

Winchester
City Council

As part of our process of continuous improvement we welcome any feedback on the content, format or any other comments.

Please send your feedback to: planningpolicy@winchester.gov.uk

Contents Page

1	Introduction and Background	1
2	Monitoring Policy Progress	4
3	Duty to Cooperate and working in partnership	8
4	Housing Land Supply	16
5	Local Plan Part 1: Core Strategy 2013	31
5.1	Introduction	31
5.2	Development Strategy	32
5.3	Active Communities	39
5.5	Prosperous Economy	46
5.5	High Quality Environment	50
6	Local Plan Part 2: Development Management and Site Allocations 2017	62
6.1	Introduction	62
6.2	Development Strategy	64
6.3	Active Communities	71
6.4	Prosperous Economy	74
6.5	High Quality Environment	77
7	Gypsy and Traveller DPD	83
8	Denmead Neighbourhood Plan 2015	87
9	Community Infrastructure Levy	91
	Appendix 1: Glossary	95
	Appendix 2: Five Year Land Supply Summary	100
	Appendix 3: Net Completions 2018/2019 by Parish	101
	Appendix 4: Small Site Planning Permissions and Commencements 2018/2019	105
	Appendix 5: Large Sites Phasing	109
	Appendix 6: Communal Accommodation Completions and Consents	117
	Appendix 7: SHELAA Sites included in 5 Year Land Supply and Housing Trajectory	119
	Appendix 8: Housing Trajectory	120

1. Introduction and Background

1.1.1 This Authority Monitoring Report (AMR) for the Winchester District, see Figure 1, covers the period 1 April 2018 to 31 March 2019. 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 2019 to March 2024 and in accordance with government advice that assessments should be forward looking, a second assessment is included for the period between April 2020 and March 2025.

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 2018.
- 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 (LPP1) was adopted in March 2013 and replaced many of the saved policies of the 2006 Winchester District Local Plan Review (WDLPR). The remaining saved policies of the 2006 plan were superseded by the adoption of LPP2 in April 2017.
- 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.

