOTAL	5142	5158

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

Table 11 5 Year Land Availability

	2018 - 2023 District Total	2019 - 2024 District Total
Requirement (incl shortfall & 5% buffer)	3,507	3,670
Supply	5,142	5,158
Years supply	7.3 Years	7.0 Years

4.9.5 The table above shows that there is ample land availability, for both the 2018 – 23 and 2019 – 2024 monitoring periods. It should be noted that as the major developments in the District continue to come on-stream, along with sites allocated in the Local Plan Part 2, land supply continues to increase and peaks in the 5 years from 2020 to 2025.

4.10 Risk Assessment

4.10.1 The assessment of the housing requirement uses the ‘Liverpool’ method of calculation, whereby total completions (independent and communal dwellings) to the base date (3,122 from 2011-2018) are subtracted from the Local Plan trajectory requirement over the same period (3,226) and the resulting shortfall (104) is spread

over the remaining plan period (13 years). This is added to the 'local housing need' figure derived using the standard method in national planning guidance, along with a 5% buffer, to calculate a 5 year housing requirement (3,507 – see Appendix 2). This is consistent with the Local Plan housing trajectory and avoids the need to apply an annual average housing requirement, which was rejected in the LPP2 Inspector's Report and relevant appeal decisions. The lower levels of provision planned in the early years of the Plan period are compensated by using the 'local housing need' figure for future provision.

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

4.10.3 The alternative 'Sedgefield' method adds any 'shortfall' in the early years of the Plan period to the 5 year requirement. Whilst the Sedgefield method is promoted by the Planning Practice Guidance, this also provides for the shortfall to be spread over the plan period where this is tested through '*the plan-making and examination process*'. In Winchester the Sedgefield methodology has been specifically rejected by the Local Plan Part 2 Inspector, as well as appeal Inspectors, in favour of using the Local Plan trajectory. Therefore no illustration of land availability using the Sedgefield methodology is including in this AMR.

4.10.4 The information used to determine the housing supply reflects Government advice, that only deliverable sites should be included. All of the sites (with the exception of the windfall allowance) are specific identifiable sites which have planning permission, are allocated in the development plan, or have been identified and tested through the SHELAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted).

4.10.5 While an assessment of housing supply over the coming 5-6 years cannot be a precise science, if anything it errs on the side of caution. For example, the sources of supply above do not include any allowance for future allocations or windfall sites within the South Downs National Park area. The South Downs Local Plan (Submission Plan 2018) proposes about 80 dwellings in settlements within

Winchester District, as well as allowing for windfalls – these will be in addition to the sources of supply considered above as they fall within Winchester District (the area covered by the housing requirement). Similarly, the assessments of windfall potential (Table 11 above) do not include any allowance for the development of residential gardens (to reflect NPPF advice at the time) but there are no policies that prevent these sites from coming forward and it is expected that they will continue to contribute to housing supply.

4.10.6 The main source of uncertainty regarding housing supply relates to the economic climate. Figure 2 illustrates that housing completions have been at a relatively low level during the recession, consistent with Hampshire and national trends, but have recovered to pre-recession levels. There remains economic uncertainty although the Government has introduced various measures to promote housebuilding, acknowledging that this is a national issue. Therefore, relatively low levels of completions do not just affect Winchester and are not caused by a lack of available or suitable sites in the District. There are many and varied development opportunities in the District, controlled by a variety of housebuilders, ranging from the 3 strategic development sites (with planning consent for over 7,000 dwellings), through over 30 large sites (10 or more dwellings) with full planning consent and 14 with outline consent or allocated in the Local Plan (totalling over 3,000 dwellings), and numerous small sites of less than 10 dwellings with permissions for over 500 dwellings.

4.10.7 The updated trajectory at Appendix 7 shows how completions are expected to rise over the coming years to reach a peak when all three strategic sites are fully underway. Market conditions have resulted in lower levels of provision in the first part of the Plan period than was anticipated in the LPP1 trajectory, which was based on strong market conditions. The trajectory has been updated in Local Plan Part 2 (as recommended by the Local Plan Inspector) to provide a more realistic basis for future monitoring. Nevertheless, the Local Plan's strategy is being delivered, including the strategic allocations, and the City Council, Government and the Local Economic Partnerships are taking measures to accelerate housing delivery.

5. Local Plan Part 1: Core Strategy 2013

5.1 Introduction

5.1.1 The Local Plan Part 1: Core Strategy was adopted by the LPA in March 2013. This Local Plan sets out the development strategy for the whole of the District. It includes the allocation of key strategic sites that will underpin the delivery of the strategy, as well as a range of policies covering more specific matters, such as affordable housing and the provision of open space. Some policies however, are more strategic in nature and provide a framework for more detailed policy guidance to be set out in Local Plan Part 2.

4.2 Development Strategy
DS1 - Development Strategy and Principles
WT1 - Development Strategy for Winchester Town
WT2 - Strategic Housing Allocation – North Winchester
WT3 - Bushfield Camp Employment Site
SH1 - Development Strategy for South Hampshire Urban Areas
SH2 - Strategic Allocation – West of Waterlooville
SH3 - Strategic Allocation – North of Whiteley
SH4 - North Fareham SDA
MTRA1 - Development Strategy for Market Towns and Rural Area
MTRA2 - Market Towns and Larger Villages
MTRA3 - Other Settlements in the Market Towns and Rural Area
MTRA4 - Development in the Countryside
MTRA5 - Major Commercial and Educational Establishments in the Countryside
CP21- Infrastructure
4.3 Active Communities
CP1 - Housing Provision
CP2 - Housing Provision and Mix
CP3 - Affordable Housing Provision on Market Led Sites
CP4 - Affordable Housing Provision on Exception Sites to Meet Local Needs
CP5 - Sites for Gypsies, Travellers and Travelling Showpeople
CP6 - Local Services and Facilities
CP7 - Open Space, Sport and Recreation
4.4 Prosperous Economy
CP8 - Economic Growth and Diversification
CP9 - Retention of Employment Land and Premises
CP10 - Transport
4.5 High Quality Environment
CP11 - Sustainable Low and Zero Carbon Built Development
CP12 - Renewable and Decentralised Energy
CP13 - High Quality Design
CP14 - The Effective Use of Land
CP15 - Green Infrastructure
CP16 - Biodiversity
CP17 - Flooding, Flood Risk and the Water Environment
CP18 - Settlement Gaps
CP19 - South Downs National Park
CP20 - Heritage and Landscape Character

5.2 Development Strategy

DS1 – Development Strategy and Principles

- 5.2.1 LPP1 Policy DS1 outlines the spatial strategy for the District, including meeting the development needs of the different spatial planning areas. DS1 states the Council’s commitment to a positive approach to planning that reflects the presumption in favour of sustainable development.
- 5.2.2 DS1 emphasises making efficient use of land within settlements and prioritising the use of previously developed land in accessible locations. The following section provides information on new housing development within settlements, in the countryside, including the proportion built on previously developed land (PDL). Appendix 3 shows the number of dwellings completed in the monitoring year by parish.
- 5.2.3 Table 12 below shows the completion figures by LPP1 “policy area”. MTRA4 developments are those on land outside the built-up areas of Winchester, Whiteley, Waterlooville and the settlements covered by MTRA2 and MTRA3a and b. Development allowed under MTRA2 and MTRA3 a and b is not considered to fall within countryside for monitoring purposes. There were 79 MTRA4 completions in the monitoring year.

Table 12 Housing Completions 2017-2018 by Policy Area

LPP1 Policy	Net Completions
MTRA2	123
MTRA3a	16
MTRA3b	34
MTRA4	79
SH2	121
WT1	94
WT2	80
Total	547

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

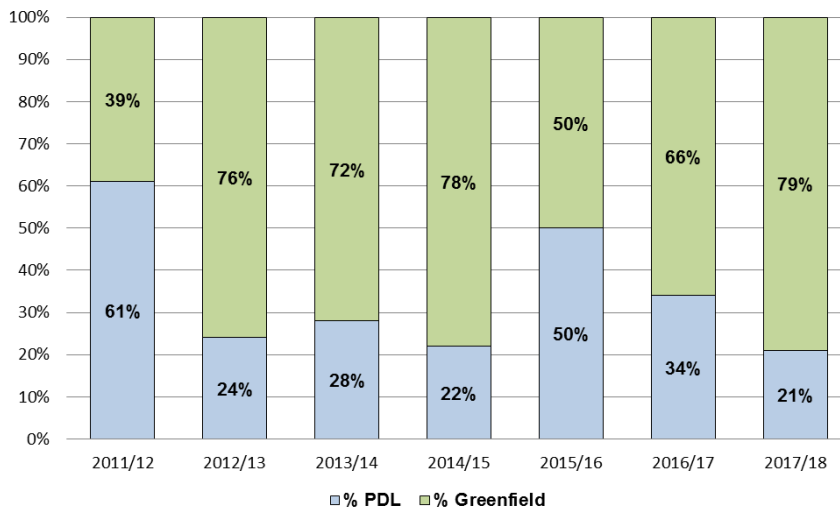
Development on Previously Developed Land (PDL) and Greenfield Land

5.2.5 Table 13 and Figure 3 show the percentage of housing completions on PDL. The calculation uses net completion figures; this differs from previous AMRs which reported on Gross completions. The information has been backdated to 2011, after the definition of PDL was amended (9 June 2010) to remove residential gardens. All garden sites which received permission after this date will have been categorised accordingly as Greenfield.

Table 13 Net Completions on Previously Developed Land and Greenfield Land

Year	Net completions on PDL	% PDL	Net completions on Greenfield	% Greenfield	Total
2011/12	192	61%	125	39%	317
2012/13	49	24%	155	76%	204
2013/14	130	28%	340	72%	470
2014/15	58	22%	204	78%	262
2015/16	209	50%	212	50%	421
2016/17	187	34%	368	66%	532
2017/18	113	21%	434	79%	547

Figure 3 Net Completions on previously Developed Land and Greenfield Land



5.2.6 The increase in the proportion of housing completions on greenfield land is due to completions on a number of sites which were previously undeveloped including Pitt Manor, Swanmore College, and Land West of Waterlooville. It is anticipated that the percentage of PDL development will continue to fall in the next few years as many of the sites coming forward are now on Greenfield land.

Winchester Town Area (WT1, WT2, WT3)

WT1 – Development Strategy for Winchester Town

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

WT2 – Strategic Housing Allocation – North Winchester

5.2.8 Provision is made for the development of approximately 2,000 houses north of Winchester at Barton Farm. A local centre, school, formal and informal recreation and associated community facilities and infrastructure is also planned. Planning permission has been granted for the Barton Farm proposal and development has now started. The expected phasing of development is shown in Appendix 3 – Large Sites Phasing.

WT3 – Bushfield Camp Employment Site

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

South Hampshire Urban Areas (SH1 – SH4)

SH1 – Development Strategy for South Hampshire Urban Areas

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

SH2 – Strategic Housing Allocation – West of Waterlooville

5.2.11 The site is allocated for the development of about 3,000 dwellings together with supporting uses including about 23 hectares of employment land. About 600 of these dwellings are in Havant Borough.

5.2.12 Development has commenced on this site, which is being developed in phases by a number of developers. Detailed planning applications continue to be submitted for parts of the site. The expected phasing of development is shown Table 14 below. 121 units were completed on the site during this monitoring year. SH2 requires 40% of the total site to be developed for affordable housing. Completion percentages for affordable housing cannot be calculated yet as only parts of the development have been completed.

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

Table 14 West of Waterlooville (SH2) Completions

Site	Tenure	Net Completions by year in Winchester District									
		09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	Total
Old Park Farm London Road Waterlooville	Private	22	71	28	14	42	35	15	64	27	386
	Affordable	0	0	0	0	15	19	11	0	23	
Berewood London Road	Private	0	0	0	0	22	25	32	50	46	277
	Affordable	0	0	0	0	28	14	18	17	25	
Total		22	71	28	14	107	93	76	131	121	663

SH3 – Strategic Housing Allocation – North Whiteley

5.2.14 This site is allocated for about 3,500 dwellings together with supporting uses. A large amount of green infrastructure is also expected as part of this development. This site has been subject to protracted discussions with developers and other stakeholders including infrastructure providers. Outline consent has been granted for the development of 3,500 dwellings, including full consent for infrastructure works, subject to completion of a legal agreement. The legal agreement was not completed within the monitoring period (but was completed later in 2018 and consent was issued in July 2018).

SH4 – North Fareham Strategic Development Area (SDA)

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

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

Spatial Strategy – Market Towns and Rural Area

MTRA1 – Development Strategy Market Towns and Rural Area

5.2.17 This policy sets out the planning approach in the area known as the Market Towns and Rural Area, which comprises all of the Winchester District outside of the Winchester Town and South Hampshire Urban Areas. This also includes that part of the South Downs National Park that lies within Winchester District. MTRA1 sets out the strategy of identifying and providing for the development needs of the settlements, whilst maintaining their character, within this area and outlines general principles.

MTRA2 – Market Towns and Larger Villages

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

5.2.19 Sites have been allocated in LPP2, see Chapter 6, for the levels of development identified in LPP1 and the Denmead Neighbourhood Plan has been adopted, making development allocations within its area. There were a total of 123 dwellings completed in the MTRA2 settlements this monitoring year.

MTRA3 – Other Settlements in the Market Towns and Rural Area

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

5.2.21 There were a total of 50 dwellings completed within MTRA3 settlements in the monitoring year. 16 of these were within the settlements without a defined boundary

in MTRA3(b). The remaining 34 relate to the other MTRA3 settlements that have defined boundaries where development may be permitted (MTRA3a).

MTRA4 – Development in the Countryside

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

5.2.23 In the monitoring period there were 79 net completions in the MTRA4 area (excluding development at WoW). The reason for the high number of completions within the MTRA4 area was due to 36 completions at Worthy Down Camp for military personnel and their families. Table 15 below sets out the type of permissions granted which were allowed under policy MTRA4 (LPP1).

Table 15 Completions within policy MTRA4 area

Type of permission	Gains	Losses	Net Gain
Agricultural Workers Dwelling	0	0	0
Change of Use	6	0	6
Replacement	4	2	2
Prior Approval	9	0	9
MOD Housing	36	0	36
Exemption Sites	26	0	26
Total	81	-2	79

MTRA5 – Major Commercial and Educational Establishments in the Countryside

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

5.3 Active Communities

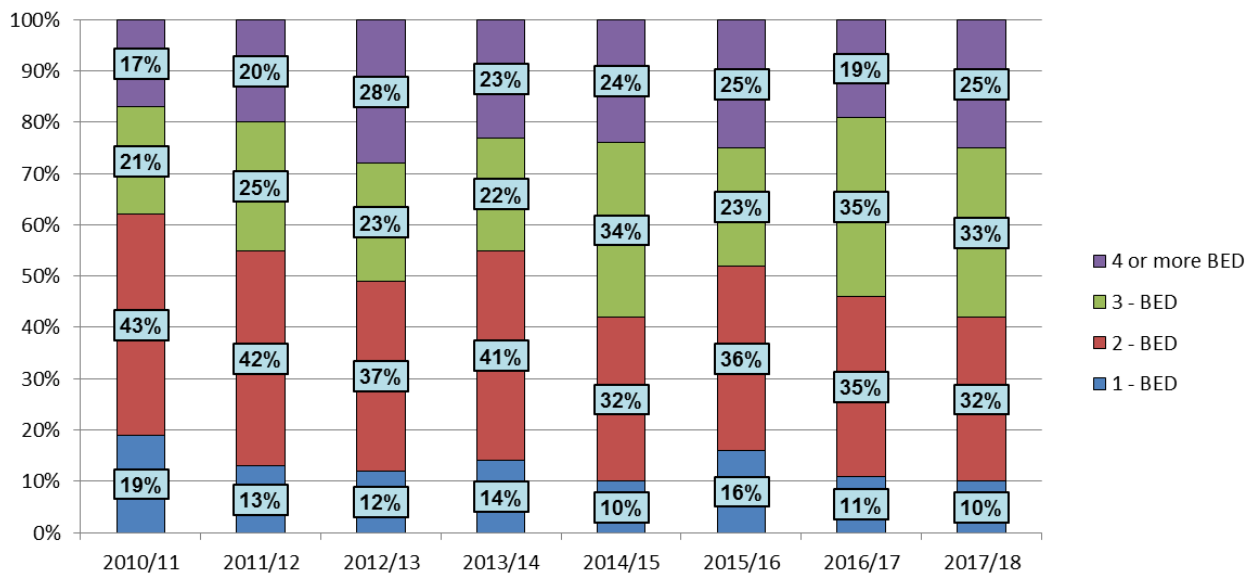
CP2 - Housing Provision and Mix

5.3.1 Policy CP2 requires a suitable housing mix of sizes, types and tenures. Table 16 below shows the variety of housing sizes on new completions in the year 2016 – 2017, by the number of bedrooms. Figure 4 below indicates how the proportion of different dwelling sizes has varied since April 2010.

Table 16 Housing Completions by number of bedrooms 2017-2018

Number of beds	1-BED	2-BED	3-BED	4 or more BED
Gross Completions	62	185	193	145
Percentage	10	32	33	25

Figure 4 Percentage housing completions (gross) by number of bedrooms since 2010



5.3.2 The graph indicates that 65% of completions were 2 or 3 bed roomed. It should be noted that the figures above relate to gross completions in 2017/18 and that some are the result of permissions that were granted under the previous WDLPR policy H7, as supplemented by the Interim Policy Aspiration (2011) on housing in some instances.

5.3.3 The previous Policy H7(i) of the WDLPR required 50% of housing development to be small (1 or 2 bedroom) units. It was initiated as a response to the trend for building

larger houses, which had resulted in a lack of a range of dwelling types and sizes and tenures provided. However the evidence base for LPP1 demonstrated that there is now a shift in the housing mix needed towards 2 and 3 bed family houses. This need was reflected in the Interim Policy Aspirations which were adopted in 2011 and subsequently incorporated into Policy CP2 of LPP1, which requires the majority of homes to be in the form of 2 and 3 bed houses.

- 5.3.4 The majority of completions were 2 and 3 bed dwellings, indicating the policy is being achieved. Table 17 shows how the target for 2-3 bed properties has been met since the Interim Policy Aspirations (2011).

Table 17 Percentage of Housing Completions as 2 or 3 Bed Units

	Percentage 2 or 3 bed units	Target met
2011/12	67%	Yes
2012/13	60%	Yes
2013/14	63%	Yes
2014/15	66%	Yes
2015/16	62%	Yes
2016/17	70%	Yes
2017/18	65%	Yes

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

CP3 Affordable Housing Provision on Market Led Housing Sites

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

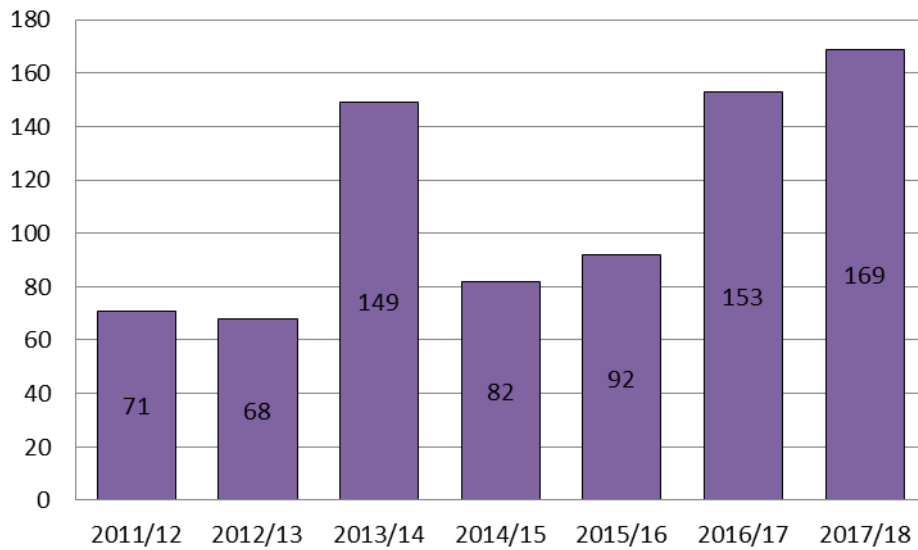
5.3.7 Table 18 below shows the number of new affordable homes completed in the year 2017 – 2018. The data only shows the additional affordable houses completed in the monitoring year and not necessarily the total contribution from the development, as completions may occur over a number of years. Figure 5 shows the number of affordable dwellings completed since the beginning of the plan period.

Table 18 Affordable Housing Completions 2017-2018

Address	Affordable Completions (net)
Barton Farm, Andover Road, Winchester	33
Berewood Phase 1, Hambledon Road	26
Land at Hillpound, The Lakes, Swanmore	26
Land at Old Park Farm, Hambledon Road	23
Site 1A and 1B, Land Off Hillier Way, Winchester*	13
Ludwells Farm, Land Adjacent to Lower Chase Road*	13
Torbay Farm, Sciviers Lane, Upham	12
Land at Hinton Field, Lovedon Lane, Kings Worthy	9
Land at Shavard Lane. Meonstoke	6
Land West of Beggars Drove, Sutton Scotney	4
Spring House Close, Colden Common	2
The Alresford Cricketers, Land at Jacklyns Lane, New Alresford	2
Torbay Farm, Sciviers Lane, Upham	2
22A Mitford Road, New Alresford	1
40 Pound Road, Kings Worthy	1
Total	169

*Exception Sites

Figure 5 Number of Affordable dwellings (net) completions since 2011/2012



5.3.8 Most of the developments are market led sites which have delivered 143 of the 169 affordable dwelling completions in the year 2017– 2018. There are also unimplemented permissions for 376 affordable homes granted within the monitoring period. A significant proportion of these are the affordable units negotiated in relation to the District’s strategic housing sites.

5.3.9 In addition to the on-site provision of affordable housing, the Council secured legal agreements requiring £322,525.08 in financial contributions in lieu of on-site provision from a total of 6 developments granted permission in the monitoring period.

CP4 – Affordable Housing Exception Sites to Meet Local Needs

5.3.10 Policy CP4 exceptionally allows for the development of sites outside settlement boundaries for the provision of housing for local needs. These are 100% affordable housing developments. There were 26 dwellings on rural exception sites completed in the 2017/18 monitoring year these are indicated in Table 18.

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

5.3.11 The 2016 Winchester Gypsy and Traveller Accommodation Assessment identifies a need across that part of the District outside the South Downs National Park for about 15 additional gypsy/traveller pitches and about 24 travelling showpeople's pitches from 1 September 2016 to the end of the Local Plan period. The Assessment takes account of the Government's policy, contained in the Planning Policy for Traveller Sites, and reflects its definition of travellers (as revised 2015). Local Plan Part 2 Policy DM4 reflects the conclusions of the Accommodation Assessment and incorporates these into pitch targets for gypsies/travellers and plot targets for travelling showpeople. The City Council has also, in conjunction with East Hampshire District Council and the South Downs National Park Authority, assessed potential sites for traveller accommodation.

5.3.12 Policy CP5 is a criteria-based policy that will be used in conjunction with Policy DM4 to determine planning applications. The Council commenced preparation of its Traveller DPD in 2016 through completion of the evidence base and early calls for sites. An initial options consultation was held in March 2017, followed by Reg 18 consultation in the summer. Sites are allocated in this DPD, as necessary to meet the targets set in policy DM4, using the criteria established by policy CP5 and the Travellers Site Assessment Study. The Council aims to adopt the Traveller DPD in early 2019.

5.3.13 However, the Council has been unable to identify sufficient sites to meet its target for travelling showpeople of 24 plots in the period 2016 – 2030, and has undertaken the following:

- Three 'calls for sites' during October - December 2016, March – May 2017 and July – September 2017 – no sites for travelling showpersons were received;
- Planning permission granted for 3 plots at the Nurseries, Shedfield – September - December 2016;
- Proposals in draft Traveller DPD (Reg 18) , published for consultation July – September 2017:
 - Gain of sites on an established site currently the subject of an Enforcement Inquiry (estimated at +3 plots) at Carousel Park, Micheldever (Policy TR3)
 - Regularisation of sites with a temporary consent +4 plots at The Nurseries, Shedfield (Policy TR4)

- Intensification/expansion on existing sites within the parameters of Policy TR6. The GTAA identified additional future need on two travelling showpersons sites in the District. Both sites (The Orchard and The Nurseries) have potential capacity for further plots, therefore provision of about 6 additional plots has been included in the table below which summarises supply against the requirements of Policy DM4.
- Use of its own land holdings – para 5.1 of CAB2947(LP) confirmed that the Council does not currently control any land or premises that is suitable or available for traveller sites;
- CAB2947(LP) included an additional recommendation to undertake an assessment of sites that could potentially be acquired for use by travelling showpeople (see para 10.48 above). This process has been completed and it is concluded that no suitable sites could be identified to take this option forward.
- Formal requests of neighbouring planning authorities under the duty to co-operate asking whether they had sites that could be identified to deliver any of the unmet need in the Winchester District. Responses were received from East Hampshire District Council, Fareham Borough Council and South Downs National Park Authority, all of which indicated that they did not have sites that could be offered to meet the needs in Winchester.

5.3.14 Taking the above potential sources into account, there remains a shortfall in the provision of travelling showpersons' plots compared to the identified need. This shortfall is about 8 plots, as indicated in the following table, which summarises provision through the DPD during the 2017/18 monitoring period:

Table 19 Provision of Travelling Showpersons plots compared to identified need

	G&T pitches	TSP plots
a. Requirement Policy DM4	15	24
Other proven need post GTAA*	4	-
TOTAL Requirement	19	24
b. Sites with planning permission / allowed on appeal / occupied since 1/9/16	18	3
c. Vacant sites	7	0
d. To be delivered through Traveller DPD	About 10	About 13
e. Total Supply (b+c+d)	35	16
Surplus/shortfall (e –a)	+16	-8

Table 20 Traveller 5 year site supply position (Sept 2018 – Aug 2023)

Calculation	G&T	TSP
Requirement		
a. 2016-2021 requirement + other proven need	9 + 4 = 13	18
b. Completions 2016-2018	18	3
c. Remaining requirement 2018 – 2021 (a – b)	-5	15
d. 2021 – 2026 requirement	3	3
e. 2021-2023 requirement (2/5ths of d)	1.2	1.2
f. Total 5 year requirement 2018-2023 (c + e)	-3.8	16.2
g. Buffer (5% / 20%) (f x 5% or 20%)	0	0.81 / 3.24
h. Total 5 year requirement 2018 – 2023 with 5% / 20% buffer	-4 (rounded)	17 / 19 (rounded)
Supply		
i. Vacant pitches / plots	7	0
j. Traveller DPD sites (within 5 years)	7	4
k. Total supply 2018 - 2023	14	4
Years Supply	Indefinite	1.2 / 1.1

5.3.15 The above Tables show that there is adequate provision for gypsies and travellers, both over the DPD period as a whole and for the next 5-year period. However, it has not been possible to provide fully for travelling showpersons' needs for either period. The Council has explored and exhausted all options available through the Traveller DPD process in terms of trying to identify suitable sites for travelling showpeople which are deliverable. The emerging DPD policies safeguard and allocate sites where possible and enable other proposals for sites for Travelling Showpeople to be considered positively in order to meet the shortfall. This approach means that if suitable sites are brought forward by the travelling showpersons' community, planning permission can be granted for proposals which meet the policies out set in the DPD, and other existing Local Plan policies.

CP6 – Local Services and Facilities

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

CP7 - Open Space, Sport and Recreation

5.3.17 Active communities include encouraging and supporting healthy lifestyles. The planning policies of the Council seek to provide opportunities for recreation and sport via the provision and protection of open space. CP7 sets out the standards for open space provision in relation to new housing development and the presumption against the loss of open space, sports and recreation facilities. The table below shows the open spaces delivered on housing sites in the year ending 31 March 2018.

Table 21 Open Space Provided In Association with New Developments

Site	Area Provided 2017 – 2018
Wellington Park Waterlooville (Taylor Wimpey)	151,952m ²
Total	151,952m ²

5.3.18 The Council's Open Space Strategy sets out the amount and type of facilities currently available by parish. It indicates where there are deficiencies and identifies what new and improved facilities may be required. The Open Space Strategy has been in existence for many years and financial contributions under S106 of the Town and Country Planning Act have been used successfully to fund improvements in accordance with the Strategy across the District. However, S106 contributions to open space improvements from housing developers were discontinued in 2014 and have been replaced with the Community Infrastructure Levy. Nevertheless, contributions from developments that were permitted before this date have continued to be received. Table 22 shows how much has been contributed over the last few monitoring years.

Table 22 Open Space Fund Receipts

Monitoring Year	Open Space Fund Receipts
2011 – 2012	£332,337
2012 – 2013	£378,409
2013 – 2014	£231,987
2014 – 2015	£99,114
2015 - 2016	£108,635
2016 - 2017	£153,022
2017 - 2018	£91,899

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

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

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

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

5.3.23 The re-assessment of open space provision has resulted in a different pattern of shortfalls to those which WDLPR sought to address. For Winchester Town, for example, provisions at Bushfield Camp (WT3) and on and adjacent to Barton Farm (WT2) will assist in providing open space to address shortfalls of provision. As it has previously proved difficult to provide large areas of open space under previous development plan policies, LPP2 seeks provision in association with the proposed

housing allocations as appropriate. CP7 and DM5 will also continue to seek additional provision where necessary across the District, in association with future housing developments according to the standards of CP7.

5.3.24 Table 23 below shows the progress that has been made on recreation allocations being carried forward into LPP2 and the future direction proposed where relevant, including where allocations are planned.

Table 23 Sites allocated for recreational use

Allocation	Current status
Bushfield Camp (LPP1 WT3)	Part of employment allocation (W3) in LPP1, informal recreation still required on large part of the site
Barton Farm (LPP1 WT2)	Large amount of informal recreational land and facilities to east of railway line being provided as part of agreed scheme, in addition to the required recreation within W2 area.
Land north of Tanners Lane (Policy 2i(e) of DNP) and at Denmead Junior School (Policy 5 of DNP).	Allocation in Denmead Neighbourhood Plan made for open spaces/recreation
The Vineyard/ Tangier Lane (LPP2 Policy BW3)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.
Albany Farm, Bishop's Waltham (LPP2 Policy BW4)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.
Lovedon Lane, Kings Worthy (LPP2 Policy KW1)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.
Sun Lane, New Alresford (LPP2 Policy NA3)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.
The Lakes, Swanmore (LPP2 Policy SW1)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.
Lower Chase Road, Swanmore (LPP2 Policy SW2)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.
Winchester Road, Wickham (LPP2 Policy WK2)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.
The Glebe, Wickham (LPP2 Policy WK3)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.
Abbotts Barton, Winchester (LPP2 Policy WIN10)	Land allocated for open space for inclusion of any application on the site see Chapter 6 for update.

5.4 Prosperous Economy

- 5.4.1 Creating the framework for encouraging economic prosperity and generating sustainable economic growth is one of the key challenges facing the District over the next 20 years, and is identified as a key priority for the District through the Community Strategy and its Economic Strategy. It is essential that the local economy remains competitive and provides employment opportunities across a wide range of skills and technologies. Coupled with this is the recognition that high levels of both in and out-commuting exist within the District and that options need to be available to enable residents to live and work locally.
- 5.4.2 The District now falls within two economic areas, the south of the District is within the Solent Local Economic Partnership (LEP) area, and rest of the District is included in the Enterprise M3 LEP. The Solent LEP largely covers the Partnership for Urban South Hampshire (PUSH) area with the addition of the Isle of Wight. PUSH will continue to provide strategic housing and spatial planning advice to the LEP, and will be responsible for the development and implementation of the sub-regional economic strategy.
- 5.4.3 The following policies aim to provide a framework for the necessary expansion and diversification of the economy across the District, in accordance with the Economic Strategy adopted by the City Council, which is the means by which the economic vision and plans will be turned into practical outcomes for local people and businesses.

CP8 - Economic Growth and Diversification

- 5.4.4 Policy CP8 supports economic development and diversification across Winchester District, in accordance with the spatial strategies for the District, through the retention, regeneration and intensification of previously developed land and by allocating land as necessary to support employment growth at sustainable locations. About 20 hectares of new employment land will need to be provided for economic growth and future employment needs.

Employment Land Gains

5.4.5 During the monitoring period 4,859 m2 of additional employment space was completed within the district. Table 24 sets out the completions in detail below.

Table 24 Amount for floorspace gains completed 2017-2018 by type

Application Reference	Type	Address	Description	Gain
16/01145/FUL	B2	Stores and Land, Gravel Hill Shirrell Heath, SO32 2JQ	Change of use from Agricultural to B2 (Industrial)	4,562 m2
16/03307/FUL	A1	Williams Garage Main Road Otterbourne SO21 2EE	Erection of additional A1 Retail Area	297 m2
15/02239/FUL	C1	Solent Hotel, Rookery Avenue, Whiteley, PO15 7AJ	Erection of 54 Bed Hotel with link to existing Public House.	54 bedrooms

Employment Land Availability

Table 25 Employment Land available by type

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

*inc whole of Bushfield Farm allocation

Table 26 LPP1 Sites allocated for employment use

Site	LPP1 Policy	Status	Allocation Area (ha)	Available ha (no planning permission)	Available ha (with planning permission)
Bushfield Camp Winchester	LPP1 W3	LPP1 Allocation	43	20 (No more than 20ha to be developed)	-
West of Waterlooville	LPP1 SH2	LPP1 Allocation – With planning permission For majority. (Loss of 2ha to residential from previous permission).	21	-	21

5.4.6 Progress on sites that are allocated for employment use is shown in Table 26 above, but no further development has occurred on the allocations during this monitoring year. LPP2 employment allocations are addressed in Chapter 6 of this report. West of Waterlooville (SH2) is an allocation which already has outline permission and some detailed applications as a result of ongoing development. Residential

development is underway and some proposed employment land has transferred to residential, so the remaining part of the allocation has been reduced to 21 ha.

CP9 - Retention of Employment Land and Premises

5.4.7 Policy CP9 seeks retain a mix of employment land and premises in the District, the Local Planning Authority will resist the loss of existing or allocated employment land and floor space within Use Classes B1, B2 or B8. Losses will only be permitted where retaining a business use would not be reasonable.

Employment Land Losses

5.4.8 During the monitoring period 6,438 m2 of employment space was lost. Table 27 describes the losses in detail below.

Table 27 Amount for floorspace losses completed 2017-2018 by type

Application Reference	Type	Address	Description	Loss
	B1(a)	New Farm Engineering, New Farm Road, Alresford, SO24 9QP	Redevelopment for 4 Dwellings and Offices	-692 m2
16/01044/PNCOU	B1(a)	Acer House, Parkland Business Park, Denmead	(Prior Approval) Change Of Use from Offices B1(A) to 8No Flats.	287 m2
17/02315/FUL	B1(a)	Laurel House Jacklyns Lane, New Alresford	Conversion of Building to 7 Dwellings	636 m2
15/02839/FUL	B1(a)	57 Parmenter House Tower Street, Winchester	Conversion of Building to form 9 No. Flats	428 m2
16/01747/PNCOU	B1(a)	Capitol House 12-13 Bridge Street, Winchester	(Prior Approval) Change Of Use of the basement, second and third floors and roof spaces from offices (B1 use) to 11 No. Dwellings.	973 m2
16/01650/PNCOU	B1(a)	Capitol House 12-13 Bridge Street, Winchester	(Prior Approval) Change Of Use for First Floor from Offices (B1 USE) to 5 No. Residential	487 m2
15/02944/FUL	B2	Warwick Trailers Site The Dean, New Alresford	Erection of a Three Storey Building Housing an Extra Care Scheme Accomadation	2935 m2

Summary of gains and losses of employment floorspace

5.4.9 4,859 sqm floorspace has been completed this year and 6,438 sqm has been lost, resulting in a net loss of 1,579 sqm of employment floorspace across the District. The figures for gains and losses cannot be directly correlated as losses due to redevelopment often occur during a different monitoring year to the construction of the new development.

Employment – Residential

5.4.10 All of the losses from commercial uses are to residential. This reflects a more general trend in the south of England for the redevelopment of commercial floorspace for residential uses.

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

CP10 - Transport

5.4.12 Policy CP10 seeks to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel. The use of non-car modes particularly walking and cycling should be encouraged through travel plans, management and improvements to the existing network, and improvements to accommodate additional traffic should be undertaken (or funded) where necessary.

5.5 High Quality Environment

5.5.1 The following section includes policies on climate change, design and effective use of land, green infrastructure, biodiversity, flooding and the water environment, settlement gaps, heritage and landscape and the South Downs National Park.

CP11 - Sustainable Development Standards

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

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

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

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

CP12 - Renewable and Decentralised Energy

- 5.5.6 Policy CP12 encourages the development of renewable and decentralised energy schemes subject to their impact on interests of acknowledged importance such as landscape, heritage assets and its relationship to existing and future development.
- 5.5.7 Planning applications for renewable and decentralised energy generation schemes have been subject to a great deal of change in recent years, reflecting changes in legislation and government policies, funding mechanisms as well as rapidly-changing technologies. Much small-scale development of domestic wind turbines and solar panels is now allowed under Permitted Development rights and will not be subject to planning permission. The presence of the South Downs National Park in a large part of the District is also a significant landscape constraint to large-scale development.
- 5.5.8 In previous years there have been a number of proposals for large-scale solar farms, however, recent changes in subsidies has resulted in reduced opportunities for these developments and only one large-scale solar development was considered this year as shown above.
- 5.5.9 There have also been reductions in subsidies for on-shore wind turbines. The government's approach is now to concentrate on off-shore development. As reported in last year's AMR, the revisions to PPG in regard to large-scale on-shore wind turbines in 2015 have made it difficult to meet the criteria for development. No large-scale wind turbines were applied for in this monitoring year.
- 5.5.10 During the monitoring period there were no large scale renewable energy schemes. Small domestic solar panel developments are permitted development, but there were also 5 applications for larger solar panel developments at residential properties that required planning permission. Of the five applications four received planning permission whilst one was refused.

CP13 – High Quality Design

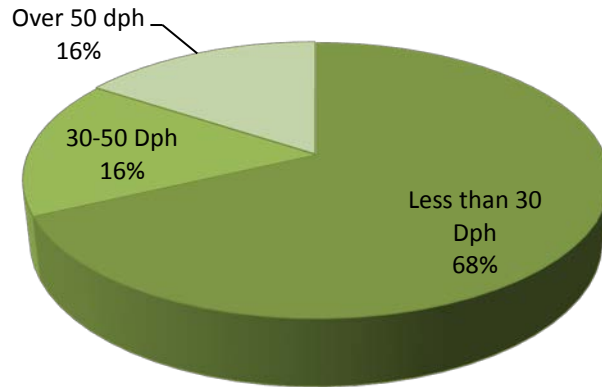
- 5.5.11 The NPPF places great importance on securing high standards of design in the built environment. It states that good design is inseparable from good planning. One of the government's prime objectives for the planning system is to promote good design that ensures attractive, usable, and durable places. This is seen as a key element in securing sustainable development.
- 5.5.12 Policy CP13 sets out the high level design principles that all new built development will be expected to comply with. More detailed design standards and guidance will be developed through the Local Plan Part 2, which may include the potential for producing locally derived internal space standards. During the monitoring period twenty six applications were refused for failing to comply with Policy CP13.
- 5.5.13 Of the twenty six applications refused fourteen have been appealed. Four appeals have been dismissed, four were allowed and six are currently in progress with no decision to date. In dismissing the four appeals the Inspectors found that the proposed developments would be harmful to the character and appearance of the area and would conflict with policy CP13. In allowing the four appeals the Inspectors found that the proposed development did not conflict with policy CP13 or the "High Quality Places" DPD and were not unsympathetic to the street scene.