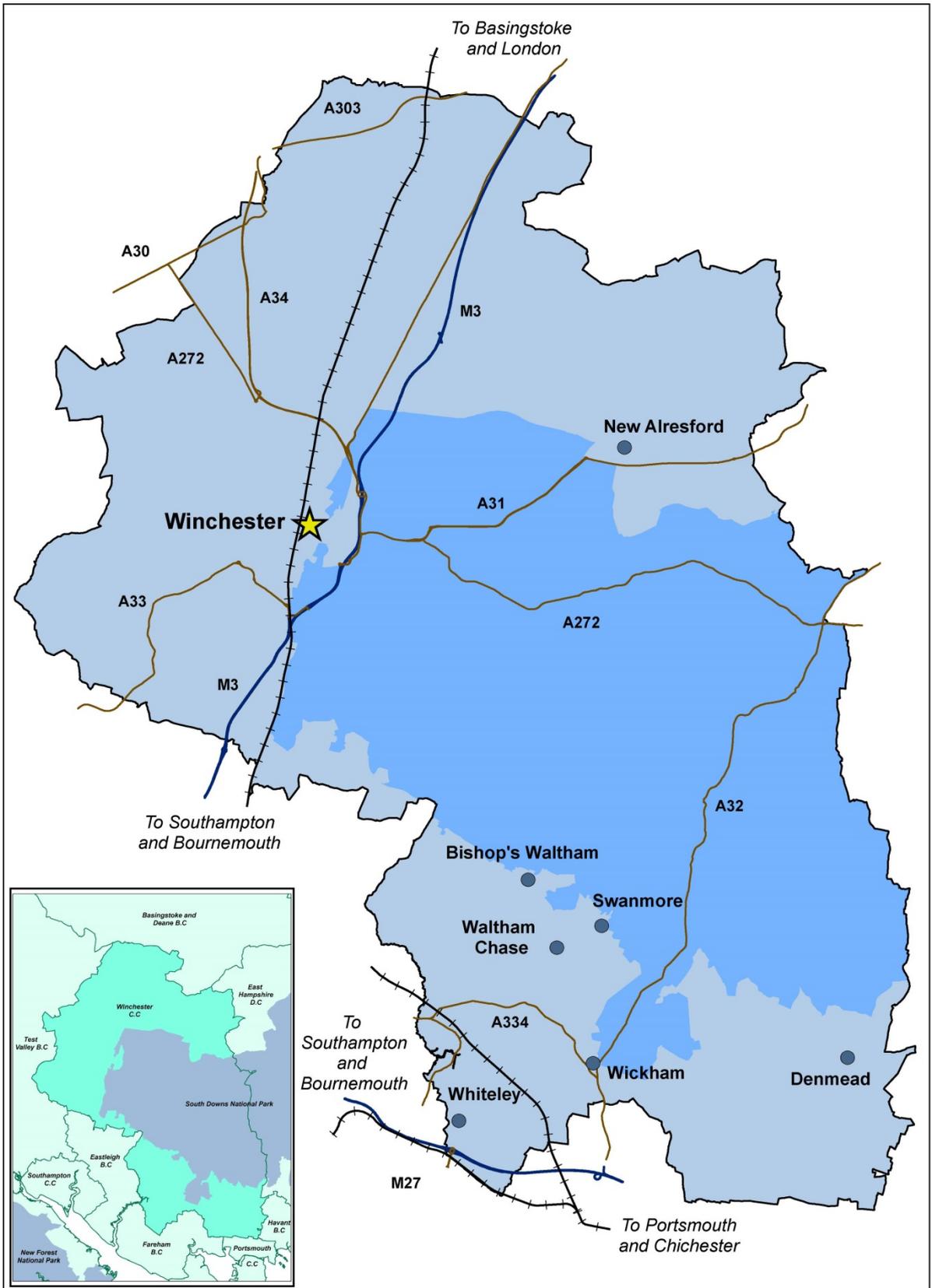


Figure 1: Winchester City Council Boundary (Light Blue Area covered by the AMR)

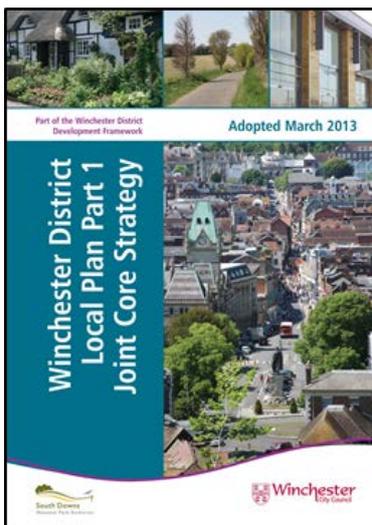
2. Monitoring Policy Progress

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 2018 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](#).

Adopted Development Plan Documents (DPD)

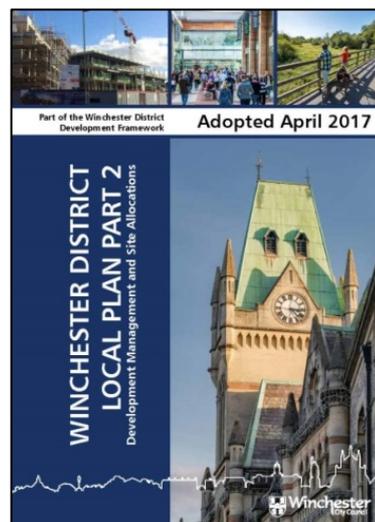


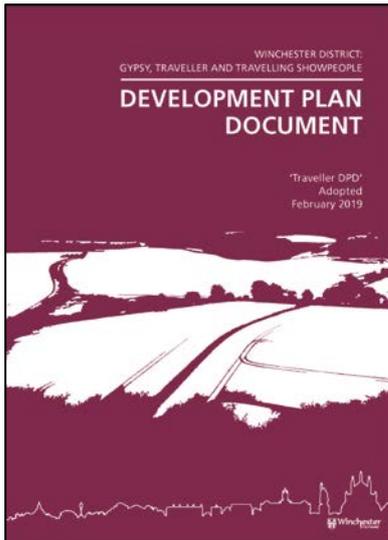
Local Plan Part 1: Joint Core Strategy

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

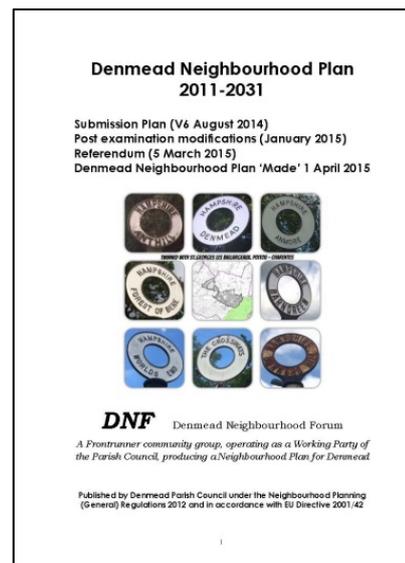
2.1.5 The Winchester District Gypsy, Traveller and Travelling Showpeople Development Plan Document went to examination in September 2018. The Council received the Inspectors report on 28 January 2019 and the DPD was adopted by the Council at its meeting on 28 February 2019.

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.

2.1.8 Monitoring of these Plans can be found in Chapter 8 of this AMR.



Emerging Development Plan Documents (DPD) - Local Plan 2036

- 2.1.9 The Council agreed at its Cabinet on 18 July 2018 to launch preparation of a new Local Plan. The Council is required to prepare a new Local Plan, following adoption of Local Plan Part 2 last year and in light of changes to National Planning Guidance. The 2018 Local Development Scheme anticipates community involvement in developing issues and options during the monitoring period.
- 2.1.10 The Local Plan Launch consultation ran for 6 weeks over the summer of 2018. The Council received 146 responses, which were analysed and reported to the Council's Cabinet (Local Plan) Committee on the 3rd December 2018. Various evidence studies have been commissioned and are underway. The Local Development Scheme expects consultation on a Draft Local Plan in December 2019 but this has been delayed. A revised programme will be developed and included in a future update of the Local Development Scheme.
- 2.1.11 The Local Plan will cover the administrative area of Winchester City Council except for that part within the South Downs National Park, which has adopted its own Local Plan. The Local Plan 2036 will replace the current adopted DPD's listed above.

Supplementary Planning Documents (SPD)

- 2.1.12 Supplementary Planning Documents (SPDs) provide further details, guidance and principles on Local Plan policies. SPDs are material considerations when processing planning applications and development proposals in the District and have to be considered when making a planning decision. The Council has numerous SPD's currently adopted covering a range of topics.
- 2.1.13 The council adopted a new SPD during the monitoring year. The Central Winchester Regeneration SPD was adopted in June 2018, and this set out development principles in relation to the Local Plan site allocation.
- 2.1.14 The Council is also currently working with Swanmore Parish Council and the South Downs National Park to update the Swanmore VDS. Village and Neighbourhood Design Statements are produced by local groups within each parish and then

adopted by the Council as SPD. A consultation on a draft version of the VDS was held from February to April 2019 which received thirteen responses and is expected to be adopted in June 2019.

Self and Custom Build Register

- 2.1.15 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.
- 2.1.16 Winchester City Council (outside the South Downs National Park) first published the register on the Council's website in 1st of April 2016 and on the 31st March 2019 a total of 205 individuals had registered their interest for a self and custom build plots in the district.
- 2.1.17 In the monitoring period 1st April 2018 to 31st March 2019, 78 individuals registered their interest for a self and custom build plot in the district.

3. Duty to Cooperate and working in partnership

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 by Section 110 of the Localism Act 2011) places a legal duty on local planning authorities, county councils, public and prescribed 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 through duty to cooperate meetings.
- 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 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 South Hampshire Planning Officers Group (PfSHPOG), PfSH Planning Officers Group, PfSH Water Quality Working Group, PfSH Air Quality Working Group 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 South Hampshire (PfSH)

3.4.1 Winchester City Council is part of the Partnership for South Hampshire (PfSH) group of authorities which aims to coordinate planning strategy across the area of South Hampshire. This includes the strategic development areas of North Whiteley and West of Waterlooville. Although PfSH 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 PfSH work. The joint work in this monitoring period includes air quality, water quality, net environmental gain and Solent Brent Geese Strategy.

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 PFSH 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. . WCC is an active member of the Partnership, having a representative on the Board and attending steering group meetings.

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 emerging Eastleigh Local Plan which identifies significant residential development close to the Borough boundary and a link road within Winchester's District, Havant Borough Council, East Hampshire District Council and Portsmouth City Council 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 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, Welborne (in Fareham Borough) and

the Strategic Growth Option in Eastleigh's draft local plan which has a link road required for mitigation to be provided within Winchester District.

- 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 City Council resolved to grant outline permission on 12 October 2015 for major development at North Whiteley. This was subject to a S106 agreement which was signed and the permission issued in July 2018.
- 3.7.5 The North Whiteley Development Forum has been established 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.
- 3.7.6 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.