CP14 - Effective Use of Land

- 5.5.14 Policy CP14 seeks to ensure that land is used effectively. Whereas previous policy H7 of the WDLPR 2006 required developments to fall within 30-50 dph, CP14 is more flexible, taking account of the guidance on densities within the NPPF. The development potential of sites should be maximised, but the design of the scheme and the character of the area will be the primary determinant of schemes. It is therefore expected that a greater range of densities will result than in the past.
- 5.5.15 The information below shows that whilst the majority of dwellings were built at less than 30 dwellings per hectare, the average density of new dwellings was 31dph across the District, implying that a number of developments were completed at higher than average densities. The higher density developments, including conversions and

changes of use into flats tend to be located within the urban areas. Figure x below, shows the percentage of completions (residential) within different density categories.

Figure 6 Percentage of new dwellings by density



5.5.16 Table 28 below, sets out the average density of completions (residential) within each monitoring year.

Table 28 Average density of new dwellings

	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18
Average Density of new dwellings (dph)	44	37	37	29	32	23	32	31	49	41	31

CP15 - Green Infrastructure

5.5.17 Green Infrastructure (GI) describes all of the natural and managed green spaces, features and water bodies that together make up a multifunctional network or grid across rural and urban areas. The GI network includes five key elements:-spaces, links and features such as parks and gardens (on private or public land), and green links between spaces such as hedgerows and rights of way, green roofs/walls and 'blue corridors' such as rivers and ponds.

5.5.18 Policy CP15 supports provision of suitable and sufficient green infrastructure incorporating green spaces and features for recreation, amenity and biodiversity and provision of routes and pathways to link with the existing network, thereby contributing to sustainable transport provision. The aim is to deliver both sufficient quality and quantity of green infrastructure, supported by the standards set out in Policy CP7, in association with proposed development.

CP16 - Biodiversity

- 5.5.19 The information in this section has been provided by the Hampshire Biodiversity Information Centre (HBIC), who carries out work in this area on behalf of the Districts of Hampshire. Paragraph 117 of the NPPF states that planning policies should identify and map local ecological networks, including the hierarchy of designated sites. Policies should promote the preservation and re-creation of priority habitats and priority species, linked to national and local targets and identify suitable indicators for monitoring biodiversity in the plan. HBIC is continuing work in this field, as it provides a useful means of measuring biodiversity. This is important both for the Hampshire (and any District-wide) Biodiversity Action Plans (BAPs) and for any policies and designation in Local Plans.
- 5.5.20 Priority habitats and species are those identified as such in the Hampshire Biodiversity Action Plan (BAP) 2000. The Status of Priority Species in Hampshire is a headline indicator of the plan. Changes in priority habitat and species by type were also a national Core Indicator until 2008. HBIC is continuing to gather this information as part of Hampshire action on biodiversity and the BAP.
- 5.5.21 Much BAP habitat and many BAP species lie outside the designated sites. The full extent of priority habitats and species is not yet known and may never be known. The extent is difficult to calculate because of the dynamic state of the countryside and the difficulty in accessing areas. It is usually only within SINC's which have been recently re-surveyed that any changes due to development or agriculture can be logged and the reasons given.
- 5.5.22 In addition, several changes have occurred in the methods of classification and in the GIS mapping system in recent years, which are still being integrated into the monitoring framework, most notably the introduction of the Integrated Habitat System. It is therefore still the case that most changes in areas of habitats are likely to be due to more comprehensive recording or re-classification, rather than actual gains/losses in sites.

Table 29 Statutory Designated Sites (31st March 2014)

Designation	Site Name	Area (ha) within district
LNR	Berry Coppice	2.99
LNR	Bishops Waltham Branch Line	1.62
LNR	Claylands	5.78
LNR	Crab Wood	37.75
LNR	Dundridge Meadows	7.48
LNR	Gull Coppice	7.12
LNR	Round Coppice	6.35
LNR	Shawford Down	19.65
LNR	The Moors, Bishops Waltham	14.47
NNR	Beacon Hill	40.06
NNR	Old Winchester Hill	62.82
Ramsar	Solent & Southampton Water	22.83
SAC	River Itchen	158.14
SAC	Solent Maritime	23.90
SPA	Solent & Southampton Water	22.83
SSSI	Alresford Pond	30.17
SSSI	Beacon Hill, Warnford	46.45
SSSI	Botley Wood & Everett's & Mushes Copses	352.18
SSSI	Cheesefoot Head	13.41
SSSI	Crab Wood	73.00
SSSI	Galley Down Wood	16.65
SSSI	Hook Heath Meadows	5.86
SSSI	Lye Heath Marsh	4.45
SSSI	Micheldever Spoil Heaps	5.37
SSSI	Old Winchester Hill	66.17
SSSI	Peake Wood	17.75
SSSI	Ratlake Meadows	0.00
SSSI	River Itchen	575.64
SSSI	River Test	4.26
SSSI	St Catherine's Hill	43.03
SSSI	The Moors, Bishop's Waltham	27.99
SSSI	Upper Hamble Estuary & Woods	23.90
SSSI	Waltham Chase Meadows	6.36

Changes in areas of biodiversity importance

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

Table 30 Areas of sites designated for nature importance (As at 31st March 2018)

Designation	Area in WCC (ha)
SAC	182
SPA	23
RAMSAR	23
SSSI	1,313
NNR	103
LNR	103
Statutory sites combined	1,367
SINC	6,758

5.5.24 SINC's are reviewed periodically by the SINC's Advisory Panel at HCC. There has been an increase of three designated Site of Importance for Nature Conservation (SINC's) this year. One SINC has been lost to re-development bringing the overall net gain of SINC's to two. There have also been amendments made to existing sites offsetting the loss. The changes are summarised in the table below.

Table 31 Change in Number and Area of SINC Designation

SINCS	WCC sites (no)	WCC sites (area) hectares
Total sites (2016/17)	689	6743.02
New Sites	3	17.30
Amended Sites	2	+ 0.33
Deleted sites	1	- 2.16
Total sites (2017/18)	691	6,758.49
Net change	2	+ 15.47
% change in area		0.23

Condition of Areas of Biodiversity

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

Table 32 Condition of SSSIs

Condition	Combined Hants area (ha)	Combined Hants area (%)	2018 WCC area (ha)	2018 WCC area (%)	2017 WCC area (ha)	Change in WCC area (ha)
Favourable	21,273	42.1	384	29.27	384	0
Unfavourable Recovering	26,362	52.1	663	50.48	663	0
Unfavourable no Change	2,225	4.4	182	13.85	182	0
Unfavourable Declining	674	1.3	76	5.81	76	0
Part Destroyed	6	0.03	-	-	-	0
Destroyed	17	0.07	8	0.59	8	0
Grand Total	50,557	100.0	1313	100.0	1313	0

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

5.5.27 In terms of comparisons with the rest of Hampshire, nine of the Districts have at least 80% of their SSSIs in 'Favourable' or 'Unfavourable – recovering'. This figure is only 79.75% for Winchester, a 0.1% increase on the previous year. HBiC highlight that the fact that Winchester is still showing the lowest % in these two categories is due to c30% of the River Itchen is continuing to be in 'unfavourable no change' or 'unfavourable declining' condition.

Priority Habitat and Priority Species

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

5.5.29 There have been losses in some categories this year, particularly in the Coastal and Floodplain Grazing Marsh (loss of 8 ha) and also lowland meadows (loss of 4ha).

Winchester district has lost 12 ha of priority habitat this year though there overall net increase of 243.6 ha.

Table 33 Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha) 2017/18

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	2018 WCC area (ha)	2017 WCC area (ha)	Change in WCC area (ha)
Grasslands					
Lowland Calcareous Grassland	2,060	0.5	367	364	+3
Lowland Dry Acid Grassland	3,678	1.0	11	11	0
Lowland Meadows	1,398	0.40	288	292	- 4
Purple Moor Grass and Rush Pastures	1,487	0.40	56	56	0
Heathlands					
Lowland Beech and Yew Woodland	280	0.1	39.6	41	+ 1.4
Lowland Mixed Deciduous Woodland	36,257	9.3	5,965	5,715	+ 250
Wet Woodland	2,050	0.50	234	233	+ 1
Wood-Pasture and Parkland	5,545	1.4	119	119	0
Arable, Orchards and Hedgerows					
Arable Field Margins	[81.2]	[0.1]	[0.9]	[0.9]	0
Hedgerows	[16,448]	n/a	[3,036]	[3,036]	0
Open Waters					
Rivers	[634]	n/a	[118]	[118]	0
Wetlands					
Coastal and Floodplain Grazing Marsh	9,431	2.4	1,206	1,214	- 8
Lowland Fens	1,899	0.5	5	5	0
Reedbeds	252	0.1	7.2	7	+ 0.2
Coastal					
Coastal Saltmarsh	896	0.2	2	2	0
Intertidal mudflats	4,418	1.1	6	6	0
Total	86,814	18	11,460	8,143	243.6

Extent of BAP Priority Habitats

5.5.30 Since 2013, it has been decided to survey priority species every 5yrs, as year-on-year data can be over-influenced by specific events, such as unusual weather. Most Districts appeared to remain the same as last year with Portsmouth gaining one species. Winchester has 40 of the 50 priority species, the same as what was reported in the previous year. The picture on notable species is unclear and BAP monitoring will continue in this area, as trends need to be assessed over a much

longer time period before conclusions can be reached on whether areas/species are declining or not.

Bird Aware Project / Solent Recreation Mitigation Scheme.

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

Contributions are now being collected from relevant developments within a 5.6km radius of the SPA. During the monitoring period 20 applications were received which were required to contribute to the SRMS, 19 were approved and 1 refused. A total of £9,434.52 was received during the monitoring period. The financial contributions received by the Council are transferred to the Solent Recreation Mitigation Partnership in order to implement the mitigation measures set out the Strategy as follows;

- A team of rangers that patrol the coast and engage with visitors to educate, inform and influence behaviours to avoid detrimentally affecting the over-wintering bird population.
- Communications, marketing and education initiatives.
- Initiatives to facilitate and encourage responsible dog walking.
- Codes of conduct (coastal activities like water based recreation).
- Site-specific visitor management and bird refuge projects.
- New/enhanced strategic greenspaces (funded by means other than developer contributions).
- A delivery officer (called 'Partnership Manager' from this point on).
- Monitoring to help adjust the mitigation measures as necessary.

Conclusion on habitats and species

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

5.5.33 It is often not possible to directly ascribe effects on species and habitats specifically to planning policies as so many other external forces have a large influence on their condition and on the distribution of species. It is concluded that a range of information should continue to be collected as the best means of measuring changes in the quantity and condition of habitats and species. This will prove important in monitoring the BAP and GI targets. WCC has completed a GI Study and an Ecosystem Service Assessment and work is underway on developing a GI Strategy.

CP17 - Flooding and Water Quality

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

5.5.35 Since 15th April 2015 Hampshire County Council is the lead local flood authority and statutory planning consultee on the management of surface water drainage to major developments of ten or more houses and commercial development of floor space greater than 1000m² or sites larger than 1Ha (10,000m²). The EA is consulted on all other major developments and those where there is a flood risk or water quality issue. Of all this year's consultations, the EA only made one objections on the grounds of flood risk. The case is currently under consideration and is outlined below.

5.5.36 The EA objected to an application for the conversion of the Mill Building and construction of a 66 bed Care Home, 39 Assisted Living Units, 19 family houses and 12 affordable homes (17/02075/FUL) due to the applicant failing to submit a sufficient Flood Risk Assessment (FRA). Once the applicant submitted a revised FRA the EA was satisfied and withdrew their objection. This analysis indicates that the council is working constructively to address water quality and flooding issues in new developments and is not approving applications contrary to the advice of the EA.

CP18 - Settlement Gaps

5.5.37 Policy CP18 seeks to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within defined Settlement Gaps. Table 34 sets out the permissions completed in 2017/18.

5.5.38 There was a net gain of 15 dwellings completed in the settlement gaps during 2017/18 (excluding replacements). There is a net gain of 13 dwellings remaining from outstanding planning permissions within the gaps.

Table 34 Net Completions within Settlement Gaps

Application No	Site Address	Proposal	Net Gain
15/00952/FUL	Land Adjacent To Ludwells Farm Lower Chase Road, Waltham Chase	13 new houses	13
15/02745/PNCOU	Oak Meadow Bishops Wood Road Mislingford	Proposed change of use from Agricultural building to a dwelling house (C3)	1
17/01092/HOU	Oakridge Fontley Road Titchfield	Retention of outbuilding for use as a detached residential annexe	1

CP19 – South Downs National Park

5.5.39 CP19 sets out the Council’s approach to dealing with planning applications within that part of the South Downs National Park that falls within the Winchester District. Information on the amounts of housing and commercial development within this area are separately identified within the appropriate sections of this AMR. The quantum of development in this area is limited due to the special qualities of the SDNP and the size and nature of any settlements within this area. Development within this area will

continue to be monitored until the SDNP adopts its own Local Plan, which will supersede LPP1 and the relevant saved policies of WDLPR.

CP20 - Heritage and Landscape Character

5.5.40 There are 37 Conservation Areas in the District and 2264 listed buildings of which 92% are Grade II, 5.5% Grade 2* and 2.5% Grade I. Policy DM 30 relates to alterations and changes of use of listed buildings.

5.5.41 During the monitoring period there no Conservation Areas Appraisals adopted therefore the percentage of Conservation Areas with a Conservation Area Appraisal remains at 13.5 %. Local Planning Authorities also are required to publish Management Assessment Plans for Conservation Areas there were none published in the monitoring period therefore the percentage of Conservation Areas with a Management Assessment Plans at 13.5 %.

5.5.42 The policy also requires the authority to monitor the number of Buildings at Risks in the District which at the end of the monitoring period was 53.

6. Local Plan Part 2: Development Management and Site Allocations 2017

6.1 Introduction

A main aim of LPP2 is to allocate land to help deliver the development strategy for new housing, economic growth and diversification set out in Policy DS1 of LPP1 for the period to 2031. It has also replaced the remaining 'saved' policies from the Winchester District Local Plan Review 2006 for the area of the District outside of the South Downs National Park, and includes a number of development management policies in addition to the core policies in LPP1.

- 6.1.1 LPP2 identifies the development sites necessary to meet the remainder of LPP1's requirements throughout the District, except for that part of the District that lies within the South Downs National Park, and for which the National Park Authority is the planning authority and is preparing its own local plan. A Neighbourhood Plan has been made for the part of Denmead Parish outside the National Park. This makes development allocations in Denmead, but the development management policies of LPP2 also apply to the designated Neighbourhood Plan area. Various Supplementary Planning Documents / Guidance have been adopted and others will continue be produced as required, including Village Design Statements.

6.2 Development Strategy

WIN1 - Winchester Town
WIN2 - Town Centre
WIN3 - Views and Roofscape
WIN4 - Silver Hill Mixed Use Site
WIN5 - Station Approach Area – Development Principles
WIN6 - The Carfax Mixed Use Site
WIN7 - The Cattlemarket Mixed Use Site
WIN8 - Stanmore
WIN9 - Houses in Multiple Occupation
WIN10 - Abbots Barton
WIN11 - Winnall
BW1 - Coppice Hill Housing Allocation
BW2 - Martin Street Housing Allocation
BW3 - The Vineyard/Tangier Lane Housing Allocation
BW4 - Albany Farm Housing and Open Space Allocation
BW5 - Tollgate Sawmill Employment Allocation
CC1 - Sandyfields Housing Allocation
CC2 - Clayfield Park Housing Allocation
KW1 - Lovedon Lane Housing and Open Space Allocation
NA1 - Car Park Provision
NA2 - The Dean Housing Allocation

NA3 - Sun Lane Mixed Use Allocation
 SW1 - The Lakes Housing Allocation
 SW2 - Lower Chase Open Space Allocation
 WC1 - Morgans Yard Mixed Use Allocation
 WC2 - Clewers Lane Housing Allocation
 WC3 - Sandy Lane Housing Allocation
 WC4 - Forest Road (North and South) Housing Allocations
 WK1 - Drainage Infrastructure
 WK2 - Winchester Road Housing and Open Space Allocation
 WK3 - The Glebe Housing and Open Space Allocation
 SHUA2 - Solent 1 Employment Allocation
 SHUA3 - Solent 2 Employment Allocation
 SHUA4 - Little Park Employment Allocation
 SHUA5 - Botley Bypass Safeguarding

6.3 Active Communities

DM1 - Location of New Development
 DM2 - Dwelling Sizes
 DM3 - Small Dwellings in the Countryside
 DM4 - Gypsies, Travellers and Travelling Showpeople
 DM5 - Protecting Open Areas
 DM6 - Open Space Provision for New Developments

6.4 Economic Prosperity

DM7 - Town, District and Local Centres
 DM8 - Primary Shopping Frontage
 DM9 - Secondary Shopping Frontage
 DM10 - Essential Facilities & Services in the Countryside
 DM11 - Housing for Essential Rural Workers
 DM12 - Equestrian Development
 DM13 - Leisure and Recreation in the Countryside

6.5 High Quality Environment

DM14 - Masterplans
 DM15 - Local Distinctiveness
 DM16 - Site Design Criteria
 DM17 - Site Development Principles
 DM18 - Access and Parking
 DM19 - Development and Pollution
 DM20 - Development and Noise
 DM21 - Contaminated Land
 DM22 - Telecommunications, Services and Utilities
 DM23 - Rural Character
 DM24 - Special Trees, Important Hedgerows and Ancient Woodlands
 DM25 - Historic Parks and Gardens
 DM26 - Archaeology
 DM27 - Development in Conservation Areas
 DM28 - Demolition in Conservation Areas
 DM29 - Heritage Assets
 DM30 - Change of Use of Listed Buildings
 DM31 - Locally Listed Heritage Assets
 DM32 - Undesignated Rural and Industrial Heritage Assets
 DM33 - Shopfronts
 DM34 - Signage

6.2 Development Strategy

Winchester Town

WIN1 - Winchester Town

6.2.1 Policy WIN1 sets out the development strategy and allows for planning permission to be granted within the defined settlement boundary of Winchester as shown on the policies map provided it is consistent with the 6 principles listed in the policy. The policy aims to protect and enhance the special character of Winchester and its setting, provide a range of housing and provide sustainable transport options and reduce carbon emissions. This is an important policy for Winchester and all applications within the town settlement boundary are assessed against it. No applications have been refused being contrary to this policy in the monitoring period.

WIN2 - Town Centre

6.2.2 Policy WIN2 deals with the town centre as shown on the policies map and allows for development which will contribute towards maintaining Winchester's role within the hierarchy of retail centres and promote the town centre as a natural destination for visitors and shoppers. New development should contribute towards economic prosperity and broaden the Town's economic base. It should mitigate adverse environmental or transport impacts within the town centre and enhance the historic environment and heritage assets. No applications have been refused being contrary to this policy in the monitoring period.

WIN3 – Views & Roofscape

6.2.3 Policy WIN3 aims to protect important views and treed skylines which connect Winchester to its setting as well as important views to and from the key historic features shown on the policies map. Roof designs must be sympathetic to the character of the historic roofscape of the Town and intrusive roof features should be avoided. No applications have been refused being contrary to this policy in the monitoring period.