- 3.7.8 It is anticipated that Eastleigh's draft local plan will be submitted for examination later in the year in the next monitoring period.

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 PfSH 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 PfSH 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 2018 – 2019.

Table 1: Duty to Co-operate main meetings / actions between 01 April 2018 to 31 March 2019.

Name	Date	Type	Form/Issues/Actions
West of Waterlooville Joint Committee	28/08/2018.	Joint Planning Committee meetings of WCC and HBC.	Approve application for 75 dwellings in phase 9B.
West of Waterlooville Forum	Quarterly meetings.	Meetings of Members and officers 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	Quarterly meetings.	Meetings of Members and officers from Winchester and Fareham 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	01/04/2018 – submission date 09/05/2018	Duty to cooperate meeting with HBC, SDNP, EHDC, TVBC, BDBC, EBC. Written requests to assist with meeting unmet need issued to all neighbours.	Gypsy, traveller and travelling showpeople DPD adopted 28 th February 2019.
PfSH Joint Committee	Various ongoing.	Joint committee meetings.	To consider the SRMP strategy, housing, air quality & water quality, net environmental gain and Solent Brent Geese Strategy.
Havant Borough Council	18/09/2018 And subsequent e mail exchanges.	Officer meeting and correspondence.	To discuss local plan updates and cross boundary duty to cooperate matters including; Berewood Major Development Area, Land north of Highbank Avenue, land south of Purbrook Heath and Gypsy and Travellers sites. Further consultation in respect of wording of proposed policies with a view to producing a statement of common ground.
East Hampshire District Council.	04/03/2019 18/03/2019	Officer Meeting. Response to Reg18 consultation.	To discuss local plan updates and cross boundary duty to cooperate matters including; housing, gypsy travellers, SANGS and GI, infrastructure, air and water quality. Agreed that a statement of common ground should include unmet need and air and water quality. Some observations around unmet need for gypsy, traveller and travelling showpeople but no objections.
Eastleigh Borough Council	Ongoing throughout the monitoring period.	officer meetings and correspondance	To raise issues of viability particularly in respect of the link road. Detailed correspondence on policy wording to lead to statement of common ground being agreed for the strategic growth area which is a cross boundary matter.

Name	Date	Type	Form/Issues/Actions
Portsmouth City Council	08/11/2018	Officer meeting.	To discuss local plan updates & cross boundary duty to cooperate matters including; housing and employment needs at proposals for Portsdown Hill.
Development Plans Group	14/09/2018 14/12/2018 15/03/2019	Officer meetings for all Hampshire local authorities.	To discuss local plan updates, 5 year land supply, Government advice & consultations, appeals, training and any other relevant matters.
Planning Research Liaison Group.	05/07/2018 29/11/2018	Officer meetings for all Hampshire local authorities.	To discuss OAN statistics, housing delivery, land supply and monitoring issues, demographics, census, current research projects and any other relevant matters.
PfSH Water Quality Working Group	04/12/2018	Officer meetings for all Hampshire local authorities in the PfSH area.	To discuss and take action to ensure that Local Plans and future housing growth can be accommodated without having a detrimental effect upon the water environment (both in terms of water quality and quantity)
PfSH Planning Officers Group	16/07/2018 31/08/2018 28/09/2018 07/11/2018	Officer meetings for all Hampshire local authorities in the PfSH area.	To discuss Brent Geese, Air Quality, Water Quality, Green Infrastructure, Walking and Cycling Strategies and any other relevant matters.
PfSH Air Quality Working Group	07/11/2018 14/02/2019	Officer meetings for all Hampshire local authorities in the PfSH area.	To discuss progress on production of Air Quality SPD for PfSH area. Also updates on Air Quality policies in new local plans.