WIN4 – Silver Hill Mixed Use Site

6.2.4 Policy WIN4 sets out the development criteria for the Silver Hill Mixed Use Site including the mix of uses and key requirements for any future development. There have been no applications in respect of this site during the monitoring period. This site is now known as Central Winchester Regeneration, in accordance with the Policy preparation of an SPD commenced in March 2017 with extensive community and stakeholder engagement. The purpose of the SPD is to provide more detail as to the disposition of potential uses and areas of public realm. A draft SPD was published for consultation during December 2017 – February 2018.

WIN5 – Station Approach Area – Development Principles

6.2.5 This policy sets out the development principles for the redevelopment of the Station Approach area of town including the uses to be included and the requirement to relate positively to the Conservation Area and guidance on the design and scale of the proposed buildings. Architects for the site were appointed in September and work has commenced on the public realm strategy, masterplan and concept design. No planning applications have been submitted in respect of this site during the monitoring period.

WIN6 – The Carfax Mixed Use Site

6.2.6 This policy sets out the development principles for the redevelopment of the Carfax mixed use site which is part of the Station Approach major project area. This policy sets out the principles for the redevelopment to include office, retail or leisure, residential and car parking. Work has commenced on the design concept and architects were appointed in September. No planning applications have been submitted in respect of this site during the monitoring period.

WIN7 – The Cattlemarket Mixed Use Site

6.2.7 This policy sets out the development principles for the redevelopment of The Cattlemarket mixed use site. The redevelopment should include offices, retail or

leisure, residential and car parking. This site also forms part of the larger Station Approach major project area for which architects have been appointed and background work has commenced. No planning application for this site was received during the monitoring period.

WIN8 – Stanmore

6.2.8 Policy WIN8 states that within the Stanmore area as shown on the policies map the Council will implement the key principles and proposals set out within the Stanmore Planning Framework. Development will be permitted where it accords with the Development Plan and the Stanmore Planning Framework. No planning applications were refused being contrary to this policy during the monitoring period. 1 planning application was permitted 17/00641/FUL which was in accordance with policy WIN8 and provided for the development of approximately 9 affordable family houses behind St. Luke's Church including the construction of a new access road from Mildmay Street. Full planning application for the development of 5 affordable dwellings North of Battery Hill, including a new access road, 39 affordable dwellings off Wilberforce Close, associated parking spaces and hard and soft landscaping. 23 affordable dwellings off the Valley, associated parking and landscaping and improvements to footpath network across the Valley and landscaping improvements. This application was considered to meet the aims of policy WIN8.

WIN9 – Houses in Multiple Occupation

6.2.8 Policy WIN9 sets out criteria for controlling the number of HMOs and states that the Council will designate Article 4 Directions in areas where it is necessary to restrict permitted development rights in relation to the creation of HMOs. No more than 20% of properties in the total area and 25% in any one street should be HMOs. No dwelling should be bounded by HMOs on both sides or a continuous line of 3 or more HMOs and adequate parking should be provided.

6.2.9 One planning application has been refused in the monitoring period. 17/00600/FUL - Change of Use from dwelling house (C3) to small HMO (C4) at 50 St Mary Street Winchester was refused being contrary to the provisions of policy WIN9 on 13th April 2017, the decision has not been appealed. No new HMOs were created during the

monitoring period. Also during the monitoring period an Article 4 to be applied to Winnall was declared coming into force in May 2018.

WIN10 – Abbots Barton

6.2.10 Policy WIN10 sets out the requirement to provide additional housing, open space and community facilities including about 37 affordable homes within the Abbots Barton area as shown on the policies map and 12 affordable homes at Hillier Way. The policy requires implementation of the principles and proposals set out in the Abbots Barton Planning Framework. It also requires improved areas of open space, green infrastructure, access for the community and possibly a new community building. The Hillier Way scheme was completed and occupied in December 2017. It was permitted under WIN10 as the proposed dwellings would contribute towards the provision of affordable housing in Abbots Barton set out in policy WIN 10 of the draft Local Plan Part 2 – Development Management and Site Allocations. This development was completed during the monitoring period.

WIN11 – Winnall

6.2.11 Policy WIN11 deals with the employment part of the Winnall area of Winchester and divides it into 4 sub areas. This policy is intended to ensure that Winnall remains the main employment area in Winchester. Sub area 1 which is the largest geographical sub area is the core employment area focussed on Moorside Road where there is a presumption in favour of retaining “B” Class Uses. Sub area 2 which lies along Easton Lane is an area where a more flexible approach to uses is acceptable and employment generating uses outside the “B” Class Uses may be acceptable. Sub area 3 is the area where there is emphasis on start up businesses and small to medium enterprises. Sub area 4 is the smallest area and the intention is to resist the loss of employment generating uses by applying policy CP9 (LPP1) criteria to applications. No applications have been refused being contrary to WIN11 during the monitoring period.

Market Towns and Rural Areas

6.2.12 LPP1 identifies three 'spatial areas' within the district. The Market Towns and Rural Area (MTRA) is the largest covering the parts of the district which are outside Winchester Town and the South Hampshire Urban Areas, including all the rural settlements and undeveloped countryside.

6.2.13 Policy CP1 sets out a target of 2,500 dwellings for the Market Towns and Rural Areas. This target has been distributed across the area, see Table X. Denmead has been excluded from Table X as their target of 250 has been addressed through the Denmead Neighbourhood Plan which is addressed in Chapter 6. An update on the sites allocated within LPP2 can be found in Table X

Table 35: Housing Distribution across the MTRA Area from LPP2

Settlement	Requirement	Completed/Permissioned as of April 2016	Allocated
Bishop's Waltham	500	124	376
New Alresford	500	101	399
Colden Common	250	87	163
Kings Worthy	250	210	40
Swanmore	250	110	140
Waltham Chase	250	78	172
Wickham	250	57	193
Total	1,250	767	1,483

Table 36: Status of LPP2 Allocations during 2017/18

Policy	Allocation	Status
Bishop's Waltham		
BW1	Coppice Hill	Planning application (17/03237/FUL) was submitted in December 2017 for the construction of 45 residential dwellings, access (as per approved Phase 1 design), parking, landscaping open space and associated works and is awaiting decision. The application only covers half of the allocated site.
BW2	Martin Street	No application submitted during the monitoring period.
BW3	The Vineyard/Tangier Lane	There are two applications on the site totalling 132 dwellings. Planning Application 16/01322/FUL was granted 30 June 2017 for 66 dwellings and application 16/01327/OUT was granted in November 2017 again for 66 dwellings.
BW4	Albany Farm	Planning application (15/00053/OUT) for the erection of about 120 no. Dwellings (including affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage and servicing was permitted July 2017. A Reserved Matters Application (18/00254/REM) for 125 dwellings was submitted in January 2018 and is awaiting determination.
BW5	Tollgate Mill	No application submitted during the monitoring period.
Colden Common		
CC1	Sandyfields	Planning application ref: 17/01928/REM was approved on 30 th November 2017. This site is currently under construction, please see appendix 3 for further information.
CC2	Clayfield Park	No application submitted during the monitoring period.
Kings Worthy		
KW1	Lovedon Lane	Planning application (15/01624/FUL) for the erection of 50 dwellings with comprehensive landscape works to include the expansion of Eversley Park and enhancement of its facilities was permitted on 29 January 2016. The site is currently under Construction.
New Alresford		
NA1	Car Park Provision	The existing car parks at Alresford Station and Perins have been retained. A site for an additional public car park on The Dean has been secured under policy NA2 but no planning application for it was received during the monitoring period.
NA2	The Dean	Three Applications for a total of 70 dwellings (16/01854/FUL, 17/01398/FUL and 17/02306/FUL) have been permitted and yet to commence.
NA3	Sun Lane	Application (17/01528/OUT) for 320 dwellings and 3.4ha of employment which was validated on the 12th June 2017 and is awaiting decision.
Swanmore		
SW1	The Lakes	Planning application (15/01693/FUL) for 91 dwellings was permitted on 10 March 2016 on part of the site with a planning application (18/01598/OUT) for a further 27 dwellings which is currently awaiting decision.
SW2	Lower Chase Road	Planning application (16/00945/OUT) for 5 dwellings was validated on 31 May 2016 and is currently awaiting determination.
Waltham Chase		
WC1	Morgan's Yard	No application submitted during the monitoring period.
WC2	Clewers Lane	Planning application ref 17/01928/REM was approved on 30 th November 2017.
WC3	Sandy Lane	This site is currently under construction, please see appendix 3 for details.
WC4	Forest Road	This site is currently under construction, please see appendix 3 for details.
Wickham		
WK1	Drainage Infrastructure	Planning application ref: 17/02615/FUL for Residential development comprising 120 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works was submitted but not determined during the monitoring period.
WK2	Winchester Road	Planning application ref: 17/02615/FUL for Residential development comprising 120 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works was submitted but not determined during the monitoring period.
WK3	The Glebe	Planning application ref: 15/02523/OUT for Erection of 82 dwellings, alterations to junction of A32 and A334 and provision of pedestrian and cycle access. (OUTLINE Application considering access) was permitted on 27 th April 2017.

South Hampshire Urban Areas

6.2.14 LPP1 identifies three 'spatial areas' within the district. The South Hampshire Urban Area (SHUA) is the covers the part of the district which are outside Winchester Town and the Market Town and Rural Areas.

6.2.15 Policy CP1 sets out a target of 6,000 dwellings for the South Hampshire Urban Area. This target has been distributed across the area with the two strategic allocations, West of Waterlooville and North Whiteley being addressed in Chapter 5 of the report.

6.2.16 There are five allocations across the South Hampshire Urban Area within LPP2. One is for residential (SHUA1) and three are for employment uses. The fifth allocation (SHUA5) is to safeguard land for the Botley Bypass.

SHUA1 – Whiteley Green Housing Allocation

6.2.17 Land at Whiteley Green, as shown on the Policies Map, is allocated for the development of about 75 dwellings. No application was submitted during the monitoring period.

SHUA2 – Solent 1 Employment Allocation

6.2.18 Land at Solent 1, Whiteley, as shown on the Policies Map, is allocated for business park development. There were two applications received during the monitoring period.

6.2.19 Application 17/01298/FUL for three storey office building with associated car parking and hard & soft landscape with 2 No. adjacent self contained car parking areas. The application was not determined during the monitoring period.

6.2.20 A screening opinion (18/02621/SCREEN) for a Environmental Impact Assessment on part of the site for a mixed use commercial development, including a hotel, pub/diner, gym, nursery, multi storey car park and light industrial units (B1) which was determined not to be required.

SHUA3 – Solent 2 Employment Allocation

6.2.21 Land at Solent 2, Whiteley (within Winchester District), as shown on the Policies Map, is allocated for employment development. No application was submitted during the monitoring period.

Policy SHUA4 – Little Park Farm Employment Allocation

6.2.22 Land at Little Park Farm, Whiteley (within Winchester District), as shown on the Policies Map, is allocated for employment development. During the monitoring period there were no applications received.

SHUA5 – Botley Bypass Safeguarding

6.2.23 Policy SHUA5 safeguards land, as shown on the Policies Map, for the construction of the part of Botley Bypass within Winchester District, between the District boundary at the river Hamble and the junction of the A334/A3051.

6.2.24 An application (17/02023/HCS) for construction of a bypass for Botley was received during the monitoring, providing a connection from Station Hill (A334/A3051 junction) to Woodhouse Lane together with associated improvements/enabling works to Woodhouse Lane was permitted by Hampshire CC on 27 November 2017.

6.3 Active Communities

DM1 - Location of New Development

- 6.3.1 Policy DM1 lists those settlements within the Plan area (excluding the South Downs National Park) with settlement boundaries and these are defined on the Policies Map and allows for development within these areas. The policy also refers to the limited infilling allowed under policy MTRA3. Development outside these settlement boundaries will be subject to countryside policies. Within the monitoring period 9 planning applications were refused for being contrary to the provisions of this policy. 6 of these refusals were appealed with 2 dismissed, 2 allowed and 2 in progress. In dismissing 17/00003/FUL and 17/03251/HOU the Inspector upheld the importance of policy DM1 in directing development to sites within settlement boundaries and found that the proposed development was in an unsuitable location and would have a harmful effect on the surrounding rural area.
- Two appeals were allowed, 17/01964/FUL and 17/03007/HOU with both Inspectors finding no conflict with policy DM1 in making their decisions.

DM2 - Dwelling Sizes

- 6.3.2 Policy DM2 seeks to ensure all new dwellings constructed in the District should exceed a minimum gross internal floor area of 39 square metres. Affordable dwellings should meet the relevant 'nationally described space standards' in full and, where practical and viable, be constructed to Part M4 Category 2 of the Building Regulations standards. There were no applications refused for failing to meet the standards set out in this policy.

DM3 - Small Dwellings in the Countryside

- 6.3.3 Policy DM3 applies to dwellings that were up to 120 square metres gross floor space, on the date that this Plan was adopted, or when originally constructed, whichever is the later. The 25% increase is an absolute increase in gross floor space, applied to the size of the dwelling as originally constructed or on adoption of this Plan (whichever is later), irrespective of any subsequent additions or permitted development rights that may pertain to the property.

6.3.4 In some instances, this may mean that no further extensions above permitted development allowances will be permitted under this policy. In order to achieve the aim of retaining smaller dwellings in the countryside, the Council will not generally permit further extensions once the 25% limit has been reached. Some permitted development rights may need to be removed to achieve this aim and a planning condition to achieve this may be needed in some cases. There were two applications refused for failing to comply with Policy DM3. One (17/02477/FUL) is currently at appeal.

DM4 - Gypsies, Travellers and Travelling Showpeople

6.3.5 The 2016 Winchester Gypsy and Traveller Accommodation Assessment identifies a need across that part of the District outside the South Downs National Park for about 15 additional gypsy/traveller pitches and about 24 travelling showpeoples pitches from 1 September 2016 to 2031. These requirements have been incorporated into LPP2 policy DM4. The Council commenced preparation of its Traveller DPD in 2016 through completion of the evidence base and early call for sites. An initial options consultation was held in March 2017, followed by Reg 18 consultation in summer 2017. Sites are allocated in this DPD, as necessary to meet the targets set in policy DM4, using the criteria established by policy CP5 and the Travellers Site Assessment Study. The Council aims to adopt the Traveller DPD in early 2019.

6.3.6 In the 2017/18 monitoring period 6 applications for Gypsy and Traveller Sites were received. 3 of the applications were approved providing a total of 3 Gypsy and Traveller pitches (17/00789/FUL, 17/00764/FUL and 17/02504/FUL).. 1 application was refused because the applicants could not prove their gypsy status (17/00884/FUL), 1 application was appealed for non determination but the appeal was then withdrawn (17/00951/FUL) and 1 application is still awaiting determination (17/02212/FUL).

DM5 - Protecting Open Areas

6.3.7 Policy DM5 identifies and protects open areas that are important for one or more of the criteria listed in the policy. In relation to biodiversity, spaces are only included where they have a recognised nature designation (e.g. SINC or SSSI) and only areas with scheduled monuments are included in relation to heritage. Policy DM5

also does not identify all areas that may be considered to contribute to green infrastructure, which are covered under Policy CP15. Not all the areas covered by Policy DM5 will necessarily have public access, but still merit designation for other reasons, such as contributing to visual amenity, or cultural significance. Some private sports grounds fall within this category. No planning applications were refused for being contrary to this policy during the monitoring period.

DM6 - Open Space Provision for New Developments

- 6.3.8 Policy DM6 require new residential development of 15 dwellings and above to provide usable open space on site, in accordance with the Local Plan's open space standard for quantity and type (Policy CP7). The exact form and type of open space should take into account the nature and size of the development and the specific needs in the local area, including quantitative and qualitative deficits or surpluses of open space and recreational facilities.
- 6.3.9 Over the monitoring period 1 development of over 15 dwellings was permitted providing 151,952m² amount of new open space.

6.4 Economic Prosperity

DM7 – Town, District and Local Centres

6.4.1 There are two town centres, three district centres and five local centres within the district. These centres comprise of primarily A1 to A5, B1, C1, D1, D2 and Sui Generis where appropriate. Policy DM7 seeks to retain these uses within the centres Table 37 shows the gains and losses within the Centres during 2017/18.

Table 37: Gains and losses By Use Class

Centre	Use Class								
	A1	A2	A3	A4	A5	B1	C1	D1	D2
Town									
Winchester	-488	+56	+422	0	+9	+248	0	0	0
Whiteley	0	0	-93	0	0	0	0	0	0
District									
Bishop's Waltham	-	-	-	-	-	-	-	-	-
New Alresford	-	-	-	-	-	-	-	-	-
Wickham	-	-	-	-	-	-	-	-	-
Local									
Denmead	-	-	-	-	-	-	-	-	-
Kings Worthy	-	-	-	-	-	-	-	-	-
Oliver's Battery	-	-	-	-	-	-	-	-	-
Weeke	-	-	-	-	-	-	-	-	-

DM8 – Primary Shopping Frontage

6.4.2 The primary shopping frontages identified on the Policies Map are locations where retailing uses are concentrated. The vitality and viability of the town centres is best maintained and enhanced by a having a defined area where A1 uses are concentrated and the clustering of A1 uses attracts visitors. Policy DM8 seeks to safeguard these frontages by limiting Non A1 development. Table 38 show the current percentage of A1 uses on primary shopping frontages by centre. 1 planning application (17/02873/FUL) was refused during the monitoring period. The application proposed the change of use from A1 to A5 hot food takeaway. The decision has not been appealed.

Table 38: Percentage of primary frontage in A1 Use

Centre	Percentage of primary frontage in A1 Use
Winchester Town Centre	83%
Whiteley Town Centre	83%
Bishop's Waltham District Centre	61%
New Alresford District Centre	68%
Wickham District Centre	41%

DM9 – Secondary Shopping Frontage

6.4.3 Policy DM9 identifies a secondary shopping frontage within Winchester Town Centre, where all the A classes (A1 retail, A2 financial and professional services, A3 restaurants, A4 drinking establishments, A5 hot food takeaways) will be allowed. The provision of these uses adds to the offer of Winchester and many are concentrated along Jewry Street and City Road, where premises benefit from being in close proximity to each other and offer choice for visitors and opportunities for linked trips.

6.4.4 The policy prevents non Class A uses from exceeding twenty percent of the overall frontage. The survey carried out during the monitoring period found that only 11% was in non Class A use. No applications were refused for being contrary to this policy during the monitoring period.

DM10 – Essential Facilities & Services in the Countryside

6.4.5 Policy DM10 seeks to control essential facilities and services in the countryside to those that are required to meet a local need, which require to be located in the countryside, where there are no suitable alternative sites, a landscape scheme is provided to minimise any harmful impacts and traffic issues can be satisfactorily addressed. No applications were refused for being contrary to this policy during the monitoring period.

DM11 – Housing for Essential Rural Workers

6.4.6 Policy DM11 sets out the requirements that need to be met in allowing housing for essential rural workers. 1 application was refused for being contrary to the provisions of this policy during the monitoring period. No appeal has been lodged.

DM12 – Equestrian Development

6.4.7 Policy DM12 seeks to ensure equestrian development within the District maintains and enhances the rural character of the area, by careful design of the development and the materials used, including fencing. No applications were refused under this policy during the monitoring period.

DM13 – Leisure and Recreation in the Countryside

6.4.8 Policy DM13 seeks to control new leisure and recreational facilities outside defined settlement boundaries. 1 application reference 16/03472/FUL for eco pods, a gazebo and putting green was refused under this policy during the monitoring period due to likely noise and disturbance to a residential neighbour. No appeal has been lodged.

6.5 High Quality Environment

DM14 – Master Plans

6.5.1 Policy DM14 seeks to ensure when proposals come forward on sites occupied by major landowners/users, the local planning authority will seek to ensure that these form part of a long term masterplan for the site or the owners' contiguous land holdings. Masterplans will also be sought in relation to proposals on large development sites in multiple ownerships (excluding sites allocated by this Plan unless a masterplan is required by the relevant allocation policy). No applications were refused under this policy during the monitoring period.

DM15 – Local Distinctiveness

6.5.2 Policy DM15 aims to ensure proposals should reflect a design-led approach to development and contextual analyses should be undertaken. The amount of detailed analysis should be proportionate to the scale of the development proposed and its prominence in the locality. During the monitoring period thirty four applications were refused for not complying with Policy DM15. Fifteen refusals have been appealed with 5 allowed, 6 dismissed and 9 still under consideration. In allowing the 5 appeals the Inspectors found in each case that there was no conflict with the aims of the policy. In dismissing the 6 appeals the Inspectors found harm to local distinctiveness, that the proposed development conflicted with the aims of the policy and would be harmful to the character and appearance of the area.

DM16 – Site Design Criteria

6.5.3 Policy DM16 aims to provide a high quality environment by ensuring new developments achieve an acceptable standard of design by complying with the criteria in the policy. During the monitoring period 50 applications were refused with failure to comply with policy DM16 being in the reason for refusal. Of the 50 applications 9 were dismissed on appeal, 7 allowed, 8 appeals are in progress with no decision within the monitoring period and 2 were invalid. Of those allowed on appeal, 1 was a member overturn of an officer recommendation and 1 had a fall back position in respect of development that could be undertaken without planning permission which was the basis of the refusal. Of the others the Inspectors disagreed

with the officer conclusion of harm and found that the proposals would not result in significant harm to the character and appearance of the area or responded positively to the character of the area. The aims and wording of the policy were not criticised. Of the 9 that were dismissed the Inspectors agreed that the proposed development would be harmful to the character and appearance of the area and that the harm could not be mitigated by use of conditions.

DM17 – Site Development Principles

6.5.4 Policy DM16 aims to provide a high quality environment by ensuring new developments achieve an acceptable standard of design by complying with the criteria in the policy. During the monitoring period 32 applications were refused with failure to comply with policy DM17 featuring in the reason for refusal. Of the 32 refused applications 14 have been appealed. 4 have been dismissed, 5 allowed and 5 are still in progress. Of the 5 allowed the Inspectors disagreed with the officer conclusion that the proposed development was contrary to policy DM17. Of the 4 dismissed 2 didn't specifically refer to policy DM17 in dismissing the appeal even though it was in the reason for refusal and the other two agreed with the officer conclusion that the proposed development would conflict with the aims of the policy.

DM18 – Access and Parking

6.5.5 DM18 ensures that access is adequate and proposals allow sufficient space for movement around the site. The needs of cyclists and pedestrians are catered for in terms of access and provision of appropriate cycle movement and parking facilities. There were eight applications refused for failing to meet the requirements of DM18 during the monitoring period. Two decisions were appealed with one (17/01689/FUL) currently in progress and the other (17/02298/HOU) was allowed with the Inspector finding no conflict with the policy.

DM19 – Development and Pollution

6.5.6 Development which generates pollution or is sensitive to it, and accords with the Development Plan will only be permitted where it achieves an acceptable standard of environmental quality. As a minimum, development should not result in unacceptable

impacts on health or quality of life. There were no applications refused for failing to comply with Policy DM 19 during the monitoring period.

DM20 – Development and Noise

6.5.7 Policy DM20 seeks to ensure development that generates noise pollution or is sensitive to it will only be permitted where it accords with the Development Plan and does not have an unacceptable impact on human health or quality of life. 3 planning applications were refused during the monitoring period and none of them have been appealed.

DM21 – Contaminated Land

6.5.8 Policy DM21 seeks to ensure that no unacceptable impacts from contaminated land occur as a result of development. No applications were refused for non compliance with this policy during the monitoring period.

DM22 – Telecommunications, Services and Utilities

6.5.9 Policy DM22 aims to minimise the visual impacts of telecommunications, services and utilities. 1 application was refused being contrary to this policy during the monitoring period. The decision has not been appealed.

DM23 – Rural Character

6.5.10 Policy DM23 seeks to preserve rural character through minimising visual intrusion, avoiding development that would detract from the special qualities of the place. The tranquillity of the place should be protected and lighting will be strictly controlled. Public rights of way and public realm should be protected from harmful development. Traffic generated by development should not be harmful to rural character. Domestic extensions should be proportionate to the existing dwelling and generally subordinate to it. Replacement dwellings should not be disproportionately larger than the one being replaced. 27 applications were refused for being contrary to policy DM23 during the monitoring period. Of the 27 refusals 17 were appealed with 4 dismissed, 6 allowed and 7 in progress. For the 4 appeals that were dismissed the Inspectors found that the proposed development would not be in compliance with policy DM23

and upheld the refusals. For the 6 appeals that were allowed the Inspectors found that the proposed developments did not conflict with DM23 and that the terms of the policy were satisfied.

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

6.5.11 Policy DM24 seeks to preserve ancient woodlands, important hedgerows, special trees and distinctive ground flora. Three applications were refused for not being in compliance with policy DM24. None of these refusals have been appealed.

DM25 – Historic Parks and Gardens

6.5.12 Winchester District has a wealth of historic parks and gardens that contribute greatly to the character, diversity and distinctiveness of its landscape. Parks and gardens are very important parts of the landscape, recording cultural changes, social history and attitudes to the natural environment. Policy DM25 seeks to allow development that does not have a detrimental impact on the historic significance or distinctive character and appearance of a park, garden, cemetery or battlefield of special historic interest or its setting or results in the loss or deterioration of associated designated and undesignated heritage assets.

6.5.13 During the monitoring period two applications were refused for being non compliant with Policy DM25. Application 17/02070/HOU was refused for failing to preserve or enhance the special character of the County Park and Garden and failed to relate to the overall character of the building in terms of style. As a result the proposal was considered to result in a harmful impact on the visual amenities of the street scene to the detriment of the character of the County Park and Garden. At appeal the inspector felt the Local Authority's assessment of harm was incorrect and allowed the application.

DM26 – Archaeology

The District has a rich archaeological resource including remains from prehistory to the military history of the last century. Archaeological remains provide important evidence of our past which brings an understanding and enjoyment of the present. Policy DM26 follows Government guidance in ensuring that new development makes

provision for the protection and conservation of this non-renewable resource but also seeks to ensure that every opportunity for increasing understanding of the resource and its significance is also taken when new development is likely to disturb sites. No planning applications were refused during the monitoring period for being contrary to this policy. 40 applications recommended to be conditioned to provide archaeological surveys. In 3 cases Scheduled Monument Consent was required in addition to planning permission.

DM27 – Development in Conservation Areas

6.5.14 Winchester District has 37 Conservation Areas across the district from Micheldever in the north to Southwick to the South. Conservation involves managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and heritage values. Careful management of change can result in neutral or beneficial effects on heritage values.

6.5.15 Policy DM27 seeks to conserve or enhance the character, appearance or special architectural or historic interest of the area and allows development which meets the criteria set out in the policy. During the monitoring period twelve applications were refused for failing to comply with the policy. Appeals were lodged against 6 of the refusals. 4 appeals were dismissed and 1 was allowed (17/02070/HOU). In allowing the appeal the Inspector found that the proposed development would preserve the character and appearance of the Conservation Area so there would be no conflict with policy DM27. In dismissing the 4 appeals the Inspector agreed with the assessment of the proposed development failing to meet the aims of the policy.

DM28 – Demolition in Conservation Areas

6.5.16 Policy DM8 supports the demolition in whole or part of unlisted buildings within the Conservation Area provided that the current structure makes no positive contribution to the character of the area, the building is incapable of repair or adaptation or the proposed redevelopment would enhance the character of the area. Throughout the monitoring period three applications were refused with one being appealed (17/03162/HOU) and subsequently dismissed. In dismissing the appeal the Inspector found that the proposals would harm the host building and therefore also fail to preserve the character and appearance of the conservation area.

DM29 – Heritage Assets

6.5.17 Policy DM29 seeks to prevent the loss of designated heritage assets or harm to them through development. 4 applications were refused for being in conflict with the aims of this policy. One of the refusals has been appealed but no decision issued yet.

DM30 – Changes of Use of Listed Buildings

6.5.18 In order to protect the character of listed buildings and to secure the retention of their special interest, proposals for changes of use which accord with the Development Plan will be permitted provided they meet the criteria set out in Policy DM30. 4 applications were refused for being in conflict with policy DM30 during the monitoring period. One of these has been appealed but no decision has been issued yet.

DM31 – Locally Listed Heritage Assets

6.5.19 Policy DM 31 seeks to identify locally significant heritage assets and compile a list which should be updated regularly to take into account alterations or demolition of assets. No applications were refused for being in conflict with this policy during the monitoring period.

DM32 – Undesignated Rural and Industrial Heritage Assets

6.5.20 Policy DM32 seeks to allow the change of use of redundant agricultural and other rural or industrial buildings of historic or architectural interest provided they are capable of conversion, the use is not damaging to the character or historic interest of the building, other uses are considered before residential and that where there is a complex of buildings there is a comprehensive strategy to deal with all the heritage assets and their settings. 2 applications were refused for being contrary to policy DM32 during the monitoring period. No appeals have been lodged.

DM33 – Shopfronts

6.5.21 Policy DM33 seeks to preserve shopfronts which currently contribute to the character of a building or area. Blinds and canopies will only be allowed where they are appropriate to the character of the building. Shutters will only be permitted where they are integral to the shopfront and blanked out shopfronts will not normally be permitted. New shopfronts in Conservation Areas should normally incorporate traditional design elements and materials. No applications were refused for being contrary to this policy during the monitoring period.

DM34 – Signage

6.5.22 Policy DM34 seeks to maintain commercial and visual attractiveness by only allowing advertisements and signs which respect local character and conform to the guidance in the City Council's "Design Guidance for the Control of Shopfronts and Signs". The policy also limits use of A boards, chairs and tables on the pavements, advance warning signs and hanging signs should reflect the character of the building. No applications were refused for being contrary to this policy during the monitoring period.

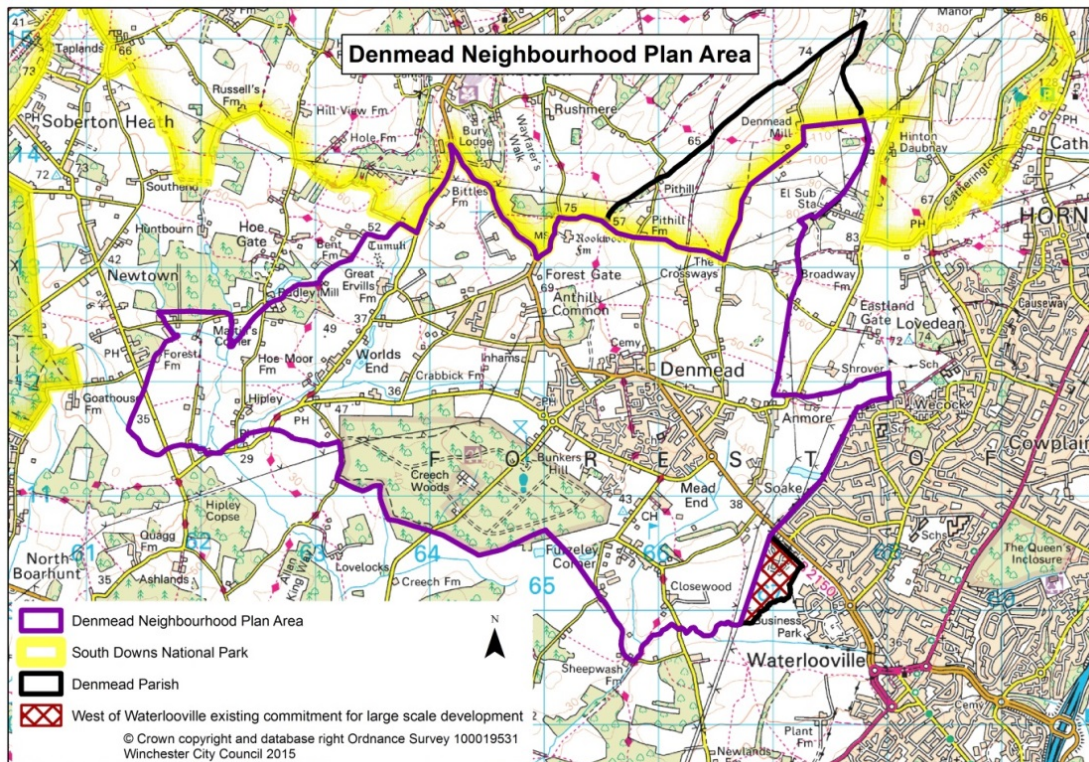
7. Denmead Neighbourhood Plan

7.1 Introduction

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

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

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



7.2 Policy Monitoring

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

7.3 Policy 1: Spatial Plan for the Parish

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

7.3.2 During the monitoring period three developments were permitted within the settlement boundary. There were no developments that were permitted within the settlement gap and two that were permitted within the Countryside.

7.4 Policy 2: Housing Site Allocations

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

- **Land East of Village Centre:** Application submitted (17/00335/FUL) February 2017 for the erection of 91 residential units, associated public open space, residents car park, landscaping, access, car parking, partial realignment of road junction and associated works. There was no decision during the monitoring period.
- **Land off Tanners Lane:** No application submitted during the monitoring period.

- **Land at Baptist Church, Anmore Road:** Application (15/02566/FUL) permitted on June 2016 for Construction of 10 dwellings together with associated access, car parking, refuse and cycle storage following demolition of existing church.
- **Land off Anmore Road:** No application submitted during the monitoring period.

7.5 Policy 3: Housing Design

7.5.1 The policy requires that all development proposals within the NDP area reflect the architectural and historic character and scale of the surrounding buildings and landscape, as defined in the adopted Denmead Village Design Statement. During 2017/18 Denmead Parish Council objected to three applications on design grounds.

7.6 Policy 4: Land at Parklands Business Park, Forest Road

- 7.6.1 This policy encourages new employment-related development at the Parklands Business Park on Forest Road. The Business Park contains a wide variety of small and medium sized businesses across a number of economic sectors. It employs a significant number of local residents and employees use the village centre. As such it is an important economic asset for Denmead and will continue to be protected by LPP1 Policy CP9.
- 7.6.2 Policy 4i relates to the development of a residential care home which was permitted (14/00446/FUL) in May 2014. The Parish Council raised no objection to the application and supported the proposal feeling it was in keeping with the then emerging policy. The site is under construction.
- 7.6.4 Government changes to the permitted development order in May 2013 mean that since that time it has been possible to change office space into residential building with only the submission of a Prior Approval notice required. This has particularly affected the Parklands Business Park in Denmead with many of the office premises now in residential use. This is contrary to key objective 2 of the Denmead Neighbourhood Plan as it states the importance of supporting existing businesses in the Denmead area.
- 7.6.5 Since 2014 there have been 14 prior notification applications to change the office space at Parklands into residential space, particularly in 'The Spinney'. Apart from this no commercial or retail applications have been made within Parklands Business Park during 2017/18.

7.7 Policy 5: Sports and Leisure facilities

7.7.1 Policy 5 supports in principle proposals for new sports and leisure facilities to serve Denmead within the grounds of the Junior School. The school governing body is keen to raise funds to invest in providing these facilities on its existing site for the benefit of pupils and for the wider community. There were no applications for sports and leisure facilities relating to the site during 2017/18.

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

7.8.1 This policy safeguards the important public car park at Hambledon Road/Kidmore Lane for the continuing benefit of customers of the village centre and of visitors to the village more generally. There were no applications relating to the car park during 2017/18.

7.9 Policy 7: Burial Ground

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

7.9.2 Following a satisfactory environmental ground water audit, carried out by professional cemetery advisers, the preferred solution (from the perspectives of both clients and management) is for a further extension of approximately 0.4 Ha on to land to the north of the existing burial ground. This will not be required for a further five years and during that time both the landowner and the Parish Council will pursue that proposal. This was not implemented during 2017/18.

Appendix 1 Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
Affordable Rented Homes	Rented housing let by local authorities or private registered providers of social housing to households who are eligible for social rented housing with rents set at a level agreed with the Council, having regard to local incomes, to ensure homes are affordable to eligible households, but in any event not more than 80 per cent of the local market rent (including service charges).
Annual/Authority Monitoring Report (AMR)	Part of the Local Development Framework, this assesses the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being successfully applied.
Biodiversity	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
Biomass	A fuel derived from biological material including both plant and animal derived material.
BREEAM	Building Research Establishment's Environmental Assessment Method. Used to assess the environmental performance of new and existing non-residential and mixed use buildings.
Brownfield land/sites	See Previously Developed Land
Buildings at Risk (BAR)	This is a list published by English Heritage and includes) grade I and II* listed buildings and structural scheduled monuments (structures rather than earthworks and buried sites), known to English Heritage to be at risk through neglect and decay, or vulnerable to becoming so.
Code for Sustainable Homes (CfSH)	A national environmental standard which measures the environmental sustainability performance of new homes to ensure they deliver improvements in key areas such as carbon dioxide emissions and water use reduction.
Conservation Area	Areas designated by the Local Planning Authority, under Section 69 of the Planning (Listed Building and Conservation Area) Act 1990, as being "of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance".
Core Indicator (CI)	A list of indicators previously set by central government to be included in the AMR. Now cancelled as of 31st March 2011
Core Strategy	The lead Development Plan Document which sets out the spatial vision and objectives for the future of the planning area and establishes a development strategy to be followed For the Winchester District the Joint Core Strategy: Local Plan Part 1 was adopted in March 2013.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
Community Strategy	A high level corporate visioning document for the Winchester District produced by the City Council, but originally prepared in partnership with the Winchester District Strategic Partnership (WDSP), dealing with wide social, economic and environmental issues that affect the District. Comprises adopted Local Plans and Neighbourhood Plans, together with any Minerals and Waste plans. In Winchester District currently Local Plan Part 1, Winchester District Local Plan Review (2006) Saved Policies and the Hampshire Minerals and Waste Plan (2013) and Denmead Neighbourhood Plan (2015).
Development Plan	

<p>Development Plan Document (DPD) Department of Communities and Local Government (DCLG)</p>	<p>Spatial planning document that is subject to independent examination and, forms part of the Development Plan for the local authority area.</p> <p>Government Department, source of information on government planning guidance, amongst other matters.</p>
<p>Economic Strategy (2010 – 2020)</p>	<p>The Economic Strategy for 2010-2020 is the principal means by which the City Council's economic vision and plans will be turned into practical outcomes for people and businesses throughout the District.</p>
<p>Evidence Base</p>	<p>The evidence base is a collective term for the documents, studies, reports and community feedback used to support development plan documents.</p>
<p>Examination</p>	<p>The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector.</p>
<p>Green Infrastructure</p>	<p>Green Infrastructure describes natural and managed green spaces, features and water bodies that together make up a network of multifunctional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local communities. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.</p>
<p>Greenfield land/sites</p>	<p>Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. Since June 2010, now also includes residential gardens.</p>
<p>Hampshire Alliance for Rural Affordable Housing (HARAH) Hampshire Biodiversity Action Plan (BAP)</p>	<p>Hampshire Authorities promoting and delivering in partnership Affordable Housing in their rural areas.</p> <p>A detailed ten year programme of action for protecting and enriching nature in Hampshire.</p>
<p>Hampshire Biodiversity Information Centre (HBIC)</p>	<p>The Hampshire Biodiversity Information Centre (HBIC) is a partnership led initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.</p>
<p>Hampshire County Council (HCC)</p>	<p>County Council of Hampshire. Planning authority for minerals and waste planning. Performs certain strategic functions including highways, education and social services</p>
<p>Informal Open Space</p>	<p>These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.</p>
<p>Infrastructure</p>	<p>A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education provision (pre-school, primary, secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.</p>
<p>Intermediate affordable housing</p>	<p>Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents).</p>
<p>Listed Building</p>	<p>A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.</p>
<p>Local Area Design Statement (LADS)</p>	<p>An advisory document usually produced for part of a neighbourhood with specific design issues. The Statement might address how development should be carried out in the area in a way which respects the character of the neighbourhood. A Local Area Design Statement</p>

	can be given weight by being approved as a Supplementary Planning Document.
Local Development Document (LDD)	A generic name given to all constituent documents of the Local Development Framework.
Local Development Framework (LDF)	All local development documents that inform spatial planning in an area including; Development Plan Documents, Local Development Scheme, Statement of Community Involvement, Annual Monitoring Report, Community Infrastructure Levy and Supplementary Planning Documents
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Localism Act	Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
Local Enterprise Partnership (LEP)	Local enterprise partnerships are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area. The Solent and Enterprise M3 LEPs cover parts of the Winchester District.
Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies and are chosen by the local planning authority
Local Nature Partnership (LNP)	Local Nature Partnerships (LNPs) are partnerships of a broad range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment. They work with local decision-makers including local authorities and LEPs. The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012.
Local Nature Reserve (LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLP Review (2006) Policy H3 settlements and released if monitoring shows that housing provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Marine Management Organisation	Responsible for preparing marine plans across the country, including the south marine planning area. The tidal part of the Hamble within the Winchester District is part of the south marine planning area.
Neighbourhood Design Statement (NDS)	An advisory document produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) 2012 sets out the Government's policies for planning in England.
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) 2013 provides the Government's interpretation of NPPF. It replaces advice previously expressed in planning policy guidance notes (PPGs) and good practice guidance. It is web-based and updated as and when required.
Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and