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/SHELAA 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 2019 – March 2024 and also looks ahead to the period 2020 – 2025. A summary of the five year land supply calculation is set out in Appendix 2.
- 4.3.2 During the period covered by this AMR the National Planning Policy Framework (NPPF) has been revised (July 2018 and February 2019). Therefore, in considering future housing delivery and land supply, the requirements and advice contained in the NPPF 2019 and updated Planning Practice Guidance have been followed. Paragraph 73 of the 2019 NPPF requires authorities to *'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years'*

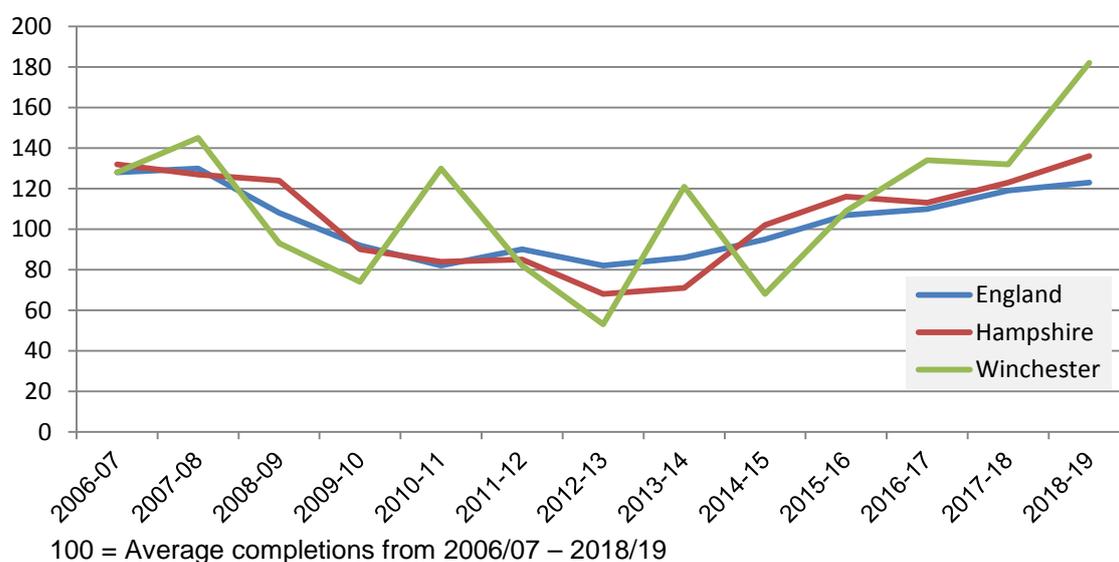
worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'. Winchester's housing requirement was established in Local Plan Part 1, which was adopted over 5 years ago and was not formally reviewed in producing Local Plan Part 2. Therefore, the PPG advises that the future housing requirement should be based on the 'local housing need' derived using the standard method in national planning guidance (PPG Paragraph 005 Reference ID: 68-005-20190722).

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

There have been significant fluctuations in housing provision over the last 13 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.

Figure 2 Dwelling Completions Change 2006-2019: England, Hampshire and Winchester



- 4.4.1 Figure 2 plots changes in the average number of dwelling completions over the period 2006-2019, 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 2006-2019 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.
- 4.4.2 Completions are now exceeding the 13-year average on a consistent basis, with a particular peak in the last year. The peaks and troughs in numbers are more pronounced given the smaller the numbers involved, making the Winchester data appear more 'spikey'. Whilst there are some notably low levels of annual completions for Winchester, the table suggests completions are now consistently exceeding pre-recession levels and starting to meet planned targets.
- 4.4.3 Figure 2 relates to independent dwelling completions, but the updated Planning Practice Guidance (July 2019) advises that *'all student accommodation... can in principle count towards contributing to an authority's housing land supply'* and *'local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply'* (PPG Paragraph 034 Reference ID: 68-034-20190722 and Paragraph 035 Reference ID: 68-035-20190722). 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 in 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) but local ratios are used in this AMR to reflect the advice in Planning Practice Guidance (3.7 for students and 1.8 for other communal accommodation).
- 4.4.4 Previously only independent dwelling completions were counted in Winchester, which have been as follows:

Table 2 Independent Dwelling Completions 2011 – 2019

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
2018 – 2019	810
TOTAL 2011 – 2019	3,586

4.4.5 It is now necessary to add completions in communal accommodation, adjusted by the relevant ratio where necessary, as set out in Planning Practice Guidance. Communal completions since the start of the Local Plan period produce the following (adjusted) completion rates (see Appendix 6 for 2018-2019 information).

Table 3 Communal Completions (Dwelling Equivalents) 2011 – 2019

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
2018 – 2019	65
TOTAL 2011 – 2019	411

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

Table 4 TOTAL Housing Completions 2011 – 2019

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
2018 – 2019	875
TOTAL 2011 – 2018	3,997

4.4.7 The updated Housing Trajectory at Appendix 8 illustrates that independent dwelling completions are expected to continue at a high level 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 also now well underway at North Winchester (Barton Farm) and has started at North Whiteley.