Parish Plan/Community Plan	importance of natural green spaces such as accessible countryside, riverside walks and woodlands. Parish plans outline how a community would like to change and usually include an action plan detailing how development can be achieved. Unlike Neighbourhood Plans, parish/community plans may deal with a range of issues and are not subject to formal tests before adoption.
Previously Developed Land (PDL)	Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.
Open Space	Defined in the Town and Country Planning Act as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.
Partnership for South Hampshire (PUSH)	A sub-regional Partnership of 11 local authorities from the Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
RAMSAR site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA
Renewable Energy/Resources	Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.
Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in perpetuity.
Saved Policies	Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.
Schedule Ancient Monument (SAM)	The most important archaeological sites nationally are identified as SAMs by central government.
Sites of Importance for Nature Conservation (SINC)	Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, Natural England and the Hampshire Wildlife Trust.
Sites of Special Scientific Interest (SSSI)	These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning authorities to consult Natural England before granting consent for development within an SSSI.
Solent Recreation Mitigation Project	A project set up to develop appropriate mitigation for the effects of recreation impacts on the Solent SPA arising from new housing development as required under the Habitat Regulations. Previously called the Solent Disturbance and Mitigation Project.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of

<p>Special Protection Area (SPA)</p>	<p>international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity. Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.</p>
<p>Statement of Community Involvement (SCI)</p>	<p>Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in development control decisions. The Council's current Statement of Community Involvement was adopted in January 2007.</p>
<p>Strategic Housing Land Availability Assessment (SHLAA)</p>	<p>A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on housing land supply and aims to identify sufficient land to accommodate the District's housing need.</p>
<p>Strategic Housing Market Assessment (SHMA)</p>	<p>A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.</p>
<p>Social rented accommodation</p>	<p>Rented housing owned by Registered Providers (often Housing Associations), local authorities or other eligible bodies available to eligible households at target rent levels (target rents being determined through the national regime set out in the Government's Guide to Social Rent Reforms 2001 or equivalent rental arrangements).</p>
<p>Settlement Gap</p>	<p>An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The previous distinctions between Strategic and Local Gaps no longer apply.</p>
<p>Supplementary Planning Document (SPD)</p>	<p>Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.</p>
<p>Site of Special Scientific Interest (SSSI)</p>	<p>A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features</p>
<p>Sustainability Appraisal (SA)</p>	<p>A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District. The requirement to undertake SA is an integral part of the plan making process.</p>
<p>Use Class Order</p>	<p>The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.</p>
<p>Village Design Statement (VDS)</p>	<p>An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary Planning Documents.</p>

Appendix 2 Five Year Land Supply Summary

5 Year Period: 2018-2023

a	2011- 2018 requirement (Local Plan trajectory)		3,226
b	Completions to Apr 2018 (including communal)		3,122
c	Shortfall at 2018	(a - b)	104
d	Remaining years of Plan		13 years
e	Annual shortfall 2018-2031	(c / d)	8
f	5 Year shortfall	(e x 5)	40
g	5-year requirement from 2018	local housing need (660 x 5)	3,300
h	5 Year requirement + shortfall	(f + g)	3,340
i	Total requirement with 5% buffer	(h + 5%)	3,507

Therefore:

j	Annual requirement for 5 years	(i / 5)	701
k	Supply over 5 years		5,142
l	District 5 year land supply	(k / j)	7.3 years

5 Year Period: 2019-2024

a	2011- 2019 requirement (Local Plan trajectory)		4,500
b	Completions to Apr 2019 (including communal)		4,034
c	Shortfall at 2019	(a - b)	466
d	Remaining years of Plan		12 years
e	Annual shortfall 2019-2031	(c / d)	39
f	5 Year shortfall	(e x 5)	195
g	5-year requirement from 2019	local housing need (660 x 5)	3,300
h	5 Year requirement + shortfall	(f + g)	3,495
i	Total requirement with 5% buffer	(h + 5%)	3,670

Therefore:

j	Annual requirement for 5 years	(i / 5)	734
k	Supply over 5 year period		5,158
l	District 5 year land supply	(k / j)	7.0 years

Appendix 3 Net Completions 2017/2018 by Parish

Eastings	Northing	Application No	Address	Net Gain
Bishops Waltham				
454761	117714	15/01186/FUL	Cunningham House, Claylands Road, Bishops Waltham	2
455490	117518	16/00201/FUL	The Old Fire Station, Upper Basingwell Street, Bishops Waltham	-1
Cheriton				
458350	128602	16/03647/PA30	Masser Architects the Chapel School Lane, Cheriton	1
Colden Common				
447868	122327	15/02409/FUL	Rear of 44 Spring Lane, Colden Common	2
448043	122208	17/00208/FUL	Spring House Close, Colden Common	2
446935	121832	14/01765/FUL	Mallard House , Highbridge Road, Highbridge	1
Compton and Shawford				
447148	125737	14/02447/FUL	Compton House, Otterbourne Road, Compton	5
444605	124431	17/00986/PNCOU	Converge Recruitment Ltd, Silkstead Stables, Silkstead Lane, Hursley	1
Corhampton and Meonstoke				
461621	120267	15/06414/FUL	Land at Shavard Lane, Meonstoke	6
Crawley				
443810	135153	15/02207/PNACOU	The Farmhouse, New Barn Farm, New Barn Lane, Crawley	3
442508	134921	16/00773/FUL	8 Cricket Close, Crawley	1
Denmead				
466925	110144	13/02843/FUL	Land at Old Park Farm, Hambledon Road, Denmead	50
466251	111956	15/02566/FUL	Denmead Baptist Church, Anmore Road, Denmead	10
466156	111439	10/02622/FUL	20 Mead End Road, Denmead	1
464598	112855	15/01473/FUL	Langdale, Uplands Road, Denmead	1
464958	112975	13/02830/FUL	Lynton House, Hambledon Road, Denmead	1
466305	111935	17/00346/FUL	61 Anmore Road, Denmead	1
463061	111568	17/00417/HOU	Swevenings, Apless Lane, Worlds End	1
Durley				
451003	116743	15/02784/FUL	1 Durley Brook Cottage, Durley Brook Road, Durley	1
Headbourne Worthy				
447485	131585	13/02257/REM	Barton Farm, Andover Road, Headbourne Worthy	80
448832	132986	16/03518/FUL	Brockley 137 Springvale Road, Headbourne Worthy	-1
Hursley				
442795	124511	12/01833/FUL	131 Main Road, Hursley	1
Itchen Valley				
454178	133415	12/00961/FUL	The Old Dairy, Rectory Lane, Itchen Abbas	1
Kings Worthy				
449526	132959	15/01624/FUL	Land at Hinton Field, Lovedon Lane, Kings Worthy	27
448849	133674	17/00360/FUL	130 Springvale Road, Kings Worthy	4
448797	134732	14/00348/FUL	Haredene, Stoke Charity Road, Kings Worthy	1
448804	134336	16/00701/FUL	20 Springvale Road, Kings Worthy	1
449073	133559	16/02619/FUL	Common Room, Harwood Place, Kings Worthy	1
449181	133562	16/03040/FUL	40 Pound Road, Kings Worthy	1
Littleton and Harestock				
445677	131855	15/01663/FUL	Buchanans, Deane Down Drove, Littleton	7
446518	131629	15/01358/FUL	Land Adjacent to 37 Winslade Road, Bradley Road, Harestock	1

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Eastings	Northing	Application No	Address	Net Gain
New Alresford				
458241	131549	15/00077/FUL	The Alresford Cricketers, Jacklyns Lane, Alresford	9
457887	132063	16/00275/FUL	Greenfield, South Road, Alresford	3
458882	132714	16/00518/FUL	5 East Street, Alresford	2
457987	131948	15/02600/FUL	22A Mitford Road, Alresford	1
Olivers Battery				
445484	127226	15/02274/FUL	2 Broad View Lane, Olivers Battery	-1
445982	127775	13/02879/REM	15 Crescent Close, Olivers Battery	1
Owslebury				
452170	122587	14/02188/FUL SDNP	Ridge Way, Lower Baybridge Lane, Owslebury	-1
Shedfield				
456308	115860	15/00952/FUL	Ludwells Farm Land Adjacent to Lower Chase Road, Waltham Chase	13
456153	115813	16/01205/FUL	The Brook, Clewers Hill, Waltham Chase	-1
Soberton				
460552	114179	16/00338/FUL	Mandalay, Forester Road, Soberton Heath	1
460071	114229	14/02733/FUL SDNP	Bere Farm, Heath Road, Soberton	1
460567	114816	14/02017/FUL SDNP	West Dene, Horns Hill, Soberton	-1
South Wonston				
446678	135001	15/02751/REM	Worthy Down Camp, Worthy Down	36
446306	135669	13/02892/FUL	Iona, Lower Road, South Wonston	1
Southwick and Widley				
467554	109588	14/02872/REM	Berewood Phase 1, Hambledon Road, Waterlooville	51
467301	109216	16/02621/REM	Berewood Phase 3A, Newlands Avenue, Waterlooville	13
466975	109159	10/02862/OUT	Newlands Phase 1, Hambledon Road, Denmead	7
466646	107813	14/00295/FUL	Ava Cottage, Purbrook Heath, Waterlooville	1
466323	109576	14/02486/FUL	Cutlers Farm, Newlands Lane, Purbrook	1
Sparsholt				
444191	129634	16/00990/FUL	Crabwood Farm House, Sarum Road, Winchester	1
Swanmore				
457757	115603	15/01693/FUL	Land at Hillpound, The Lakes, Swanmore	50
457185	116028	13/02774/FUL	Swanmore College of Technology, New Road, Swanmore	3
457594	116500	14/00867/FUL	Moorcroft, Church Road, Swanmore	1
457773	116173	16/01211/FUL	Charisma, Chapel Road, Swanmore	1
457577	116605	14/02136/FUL	Brickmakers Cottage, Church Road, Swanmore	1
457449	116450	16/01080/FUL	8 Foxcombe Close, Swanmore	1
458489	114723	15/02745/PNCOU	Oak Meadow, Bishops Wood Road, Misingford	1
Upham				
452505	119215	15/01728/REM	Torbay Farm, Sciviers Lane, Upham	15
452432	119200	15/03862/REM	Torbay Farm, Sciviers Lane, Upham	4
451855	118938	14/02275/PNACOU	Oakridge Smallholding Ltd, Oakridge Barn, Alma Lane, Upham	1
452306	119590	14/00222/FUL	1 South Front, Winchester Road, Upham	1
West Meon				
464040	124024	14/01925/FUL SDNP	Red Lion Inn, Alton Road, West Meon	1
464081	123820	17/01139/FUL SDNP	Apple Tree Cottage, Station Road, West Meon	1
Wickham				
455892	109658	12/02205/FUL	Unit 4 North Park Business Centre, Mayles Lane, Knowle	4
454752	108410	17/01092/HOU	Oakridge, Fontley Road, Titchfield	1

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Eastings	Northing	Application No	Address	Net Gain
455470	112377	16/00289/PNACOU	Biddenfield Farm, Biddenfield Lane, Shedfield	1
455470	112377	16/00288/PNACOU	Biddenfield Farm, Biddenfield Lane, Shedfield	1
455470	112377	16/00307/PNACOU	Biddenfield Farm, Biddenfield Lane, Shedfield	1
Winchester				
445615	128548	13/02322/REM	Pitt Manor, Land Adjacent Romsey Road, Winchester	39
448412	130643	15/02321/FUL	Site 1A and 1B Land off Hillier Way, Winchester	13
447891	129804	15/02839/FUL	Parmenter House 57 Tower Street, Winchester	11
447857	129315	13/02685/FUL	St Thomas Centre 20 Southgate Street, Winchester	9
447822	129270	12/01589/FUL	Provost Cells Unit 1 Southgate Street, Winchester	5
447949	129408	14/01936/FUL	21A - 21B Southgate Street, Winchester	4
446683	130231	15/02256/FUL	53 Chilbolton Avenue, Winchester	4
446550	129366	13/02429/FUL	8 Chilbolton Avenue, Winchester	4
448243	129673	13/02472/FUL	53 Parchment Street, Winchester	3
446127	131124	14/02123/FUL	8 Salters Acres, Winchester	3
447387	131011	16/00596/FUL	2 Longwood Cottage, Stoney Lane, Winchester	3
447414	130500	15/00780/FUL	17 Berewecke Road, Winchester	3
447926	129497	15/02350/PNCOU	8 St Clement Street, Winchester	2
447295	129903	13/02868/FUL	24A Western Road, Winchester	2
449080	129204	16/02970/HOU	The Cottage, Stratton Road, Winchester	1
447382	131148	12/01908/FUL	109 Andover Road, Winchester	1
446922	130874	15/02833/FUL	41 Stoney Lane, Winchester	1
446203	130866	15/01066/FUL	5 Dean Close, Winchester	1
447087	130725	08/02751/FUL	1 St Stephens Road, Winchester	1
448831	129858	16/02169/FUL	21 Colson Close, Winchester	1
448366	130261	13/02698/FUL	47 Monks Road, Winchester	1
448153	130872	16/01338/FUL	St Waleric Park Road, Winchester	1
447587	128355	14/02579/FUL	Lansdowne Court, Lansdowne Avenue, Winchester	-1
447650	128461	17/01158/FUL	Annexe at the Hollies, 58 Edgar Road, Winchester	-1
448776	128981	16/00347/FUL	28 Highcliffe Road, Winchester	-1
447288	130699	15/01148/FUL	16 Lynford Way, Winchester	-1
447560	130729	16/03095/FUL	63 Andover Road, Winchester	-1
447767	128044	16/00609/FUL	Watermead, Cripstead Lane, Winchester	-2
Wonston				
446398	139518	15/01254/PNCOU	Taylor's of Sutton Scotney Ltd, The Garage, Oxford Road, Sutton Scotney	1

Appendix 4: Small Site Planning Permissions & Commencements 2017/2018

Application No	Address	Town	Start Date	Net Outstanding	Commenced
Bighton					
04/02711/FUL	CEDAR BUNGALOW MALTHOUSE LANE	Bighton	Apr-07	-1	0
15/00689/FUL	THE CADCAM CENTRE	Bighton	Jan-17	1	1
12/00969/FUL	NEW BARN NORTHSIDE LANE	Bishops Sutton	Jan-18	1	1
15/02219/REM	GOSCOMBE FARM GOSCOMBE LANE	Gundleton	Feb-18	1	1
Bishops Sutton					
17/01765/FUL	BISHOPS COURT BISHOPS SUTTON ROAD	Bishops Sutton		1	0
Bishops Waltham					
16/01528/FUL	SPRAYFINE LTD THE GALLERY CHASE MILL WINCHESTER ROAD	Bishops Waltham		1	0
16/00378/FUL	SPRING MEADOWS FARM PARADISE LANE	Waltham Chase		1	0
15/02313/FUL	FORD FARM BOTLEY ROAD	Bishops Waltham		1	0
17/02994/FUL	PENNYS ACRES CLEWERS HILL	Waltham Chase		1	0
16/01843/FUL	7 LOWER BASINGWELL STREET	Bishops Waltham		1	0
05/00998/FUL	SUNNYSIDE LAND ADJ TO THE AVENUE	Bishops Waltham	Apr-07	1	0
16/00218/FUL	CUNNINGHAM HOUSE CLAYLANDS ROAD	Bishops Waltham		5	0
16/02893/FUL	CABURN HOE ROAD	Bishops Waltham		1	0
Boarhunt					
17/00872/HOU	HILLSIDE COTTAGES 3 TRAMPERS LANE	North Boarhunt		-1	0
16/00411/PNCOU	BARN NORTH OF WINCSCOMBE SOUTHWICK ROAD	North Boarhunt	Jan-17	1	1
17/01999/FUL	LAND ADJACENT TO ROWNDALE SOUTHWICK ROAD	North Boarhunt		1	0
16/00221/PNACOU	LAND OFF TRAMPERS LANE	North Boarhunt	Jan-17	1	1
17/01315/PNCOU	THE YARD TRAMPERS LANE	North Boarhunt		2	0
Colden Common					
17/01401/FUL	44 SPRING LANE	Colden Common	Jan-18	1	1
17/00454/FUL	MOBILE HOME HAMPSHIRE RIDING THERAPY CENTRE HENSTING LANE	Fishers Pond		1	0
17/02325/FUL	ELM FARM HENSTING LANE	Fishers Pond		1	0
17/01374/FUL	OAKBANK UPPER MOORS ROAD	Brambridge		2	0
Compton and Shawford					
15/02427/OUT	THE CAPTAIN BARNARD PLOT 1 OTTERBOURNE ROAD	Compton		4	0
16/00671/FUL	3 THE DELL OTTERBOURNE ROAD	Shawford		1	0
16/02071/FUL	SOUTHGATE CROSS WAY	Shawford	Jan-18	4	4
15/01925/FUL	SMALLWOOD CROSS WAY	Shawford	Jul-13	2	1
16/01971/FUL	PARSONAGE BARN COMPTON STREET	Compton		3	0
15/01873/FUL	ST PATRICKS COMPTON STREET	Compton		1	0
17/01152/FUL	INWOOD SOUTHDOWN ROAD	Shawford		1	0
Curdrige					
16/02037/FUL	BROADLANDS CHAPEL LANE	Curdrige	Apr-15	1	1
15/02384/FUL	CALCOT CALCOT LANE	Curdrige		1	0
17/02577/HOU	BLYTHEWOOD LAKE ROAD	Curdrige		1	0
17/03089/FUL	THE WHITE HOUSE VICARAGE LANE	Curdrige		1	0
14/01947/FUL	6 KITNOCKS FARM COTTAGE OUTLANDS LANE	Curdrige	Jan-18	1	1
Denmead					
17/02293/FUL	HOLMBURY UPPER CRABBICK LANE	Denmead		1	0
13/00877/FUL	LITTLE LINDEN UPLANDS ROAD	Denmead	Jan-17	1	1
17/00907/FUL	THE HAVEN HAMBLEDON ROAD	Denmead		4	0
16/01861/FUL	36 MILL ROAD	Denmead		3	0
17/01302/FUL	MASONS MEADOW BUNNS LANE	Denmead		1	0

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16/01044/PNCOU	BYNGS BUSINESS DEVELOPMENTS LTD ACER HOUSE, PARKLANDS BUSINESS PARK	Denmead	Apr-17	8	8
17/02762/PNCOU	WCI TECHNOLOGY HOUSE PARKLANDS BUSINESS PARK FOREST ROAD	Denmead		8	0
14/02402/PNCOU	12 THE SPINNEY PARKLANDS BUSINESS PARK FOREST ROAD	Denmead	Apr-14	4	4
15/02760/FUL	THE BARN LITTLE CORNER	Denmead	Jan-18	2	2
17/01608/HOU	LLOYDS BANK PLC HAMBLEDON ROAD	Denmead	Jan-18	1	1
Durley					
10/01679/FUL	COPPER BEECH FARM GREENWOOD LANE	Durley	Mar-00	1	1
16/03390/PNACOU	DURLEY BROOK FARM DURLEY BROOK ROAD	Durley		3	0
16/01101/PNACOU	GILES FARM GREENWOOD LANE	Durley	Jan-18	3	1
16/03083/HOU	CHANNELS FARM DAIRY GREGORY LANE	Durley	Jan-18	1	1
17/01519/FUL	LAND ADJACENT WELL COTTAGE MINCINGFIELD LANE	Durley		1	0
Headbourne Worthy					
17/01982/FUL	167 SPRINGVALE ROAD	Headbourne Worthy		4	0
16/03518/FUL	BROCKLEY 137 SPRINGVALE ROAD	Headbourne Worthy	Mar-18	2	2
16/02044/FUL	155 SPRINGVALE ROAD	Headbourne Worthy		-1	0
17/01637/FUL	155 SPRINGVALE ROAD	Headbourne Worthy		4	0
17/01477/FUL	LEAFLANDS MORTIMER CLOSE	Kings Worthy	Mar-18	4	4
17/01080/FUL	HILL COTTAGE MORTIMER CLOSE	Kings Worthy		2	0
15/02088/FUL	38 NORTH HEATHES NATIONS HILL	Kings Worthy		2	0
17/01179/FUL	CASITA WELLHOUSE LANE	Headbourne Worthy		3	0
16/01430/FUL	THE MEADS PUDDING LANE	Headbourne Worthy		-1	0
Hursley					
15/01619/FUL	THE GRANARY FARLEY LANE	Braishfield		1	0
17/00053/HOU	BELLS GROUND MANOR DORES LANE	Braishfield		1	0
16/00329/PNACOU	UPPER SLACKSTEAD FARM FARLEY LANE	Braishfield		1	0
17/02122/PNCOU	THE OLD CATTLE SHED UPPER SLACKSTEAD FARM FARLEY LANE	Braishfield		1	0
17/03189/FUL	BEEHCROFT SARUM ROAD	Winchester		1	0
17/01083/PNACOU	FLAGSTAFF STABLES CLARENDON WAY	Winchester		2	0
17/02638/PNCOU	CLARENDON LODGE CLARENDON WAY	Winchester		1	0
Itchen Valley					
17/03000/FUL	FAIRFIELD HOUSE RECTORY LANE	Itchen Abbas		2	0
13/01222/FUL	NEW FARM NORTHINGTON ROAD	Itchen Abbas	Jan-18	2	0
Kings Worthy					
17/01124/OUT	14 SPRINGVALE ROAD	Kings Worthy		2	0
16/03462/FUL	LINDISFARNE FORBES ROAD	Kings Worthy		1	0
17/01017/FUL	150 SPRINGVALE ROAD	Kings Worthy		1	0
18/00168/PNACOU	KINGSWAY FARM HOUSE BULL FARM LOVEDON LANE	Kings Worthy		1	0
16/00246/FUL	17 BERWEN TOVEY PLACE	Kings Worthy		2	0
17/01462/FUL	THE CROFT 52 LOVEDON LANE	Kings Worthy		1	0
16/00748/FUL	22 TUDOR COTTAGE CHURCH LANE	Kings Worthy		1	0
15/01158/FUL	HINTON HOUSE HINTON HOUSE DRIVE	Kings Worthy		1	0
13/01072/FUL	AXTON SPRINGVALE AVENUE	Kings Worthy	Jan-17	1	1
Littleton and Harestock					
17/01149/FUL	WARRENS COTTAGE 105 HARESTOCK ROAD	Winchester		2	0
17/02724/FUL	THE COACH HOUSE 109 HARESTOCK ROAD	Winchester		1	0
16/01233/FUL	28 MAIN ROAD	Littleton		1	0

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16/03313/FUL	OAKLEIGH 12 ANDOVER ROAD NORTH	Winchester		1	0
17/01631/FUL	74 MAIN ROAD	Littleton		1	0
15/01663/FUL	BUCHANANS DEANE DOWN DROVE	Littleton	Jan-17	1	1
13/01210/FUL	9 CHESTNUT AVENUE	Littleton		1	0
17/01845/FUL	HIGH BEECH 11 HARESTOCK ROAD	Winchester		2	0
15/01438/FUL	LAND AT LITTLETON LANE LITTLETON LANE	Littleton		1	0
Micheldever					
09/02288/FUL	MICHELDEVER STORES AND POST OFFICE CHURCH STREET	Micheldever	Jan-17	1	1
17/01045/FUL	PEVERIL WINCHESTER ROAD	Micheldever		1	0
15/01723/PNACOU	FORMER POULTRY BUILDING VICARAGE LANE	Micheldever		1	0
16/01310/FUL	8 CANADA COTTAGES OVERTON ROAD	Micheldever Station		1	0
14/01382/FUL	ORCHARD HOUSE HIGHWAY LONDON ROAD	Micheldever	Apr-17	1	1
New Alresford					
14/00968/FUL	21 BROAD STREET	New Alresford		1	0
10/00169/FUL	5 REAR OF EAST STREET	New Alresford	Sep-13	2	2
17/01398/FUL	CLC WHOLESALE THE DEAN	New Alresford	Jan-18	5	0
15/02890/FUL	58 WESTERN VILLA THE DEAN	New Alresford	Mar-18	4	0
15/01041/FUL	LAND AT DICKENSON WALK DICKENSON WALK	New Alresford		1	0
16/02419/FUL	70 LAND REAR OF GRANGE ROAD	New Alresford		1	0
16/01117/FUL	THREE WAYS BRIDGE ROAD	New Alresford		2	0
17/01447/FUL	NEW FARM ENGINEERING LTD NEW FARM ROAD	New Alresford		4	0
15/02599/FUL	11-16 GARAGE BLOCK MITFORD ROAD	New Alresford		8	0
16/02961/FUL	LAND ADJACENT TO 37 MITFORD ROAD	New Alresford		1	0
14/02650/FUL	26 ROSEBERY ROAD	New Alresford		1	0
17/02316/FUL	LAUREL HOUSE JACKLYNS LANE	New Alresford		2	0
17/02315/FUL	LAUREL HOUSE JACKLYNS LANE	New Alresford	Jan-18	7	7
15/01004/FUL	PLOT 8 BURGAGE MEWS	New Alresford		1	0
Northington					
17/02657/PNACOU	BLACK BARN NEWHOUSE FARM	Northington Down		2	0
17/03015/FUL	BALFOUR HOUSE SWARRATON FARM BASINGSTOKE ROAD	Swarraton		1	0
Old Alresford					
18/00163/PNACOU	PINGLESTONE BARN FOBDOWN FARM ABBOTSTONE ROAD	Fobdown		1	0
17/02852/PNACOU	LAND AT DROVE LANE	Alresford		1	0
Olivers Battery					
12/02092/FUL	3 LAND ADJACENT TO LAKE DRIVE	Olivers Battery	Apr-15	1	1
17/01941/FUL	38 OLD KENNELS LANE	Olivers Battery		1	0
15/02274/FUL	2 BROAD VIEW LANE	Olivers Battery	Jul-17	2	2
16/00320/FUL	TEXAS TEXAS DRIVE	Olivers Battery	Dec-16	1	1
16/01645/FUL	11 MOUNT VIEW ROAD	Olivers Battery		1	0
17/00045/FUL	COMPTON LODGE 3 COMPTON CLOSE	Olivers Battery		1	0
Otterbourne					
17/03127/FUL	OLD DEEDS MAIN ROAD	Otterbourne		1	0
Shedfield					
13/01856/FUL	NORTHCROFT FARM SANDY LANE	Waltham Chase	Jan-17	1	0
15/02772/FUL	44 BROOKLYNN CLOSE	Waltham Chase		1	0
17/01939/PNACOU	THE BARN NORTH OF SANDY LANE	Shedfield		1	0
16/00947/FUL	1 SLOANE PARK	Shedfield		1	0
17/02521/FUL	SANDY HILLS FARM WINCHESTER ROAD	Shedfield		1	0
17/01766/PNACOU	GAMBLINS FARM SOLOMONS LANE	Waltham Chase		1	0
16/01576/FUL	FAIRVIEW BLACK HORSE LANE	Shedfield		1	0

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17/03030/FUL	LABURNUM HOUSE SOLOMONS LANE	Shirrell Heath		3	0
17/03021/FUL	HILL HOUSE REST HOME HIGH STREET	Shirrell Heath		2	0
15/01706/FUL	HILL HOUSE REST HOME HIGH STREET	Shirrell Heath		7	0
15/01572/FUL	BRAMBLE COTTAGE TWYNHAMS HILL	Shirrell Heath		1	0
17/00202/FUL	LINDON HOUSE TWYNHAMS HILL	Shirrell Heath		1	0
17/02919/FUL	GILLES COTTAGE CLEWERS HILL	Waltham Chase		1	0
16/01336/FUL	CLEWERS HILL CLEWERS HILL	Waltham Chase		5	0
17/03140/FUL	JHANSI FARM CLEWERS LANE	Waltham Chase		5	0
17/02018/FUL	THE BROOK CLEWERS LANE	Waltham Chase		1	0
17/01987/FUL	LAND ADJACENT 37 HEATHLANDS	Shedfield		1	0
Soberton					
17/02054/PNACOU	APPLEMORE BENT LANE	Hambledon		1	0
17/02186/PNACOU	SCOTTS HAVEN MAYBUSH LANE	Soberton		1	0
16/01699/FUL	2 HIGH LINES LODGE HILL	Newtown		1	0
South Wonston					
17/02408/FUL	THE PINES 71 DOWNS ROAD	South Wonston		2	0
15/01895/FUL	THE ANCHORAGE 75 DOWNS ROAD	South Wonston		3	0
16/01474/FUL	THE GABLES 77 DOWNS ROAD	South Wonston		3	0
17/01405/FUL	OLD ORCHARD 79 DOWNS ROAD	South Wonston		1	0
09/00745/FUL	WALLERS ASH FARM ALRESFORD DROVE	South Wonston	Jun-12	1	1
11/03035/FUL	21-23 LAND AT REAR OF DOWNS ROAD	South Wonston	Apr-15	1	1
16/00611/FUL	FIELDFARES 27 DOWNS ROAD	South Wonston		2	0
Swanmore					
17/02469/FUL	HOPE COTTAGE FOREST ROAD	Swanmore		1	0
15/01861/FUL	PONDEROSA CHAPEL ROAD	Swanmore		1	0
Whiteley					
13/00884/FUL	BIRCH GLADE HILL COPPICE ROAD	Whiteley	Jan-17	1	0
16/01079/FUL	CHESTNUT RISE WHITELEY LANE	Titchfield		1	0
Wickham					
14/01794/FUL	MELITA LEE GROUND	Titchfield	May-16	1	1
16/03488/HOU	LONGACRE LEE GROUND	Titchfield		1	0
15/01554/FUL	MOBILE HOME AT WILLOWDALE FORGE FONTLEY ROAD	Titchfield		1	0
16/03331/FUL	THE WILLOWS FAREHAM ROAD	Wickham		1	0
10/02966/FUL	MANSFIELD BARN BIDDENFIELD LANE	Shedfield	Oct-13	1	1
17/01852/FUL	PARK CROFT WINCHESTER ROAD	Wickham		1	0
17/00734/FUL	KINGFISHER HOUSE LAND NORTH OF MILL LANE	Wickham		1	0
Winchester					
17/00703/FUL	99 ANDOVER ROAD	Winchester		2	0
17/01105/FUL	LAND ADJCENT TO 29 FLEMING ROAD	Winchester		1	0
16/01519/FUL	23 STONEY LANE	Winchester		1	0
16/00877/FUL	30 STONEY LANE	Winchester		1	0
15/01581/FUL	UNIT 2 DEAN COURT HILLSIDE CLOSE	Winchester		1	0
16/01899/FUL	1 LAND ADJACENT TO OLD HILLSIDE ROAD	Winchester		1	0
15/01858/FUL	44 ST STEPHENS ROAD	Winchester		1	0
16/01085/FUL	6 WEEKE MANOR CLOSE	Winchester		1	0
15/01148/FUL	16 LYNFORD WAY	Winchester	Apr-17	1	0
05/02265/FUL	THE HERMITAGE RETIREMENT HOME CHERITON ROAD	Winchester		1	0
16/02954/FUL	192 STOCKBRIDGE ROAD	Winchester		2	0
17/01434/FUL	50 STOCKBRIDGE ROAD	Winchester		1	0
16/03530/FUL	THE LODGE 56 CHILBOLTON AVENUE	Winchester		1	0
17/02933/FUL	9 STOCKBRIDGE ROAD	Winchester		-1	0
17/01704/FUL	DANCE ACADEMY 21 ST PAULS HILL	Winchester		8	0
15/00990/FUL	27 GREENHILL CLOSE	Winchester		2	0

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16/02116/FUL	48 MILVERTON ROAD	Winchester	Nov-17	2	1
16/01860/FUL	4 JOHN SMITH PROJECTS UPPER HIGH STREET	Winchester	Jan-17	2	2
17/00349/FUL	ST THOMAS MORE CATHOLIC CHURCH STONEY LANE	Winchester		7	0
16/01769/FUL	69 OLIVERS BATTERY ROAD NORTH	Winchester		1	0
17/02466/FUL	21 DRUMMOND CLOSE	Winchester	Jan-18	1	1
16/01266/FUL	85 CROMWELL ROAD	Winchester		1	0
17/01169/FUL	DAWN COTTAGE ROMSEY ROAD	Winchester		3	0
16/02363/FUL	1 WALPOLE ROAD	Winchester		5	0
17/00446/FUL	WINCHESTER COLLEGE KINGSGATE ROAD	Winchester		8	0
16/03482/FUL	EAST WINCHESTER SOCIAL CLUB 50 CHESIL STREET	Winchester		1	0
17/01595/FUL	PINE COTTAGE 4 SPARKFORD ROAD	Winchester		-2	0
16/03531/HOU	DAWNHILL SLEEPERS HILL	Winchester	Jan-18	-1	1
16/01490/FUL	CHINGRI KHAL SLEEPERS HILL	Winchester		3	0
17/02634/FUL	LOMMEDAL MILNTHORPE LANE	Winchester		1	0
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	Winchester		2	0
15/00781/FUL	WINCHESTER SNOOKER CENTRE, RADLEY HOUSE 8 ST CROSS ROAD	Winchester		6	0
16/01882/FUL	WINCHESTER SNOOKER CENTRE, RADLEY HOUSE 8 ST CROSS ROAD	Winchester		1	0
06/02810/FUL	GEORGE S HALL LTD 7 ST CROSS ROAD	Winchester	Aug-09	2	2
16/03196/FUL	THE OLD COACH HOUSE ST SWITHUN STREET	Winchester		1	0
16/03247/FUL	2 WAVELL WAY	Winchester		1	0
16/00609/FUL	WATERMEAD CRIPSTEAD LANE	Winchester	Jan-18	1	1
16/01384/FUL	FELL COTTAGE MEAD ROAD	Winchester		2	0
17/00875/FUL	STORAGE UNITS 28 HIGH STREET	Winchester		2	0
16/00562/FUL	GARAGE COURT BAILEY CLOSE	Winchester		5	0
16/03120/HOU	14 GRANGE ROAD	Winchester		1	0
17/00176/FUL	2-4 SOUTHGATE STREET	Winchester		8	0
17/01539/PNCOU	9 ST CLEMENT STREET	Winchester		1	0
13/00610/FUL	47 HIGH STREET	Winchester	Apr-15	1	1
16/01646/FUL	9-11 HIGH STREET	Winchester		7	0
17/01587/FUL	2 CHILBOLTON AVENUE	Winchester		3	0
16/01282/FUL	FAIRWAYS 21 CHILBOLTON AVENUE	Winchester		7	0
15/01364/FUL	28 CHILBOLTON AVENUE	Winchester	Apr-17	4	0
17/00999/FUL	30 CHILBOLTON AVENUE	Winchester		4	0
15/02586/FUL	11-11A REDWOOD HEALTH THERAPY BRIDGE STREET	Winchester	Jan-17	7	7
16/00148/FUL	60 WINNALL MANOR ROAD	Winchester		2	0
16/00258/FUL	7 GORDON AVENUE	Winchester	Jan-17	6	6
12/00709/FUL	H G BRUCE & PARTNERS LTD 25 NELSON ROAD	Winchester	Jan-12	8	8
16/03377/FUL	PENNY FARTHING HOUSE 3 CHESIL STREET	Winchester		4	0
16/01470/FUL	22 GARAGE REAR OF HIGHCLIFFE ROAD	Winchester		1	0
17/02602/FUL	THE LODGE LAND ADJ TO ST GILES CLOSE	Winchester		1	0
18/00236/FUL	5 MANOR CLOSE	Winchester		1	0
15/00495/FUL	13 LAND ADJACENT TO CITY ROAD	Winchester		3	0
15/02365/FUL	13 PARK ROAD	Winchester		3	0
16/00402/PNCOU	84 HIGH STREET	Winchester		3	0
16/01608/FUL	A2 - WINCHESTER 33 STAPLE GARDENS	Winchester		4	0
17/01424/FUL	17 NORTH WALLS	Winchester	Jan-18	1	1
17/02585/PNCOU	45 JEWRY STREET	Winchester		1	0
16/01027/FUL	5 ADAMS HENDRY ST PETERS STREET	Winchester		1	0
16/01242/FUL	ADAMS HENDRY 7 ST PETER STREET	Winchester		1	0
15/00605/FUL	25 ST GEORGES STREET	Winchester	Apr-15	-2	4
15/01698/PNCOU	25 ST GEORGES STREET	Winchester	Oct-15	2	2

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16/01790/FUL	25 ST GEORGES STREET	Winchester		1	0
16/02227/FUL	71 PARCHMENT STREET	Winchester	Jan-17	1	1
16/02637/PNCOU	FOUNTAIN HOUSE 71 PARCHMENT STREET	Winchester	Jan-17	1	1
17/00533/PNCOU	MEETING HALL JUBILEE HOUSE 1-3 SWAN LANE	Winchester		1	0
17/01309/PNCOU	MEETING HALL JUBILEE HOUSE 1 - 3 SWAN LANE	Winchester		2	0
17/01310/PNCOU	MEETING HALL JUBILEE HOUSE 1 - 3 SWAN LANE	Winchester		2	0
17/01311/PNCOU	MEETING HALL JUBILEE HOUSE 1-3 SWAN LANE	Winchester		2	0
17/03229/FUL	THE BROOKS THE BROOKS	Winchester	Jan-18	-1	0
15/02233/FUL	158 HIGH STREET	Winchester		2	0
15/01414/FUL	22 QUARRY ROAD	Winchester	Jan-17	4	0
17/02578/FUL	81 ALRESFORD ROAD	Winchester		2	0
Wonston					
16/01351/FUL	LAND OFF WONSTON LANE	Sutton Scotney		1	0
17/03160/FUL	WONSTON LODGE WONSTON ROAD	Wonston		1	0
17/01346/FUL	HAZEL COTTAGE WONSTON ROAD	Wonston		1	0
16/01893/FUL	COBBLES STOCKBRIDGE ROAD	Sutton Scotney		1	0
16/01736/FUL	OLD SADDLERS STOCKBRIDGE ROAD	Sutton Scotney		1	0
15/02351/PNACOU	MOLDON FARM BULLINGTON LANE	Sutton Scotney		2	0
16/03036/FUL	THE BEECHES OXFORD ROAD	Sutton Scotney		1	0
16/01014/FUL	BRIDGE COTTAGE WONSTON ROAD	Sutton Scotney		1	0