4.4.8 Consents have been granted on many of the Local Plan Part 2's 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), and many smaller sites, with planning consent that will contribute significant 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 2020 is considered, as well as at this AMR's base date of April 2019. As the housing requirement set in Local Plan Part 1 (adopted April 2013) was 5 years old in April 2018, housing requirements after this date are based on the 'local housing need' figure derived using the standard method in national planning guidance, reflecting PPG advice and the Housing Delivery Test Measurement Rule Book. Applying the standard method currently results in a 'local housing need' of 666 dwellings per annum. In order to be included in the five year supply, sites must be 'deliverable' (*'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) sets out transitional arrangements whereby housing projections will be used to determine the housing requirement up to and including the year 2017-18. For the 2018-19 requirement the annual 'local housing need' figure (derived using the standard method) will be used as the Local Plan housing requirement is over 5 years old. On this basis, it is expected that the housing requirement which the Government will use to assess housing delivery in the 3 years to April 2019 will be 1,578 dwellings.

- 4.5.3 Table 4 above shows that total housing completions (dwellings and communal) for the 3 years 2016-2019 were 2,123 dwellings, which is 135% of the anticipated Housing Delivery Test requirement of 1,578 dwellings. 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 135% of the expected Housing Delivery Test requirement 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. The Local Plan trajectory (LPP2 Appendix F) can be used to determine the requirement up until April 2018, when the housing requirement reaches 5 years old and the 'local housing need' figure must be used to determine the annual requirement thereafter. The Local Plan trajectory expects provision of 3,226 dwellings to April 2018 and the current local housing need would expect 666 dwellings annually thereafter, giving a 2011-2019 requirement of 3.892 (3,226 trajectory requirement 2011-2018 + 666 local housing need requirement 2018-2019). Total completions (including independent and communal dwellings) since April 2011 are 3,997 dwellings (2011-2019) so there is no shortfall to be added to the future 5-year requirement.
- 4.5.5 Accordingly, the housing requirement from 2019 - 2024 is based on the 'local housing need' figure of 666 dwellings per annum and a buffer of 5%. To calculate the requirement for 2020 - 2025, projected completions (dwellings and communal) for 2019/20 are used, based on the expected development rates shown in the updated

trajectory at Appendix 8 and for communal dwellings (Appendix 6). This results in an estimated provision of 4,678 (no communal in 2019/20) against a requirement of 4,558, resulting again in no shortfall. The total 5-year requirements are set out in Table 5 below, including a 5% 'buffer'.

Table 5 Housing Requirements

5 Year Period	5 Year Requirement (Local Housing Need Assessment 666 x 5)	+ 5% Buffer
2019 – 2024	3,330	3,497
2020 – 2025	3,330	3,497

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

4.6 Housing Supply

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

Commitments and Planning Permissions

4.6.2 These are sites which, at April 2019, have planning permission or are allocated in a statutory development plan. The 2019 NPPF (Annex 2) advises that sites which do not involve major development (i.e. small sites) and all 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.

4.6.3 The phasing of large sites (10 or more dwellings) is individually assessed by Hampshire County Council (HCC) on an annual basis. So as to reflect the NPPF definition of 'deliverable' and advice in the Planning Practice Guidance (PPG Paragraph 007 Reference ID: 68-007-20190722) the schedule of large sites (10 or more dwellings) at Appendix 5 now includes separate lists of 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).

- 4.6.4 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. While the housing trajectory (Appendix 8) includes all the large sites listed at Appendix 5, only strategic sites and sites with detailed consent/reserved matters approval are treated as 'deliverable' for 5-year land supply purposes (Appendix 2). This is so as to reflect the definition of 'deliverable' used in the NPPF / PPG.
- 4.6.5 Sites with outline consent or Local Plan allocations could only be treated as 'deliverable' in terms of 5-year land supply where there is clear evidence that they will be delivered within 5 years. In most cases, dwelling completions are not expected on these sites until the latter part of the 5 year period, or beyond. Additionally, there is currently an issue in relation to the impact of nutrients on the Solent European Sites protected as Special Protection Areas (SPA) and Special Areas of Conservation (SAC) under European law, which means that new planning consents are generally being held back on sites that do not already have at least outline consent. This will potentially delay the implementation of allocated sites that are not already permitted.
- 4.6.6 Accordingly, none of the sites which have only Local Plan allocations are treated as deliverable or included in the 5-year land supply calculation (Appendix 2), given the potential delays in these being brought forward (most are not projected to achieve completions within the 5-year period anyway). A few sites have outline consent and these are treated as deliverable as they are not impacted by the nutrients issue and a realistic estimate has been made of their expected delivery (which is modest within the 5-year period). This takes a 'worst case' approach but seeks to reflect Government advice and current issues in terms of the impact of nutrients.