Appendix 5 Large Sites Phasing

Address	Status / Commentary	Net Available	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Sites with detailed planning permission																	
Area Between Friarsgate Silver Hill, Broadway Winchester	Previous consent unlikely to be implemented, SPD adopted, phasing estimated accordingly.	307	0	0	0	0	20	50	100	100	37	0	0	0	0	0	307
Abbey Mill Station Road Bishops Waltham	Previous consent unlikely to be completed, planning application for 70 units + care home under consideration, phasing estimated accordingly.	70	0	0	20	30	20	0	0	0	0	0	0	0	0	0	70
Police Headquarters Romsey Road Winchester	Site cleared, revised consent approved subject to S106, phasing estimated accordingly.	208	0	25	70	70	43	0	0	0	0	0	0	0	0	0	208
Land At Pitt Manor Romsey Road Winchester	Under construction, completion expected 2019.	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	35
Old Station Yard, Oxford Road, Sutton Scotney	Under construction, completion expected 2020.	27	20	7	0	0	0	0	0	0	0	0	0	0	0	0	27
Worthy Down Camp, Worthy Down Winchester	Under construction, completion expected 2020.	54	24	30	0	0	0	0	0	0	0	0	0	0	0	0	54

Address	Status / Commentary	Net Available	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Victoria House, Victoria Road Winchester	Under construction, completion expected 2019.	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	27
Fire Station, North Walls, Winchester	Largely completed.	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Chesil Street Car Park, Barfield Close, Winchester	Under construction, completion expected 2018.	52	52	0	0	0	0	0	0	0	0	0	0	0	0	0	52
Parklands Business Park, Forest Road, Denmead	Prior notification consent for 24 dwellings, not started. Phasing estimated accordingly.	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	24
Ember House Co-operative Group Moorside Road Winchester	Prior notification consent for 12 dwellings, not started. Phasing estimated accordingly.	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
77 Wellington House Kingsgate Street Winchester	Under construction, completion expected 2018.	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Knowle Village Business Park, Mayles Lane, Knowle	Full consent for 21 dwellings on several sites at Knowle. Not started, phasing estimated accordingly.	21	0	4	6	6	5	0	0	0	0	0	0	0	0	0	21
Land at Hinton Field Lovedon Lane Kings Worthy	LPP2 allocation, under construction, completion expected 2019.	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	23

Address	Status / Commentary	Net Available	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Land at Hillpound The Lakes Swanmore	LPP2 allocation for 140 dwellings. Detailed consent for 91 (59 completed, 32 under construction, completion expected 2019). Outline application under consideration for part of remaining area (27 units). Phasing estimated accordingly.	81	32	0	20	29	0	0	0	0	0	0	0	0	0	0	81
Land North and South of Forest Road Waltham Chase	LPP2 allocation, under construction, completion expected 2021.	81	30	30	21	0	0	0	0	0	0	0	0	0	0	0	81
Capitol House, 12-13 Bridge Street, Winchester	Under construction, completion expected 2019.	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20
63 Andover Road, Winchester	Under construction, completion expected 2019.	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Land at Sandy Lane, Waltham Chase	LPP2 allocation, under construction, completion expected 2020.	62	30	32	0	0	0	0	0	0	0	0	0	0	0	0	62
Land adj Heathlands, Shedfield	Under construction, completion expected 2019.	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Land west of Beggars Drove, Sutton Scotney	Under construction, completion expected 2020.	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
The Brook, Clewers Hill, Waltham Chase	Under construction, completion expected 2018.	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10

Address	Status / Commentary	Net Available	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Trafalgar House, Trafalgar Street, Winchester	Building refurbished for office use, unlikely to be converted to housing.	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26
Land at Coppice Hill, Bishops Waltham	LPP2 allocation for 80 dwellings. Detailed consent for 28 (under construction, completion expected 2021). Full application under consideration for remaining area (45 units). 73 units expected in total, phasing estimated accordingly.	80	0	10	20	20	20	3	0	0	0	0	0	0	0	7	80
Land at Martin Street, Bishops Waltham	LPP2 allocation for 60 dwellings. Detailed consent for 59 units, phasing estimated accordingly.	60	0	10	20	20	9	0	0	0	0	0	0	0	0	1	60
The Vineyard, Tangier Lane, Bishops Waltham	LPP2 allocation for 120 dwellings. Detailed consent for 66 units and outline consent for 66 units (reserved matters application under consideration). 132 units expected in total, phasing estimated accordingly.	132	0	30	35	35	22	10	0	0	0	0	0	0	0	0	132
Sandyfields Nursery, Main Road, Colden Common	LPP2 allocation for 165 dwellings. Detailed consent for 169 units (under construction, completion expected 2023). 169 units expected in total, phasing estimated accordingly.	169	10	40	40	40	39	0	0	0	0	0	0	0	0	0	169
Land at The Dean, Alresford	LPP2 allocation for 75 dwellings. Detailed consents for 56 units (revised plans, under construction, completion expected	136	5	56	20	25	20	10	0	0	0	0	0	0	0	0	136

Address	Status / Commentary	Net Available	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
	2019/20), 45 units and 5 units (under construction). Full application under consideration for part of remaining area (20 units), 10 estimated on the rest of the area. 136 units expected in total, phasing estimated accordingly.																
Land at Stanmore Estate, north of Stanmore Lane, Winchester	Full consent for 67 dwellings on sites at Stanmore and outline consent for 9 further units (reserved matters application under consideration). 75 units (net) expected in total, phasing estimated accordingly.	75	0	0	40	35	0	0	0	0	0	0	0	0	0	0	75
15, Chilbolton Avenue, Winchester	Full consent for 12 dwellings (11 net), details in compliance under consideration. Phasing estimated accordingly.	11	-1	12	0	0	0	0	0	0	0	0	0	0	0	0	11
Kings School House, Sarum Road, Winchester	Full consent for 29 sheltered housing units, details in compliance under consideration. Phasing estimated accordingly.	29	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29
Police House, Station Road, Alresford	Full consent for 10 apartments, details in compliance under consideration. Phasing estimated accordingly.	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10
Detailed consents TOTAL		1901	351	376	312	320	198	73	100	100	37	0	0	0	0	3 4	1901
Sites with outline planning permission / allocated in Local Plan																	

Address	Status / Commentary	Net Available	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Land east of village centre, Denmead	Denmead Neighbourhood Plan allocation for 90 dwellings. Detailed permission granted July 2018. Phasing estimated accordingly.	91	0	0	21	40	30	0	0	0	0	0	0	0	0	0	91
Land off Tanners Lane, Denmead	Denmead Neighbourhood Plan allocation for 20 dwellings post 2019. No consent, phasing estimated accordingly.	18	0	0	0	-2	10	10	0	0	0	0	0	0	0	0	18
Land off Anmore Road, Denmead	Denmead Neighbourhood Plan allocation for 10 dwellings post 2020. No consent, phasing estimated accordingly.	10	0	0	0	5	5	0	0	0	0	0	0	0	0	0	10
Albany Farm, Winchester Road, Bishops Waltham	LPP2 allocation for 120 dwellings. Outline consent for 120 units and reserved matters under consideration. Phasing estimated accordingly.	120	0	0	10	25	25	25	25	10	0	0	0	0	0	0	120
Tollgate Sawmill, Winchester Road, Bishops Waltham	LPP2 allocation for up to 10 dwellings. No consent, phasing estimated accordingly.	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10
Clayfield Park, Main Road, Colden Common	LPP2 allocation for 53 dwellings. No consent, phasing estimated accordingly.	53	0	0	16	20	17	0	0	0	0	0	0	0	0	0	53
Land east of Sun Lane, Alresford	LPP2 allocation for 325 dwellings. Outline consent for 320 units approved subject to S106. 320 units expected in total, phasing estimated accordingly.	325	0	0	20	40	50	50	50	50	50	10	0	0	0	5	325

Address	Status / Commentary	Net Available	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Morgan's Yard, Winchester Road, Waltham Chase	LPP2 allocation for 100 dwellings. No consent, phasing estimated accordingly.	100	0	0	10	30	30	30	0	0	0	0	0	0	0	0	100
Carfax, Sussex Street, Winchester	LPP2 mixed-use allocation (50 dwellings estimated). No consent, phasing estimated accordingly.	50	0	0	15	25	10	0	0	0	0	0	0	0	0	0	50
Cattlemarket site, Andover Road, Winchester	LPP2 mixed-use allocation (100 dwellings estimated). No consent, phasing estimated accordingly.	100	0	0	20	30	30	20	0	0	0	0	0	0	0	0	100
Land east of Winchester Road, Wickham	LPP2 allocation for 125 dwellings. Detailed application under consideration. Phasing estimated accordingly.	125	0	0	35	40	40	10	0	0	0	0	0	0	0	0	125
Land east of School Road, Wickham	LPP2 allocation for 80 dwellings. Outline consent for 82 units, reserved matters application under consideration. Phasing estimated accordingly.	82	0	10	30	30	12	0	0	0	0	0	0	0	0	0	82
Land off Hookpit Farm Lane, Kings Worthy	Outline consent for 32 dwellings (31 net). Phasing estimated accordingly.	31	0	-1	25	7	0	0	0	0	0	0	0	0	0	0	31
Area 2 Lady Bettys Drive Whiteley	LPP2 allocation for 75 dwellings. Site in temporary use for primary school (to be relocated to N Whiteley development). Phasing estimated accordingly.	75	0	0	0	0	20	55	0	0	0	0	0	0	0	0	75
Outline consents / Local Plan allocations TOTAL		1190	0	9	202	290	279	200	85	60	50	10	0	0	0	5	1190

Address	Status / Commentary	Net Available	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely	Total Supply
Strategic Allocations																	
Old Park Farm, West of Waterlooville,	Part of LPP1 policy SH2 allocation. Under construction, completion expected 2019.	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	21
Grainger Site, West of Waterlooville,	Part of LPP1 policy SH2 allocation. 6 phases currently under construction, by 5 housebuilders. 4-6 phases expected to be under construction in each of the next 5 years. Phasing estimated accordingly.	1836	189	206	186	197	172	200	200	150	150	100	50	36	0	0	1836
North Whiteley	LPP1 policy SH3 allocation. Outline consent granted July 2018 (full consent for access road), details in compliance for access road under consideration. Phasing estimated accordingly.	3500	0	0	0	50	200	300	350	300	350	300	350	300	300	300	3500
Barton Farm, Andover Road, Winchester	LPP1 policy WT1 allocation. Phase 1b part complete and under construction, Phase 1a commenced. Phasing estimated accordingly.	1916	136	75	100	150	150	150	150	150	150	150	150	150	150	150	1916
Strategic Allocations TOTAL		7273	346	281	286	397	522	650	700	600	650	550	550	486	400	805	7273
TOTAL Large Sites Supply		10364	697	666	800	1007	999	923	885	760	737	560	550	486	400	809	10364

Appendix 6 Communal Accommodation Completions and Consents

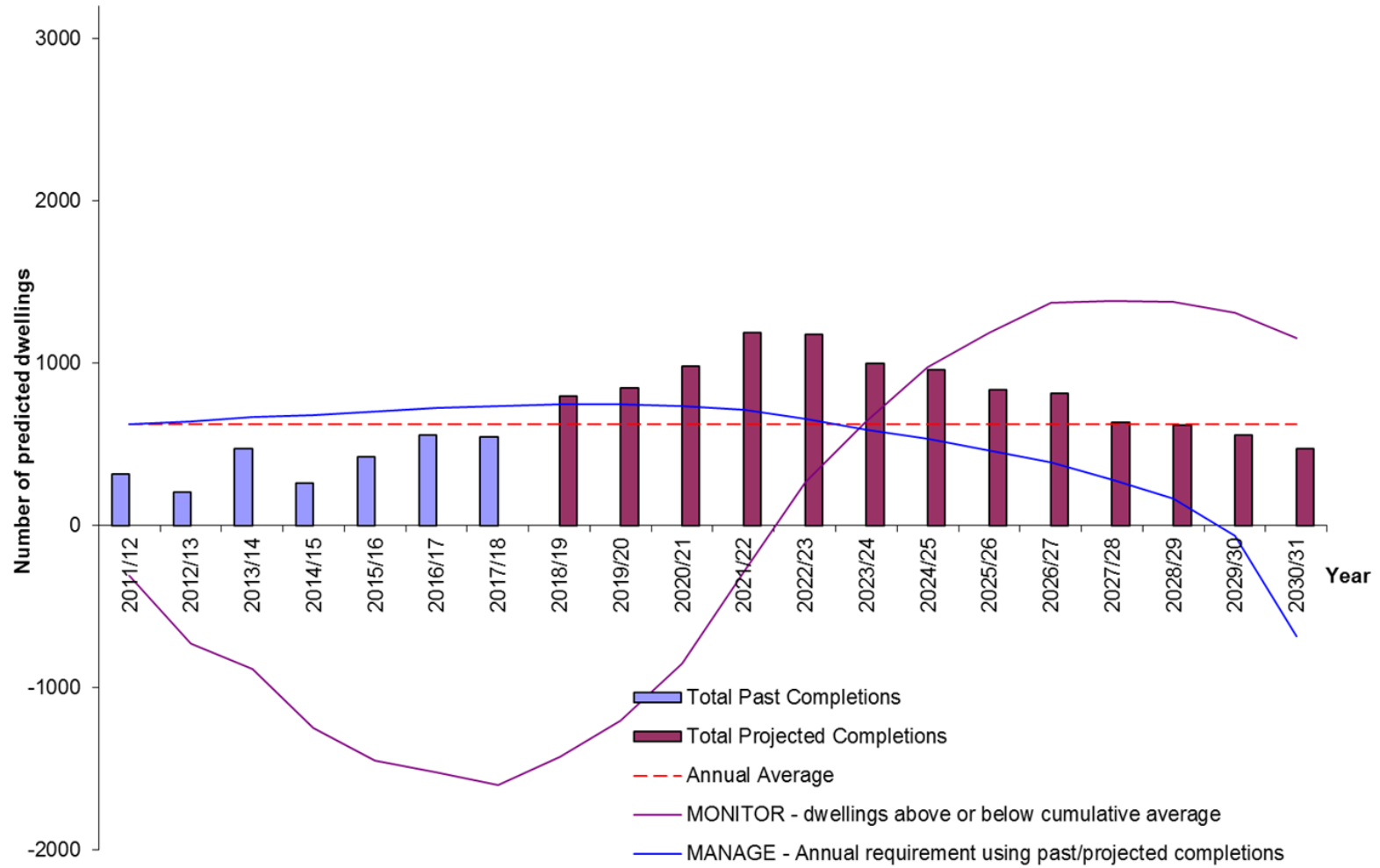
Communal Accommodation - Completions 2011 - 2018						
Year	Completed Sites	Student bedrooms	Apply Ratio (2.5)	Care bedrooms	Apply Ratio (1.8)	Total Dwelling Equivalents
2011/2012	None					0
2012/2013	None					0
2013/2014	Burma Road Student Village, Royal Hants County Hospital, Winchester (10/03121/FUL)	499	200			200
2014/2015	None					0
2015/2016	None					0
2016/2017	Westacre Nursing Home, Sleepers Hill, Winchester (15/00868/FUL)			2	1	1
	Wellington Vale, West of Waterlooville (part of Old Park Farm) (10/03252/OUT)			81	45	45
	21 Southgate Street, Winchester (15/02078/FUL)	12	5			5
2017/2018	Riverside Way, Moorside Road Winchester (13/02162/FUL)	237	95			95
TOTAL		748	300	83	46	346

Communal Accommodation - Consents Outstanding at April 2018									
Outstanding Sites	Scheme Status / Commentary	2018 /19	2019/ 20	2020/ 21	2021 /22	2022 /23	2023 /24	Total 2018-2023	Total 2019-2024
Student									
Balfour House, Winnall, Winchester (17/02516/FUL)	Net gain of 9 student rooms over previous scheme. Completed Sept 2018	9							
Hunts Foods Andover Road, Winchester, (Cathedral Point) (15/01489/FUL)	257 student rooms, completed Sept 2018.	257							
Pine Cottage, 4 Sparkford Road, Winchester, (17/01595/FUL)	88 student rooms. Site clearance underway.			88					
West Hill House, Romsey Road, Winchester (17/00612/FUL)	23 student rooms, completed June 2018.	23							
Student Total		289	-	88	-	-	-	377	88
Apply ratio (2.5)		116	-	35	-	-	-	151	35
Care									
Site of former Captain Barnard PH, Otterbourne Road, Compton (15/02427/OUT)	66 bed care unit. Renewal approved March 2016. No progress, implementation in 5 years uncertain.							-	-
Parklands Business Park, Denmead (14/00446/FUL)	60 bed care unit. Implementation started 2017. No progress since, implementation in 5 years uncertain.							-	-
Humphries Farm, Hazeley Road, Twyford (SDNP/14/05196/REM)	131 bed (approx.) care unit. Some reserved matters approved Apr 2015. No progress since, implementation in 5 years uncertain.							-	-
Kitnocks House, Wickham Road, Curdridge (16/03137/FUL)	25 care bed extension. No progress, implementation in 5 years uncertain.							-	-
Abbotts Barton Nursing Home, 40 Worthy Road, Winchester (17/01910/FUL)	2 care bed extension. No progress, implementation in 5 years uncertain.							-	-
Care Total		-	-	-	-	-	-	0	0
Apply ratio (1.8)		-	-	-	-	-	-	0	0

Appendix 7 SHLAA Sites included in 5 Year Land Supply and Housing Trajectory

	Site Address	Site Ref	Area (ha) Gross	Area (ha) Net	Density	Ratio	Total Estimate Housing	2018 - 2023	2023 - 2028	2028 - 2033	2033 & beyond
Kings Worthy	Kings Worthy House and Kings Worthy Court,	KW04	1.29	1.29	30	0.8	31	31	0	0	0
Kings Worthy	The Grove, Hinton Fields	KW08	0.33	0.33	30	1	10	10	0	0	0
New Alresford	Land on the east side of Bridge Road	NA08	0.2	0.2	50	1	6	6	0	0	0
Winchester	Land at Winchester Cathedral	WIN03	0.49	0.49	50	0.9	20	0	20	0	0
Winchester	Boat Club, Domum Road	WIN06	0.12	0.12	50	0.8	5	0	5	0	0
Total							72	47	25	0	0

Appendix 8 Housing Trajectory



Authorities Monitoring Report 2017 - 2018

Local Plan Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Commitments (Large & small excl. Strategic Allocations)								450	484	613	709	576	273	185	160	87	10	0	0	0	3547
Strategic Allocations								346	281	286	397	522	650	700	600	650	550	550	486	400	6418
SHLAA & Windfall								0	82	82	82	81	75	75	75	75	75	70	70	70	912
Total Projected Completions								796	847	981	1188	1179	998	960	835	812	635	620	556	470	10877
Total Past Completions	317	204	470	262	421	555	547														2776
Cumulative Completions	317	521	991	1253	1674	2229	2776	3572	4419	5400	6588	7767	8765	9725	10560	11372	12007	12627	13183	13653	13653
Annual Average	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative average	-308	-729	-884	-1247	-1451	-1521	-1599	-1428	-1206	-850	-287	267	640	975	1185	1372	1382	1377	1308	1153	1153
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	722	734	748	744	735	710	657	592	534	463	388	282	164	-64	-683	