4.6.7 The resulting deliverable 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). The 'Deliverable Dwellings' figures for large sites (Table 6) include only sites which are deliverable in terms of 5-year land supply: those with planning consent (mostly detailed and a few outline) and the strategic allocations. The figures in the 'Total Dwellings' column show the total commitments on large sites, based on the trajectory at Appendix 8, so also includes sites with outline consent or Local Plan allocations:

Table 6 Large Site Commitments (10 or more dwellings)

Monitoring Period	Total Dwellings (District Total)	'Deliverable' Dwellings (District Total)
2019 – 2024	4,444	4,137
2020 – 2025	4,821	4,363

4.6.8 For large sites, any delay in implementation is already taken into account in the profile for each site (Appendix 5) and reflected in the 'Deliverable Dwellings' figures in Table 6, so there is no need for a non-implementation discount.

4.6.9 For small sites, the NPPF advises that *'sites which do not involve major development and have planning permission... should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years'* (NPPF Annex 2). In view of this advice, the small non-implementation rate that had previously been applied for small sites has been dropped and all small sites with consent are treated as deliverable in terms of the 5-year land supply.

4.6.10 The total number of independent dwellings outstanding on small sites at 1 April 2019 was 517, excluding communal dwellings (see Appendix 4). For the available supply in the period 2020 -2025, 4/5ths of this figure is used (414). 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)
2019 – 2024	517
2020 – 2025	414

Sites Identified in the SHELAA

- 4.6.11 The Strategic Housing Land Availability Assessment (SHLAA) has been updated on a regular basis since it was first produced in 2009, with a new Strategic Housing and Employment Land Availability Assessment (SHELAA) produced following a 'call for sites' in 2019. Therefore the estimate of sites expected to arise from the SHELAA has been updated and the sites included are listed in Appendix 7. 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.
- 4.6.12 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.
- 4.6.13 As SHEELA sites do not have planning consent, the revised NPPF means that care is needed if these are to be treated as 'deliverable' in terms of 5-year land supply. Additionally, the current issue in relation to the impact of nutrients on Solent European Sites means that future planning consents may be held back, potentially limiting the delivery of SHEELA sites. Normally the estimated phasing in the SHELAA would be relied upon but, in order to reflect the uncertainties, it is assumed that SHEELA sites will only contribute completions in the last 2 years of the 5-year period.
- 4.6.14 Therefore, Table 8 below indicates the total number of 'dwellings that could potentially be delivered on SHELAA sites during the relevant 5-year periods, but also indicates the number which can currently be considered 'deliverable' in terms of 5-year land supply. Only SHELAA sites within the 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	Total Potential Dwellings	'Deliverable' Dwellings
2019 – 2024	135	54
2020 – 2025	139	56

4.6.15 To calculate the potential SHELAA supply for each 5-year period, the following assumptions about completions in the period 2019 – 2025 have been made. For 2019 – 2024 all sites within the SHELAA period 2019 – 2024 are counted as potentially available (135 dwellings) as they all fall within this 5 year period. For the 2020 – 2025 period, all sites within the SHELAA period 2019 – 2024 are counted (135 dwellings) along with 1 year's worth of the SHELAA 2024 – 2029 dwellings (one fifth of 20 dwellings = 4). This results in totals of 135 dwellings in 2019-2024 and 139 dwellings in 2020-2025 (135 + 4). The 'Deliverable Dwellings' are calculated as 2 years worth (2/5ths) of these totals.

4.7 Windfall allowance

4.7.1 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'*.

4.7.2 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 at the time) 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 demonstrated that a specific windfall allowance was 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.

4.7.3 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. As windfall sites do not yet have planning consent, the revised NPPF means that care is needed if these are to be treated as ‘deliverable’ in terms of 5-year land supply, especially in view of issue of nutrient impacts on Solent European Sites, which means that future planning consents may be held back. Accordingly, it is assumed that windfall sites will only contribute completions in the last 2 years of the 5-year period, in the same way as SHEELA sites.

4.7.4 Therefore, an annual average of 70 dwellings per annum are allowed from 2021/22 (based on 65 per annum in Winchester and 5 per annum in Kings Worthy), giving a total of 140 dwellings in the 2019-24 5 year period and 210 in the 2020-25 period – see Table 9 below.

Table 9 Windfall Allowance

Period:	Windfall completions expected 2019-2024	Windfall completions expected 2020-2025
2019/20	0	-
2020/21	0	0
2021/22	0	0
2022/23	70	70
2023/24	70	70
2024/25	-	70
Total	140	210

4.8 Communal Accommodation

4.8.1 It is also now necessary to add expected completions in communal accommodation, adjusted by the relevant ratio, as advised in Planning Practice Guidance (PPG paragraph 034 Reference ID: 68-034-20190722 and paragraph 035 Reference ID: 68-035-20190722). 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. The schemes which are certain enough to be included within the 5 year land supply are 88 student bedrooms in one scheme currently under construction and 60 beds in a care scheme also under construction. As the student units are self-contained flats, the normal ratio for discounting student

housing is not applied, reflecting PPG advice, whereas for the care scheme a ratio of 1.8 is applied resulting in the equivalent of 33 dwellings. The total of 121 dwelling equivalents on communal sites are added into the expected housing supply, set out in Table 10 below.

Conclusion - Total 5-Year Land Availability

4.8.2 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 2019 and April 2020 respectively.

Table 10 Total 5 Year Land Supply

Sources of supply	2019 -2024 Monitoring period	2020 -2025 Monitoring period
Commitments (large) – Table 6	4137	4363
Commitments (small) – Table 7	517	414
SHELAA Sites – Table 8	54	56
Windfall – Table 9	140	210
Communal accommodation – Appendix 7	121	121
TOTAL	4,969	5,164

4.8.3 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 (including 5% buffer)	3,497	3,497
Supply	4,969	5,164
Years supply	7.1 Years	7.4 Years

4.8.4 The table above shows that there is ample land availability, for both the 2019 – 24 and 2020 – 2025 monitoring periods. It will be noted from the housing trajectory (Appendix 8) 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.

4.9 Risk Assessment

- 4.9.1 The assessment of the housing requirement uses the Local Plan trajectory to determine the requirement over the period 2011-2018, which is 5 years from adoption of the Plan. From April 2018 onwards the 'local housing need' figure derived using the standard method in national planning guidance is used, reflecting Planning Practice Guidance. Using the Local Plan housing trajectory to 2018 avoids the need to apply an annual average housing requirement, which has been rejected as a methodology in the LPP2 Inspector's Report and all 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.
- 4.9.2 The information used to determine the housing supply reflects Government advice that only deliverable sites should be included, as defined in the NPPF (Annex 2). This includes all small (non-major) sites and all major sites (10 or more dwellings) with full consent. All other sites (with outline consent, Local Plan allocations, SHELAA sites and windfall sites) have been discounted, either in part or in total, to accord with Government advice and achieve a cautious estimate of their contribution.
- 4.9.3 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 allocations or windfall sites within the South Downs National Park area, even though the recently-adopted South Downs Local Plan makes some allocations in settlements within Winchester District, as well as allowing for windfall development. 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.
- 4.9.4 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 now exceed 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, previous

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 7,000 dwellings), through 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.

- 4.9.5 The updated trajectory at Appendix 7 shows how completions are rising, which will reach a peak when all three strategic sites are fully underway. Market conditions resulted in lower levels of provision in the first part of the Plan period than was anticipated but the trajectory was 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 until the adoption of the South Downs National Park Local Plan which was adopted in July 2019. 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 (2017) and the Gypsy and Traveller DPD (2019).

5.2 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

5.3 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

5.4 Prosperous Economy

CP8 - Economic Growth and Diversification
CP9 - Retention of Employment Land and Premises
CP10 - Transport

5.5 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 53 MTRA4 completions in the monitoring year.

Table 12 Housing Completions 2018-2019 by Policy Area

LPP1 Policy	Net Completions
MTRA2	181
MTRA3a	32
MTRA3b	26
MTRA4	86
SH2	178
WT1	184
WT2	93
Total	771

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

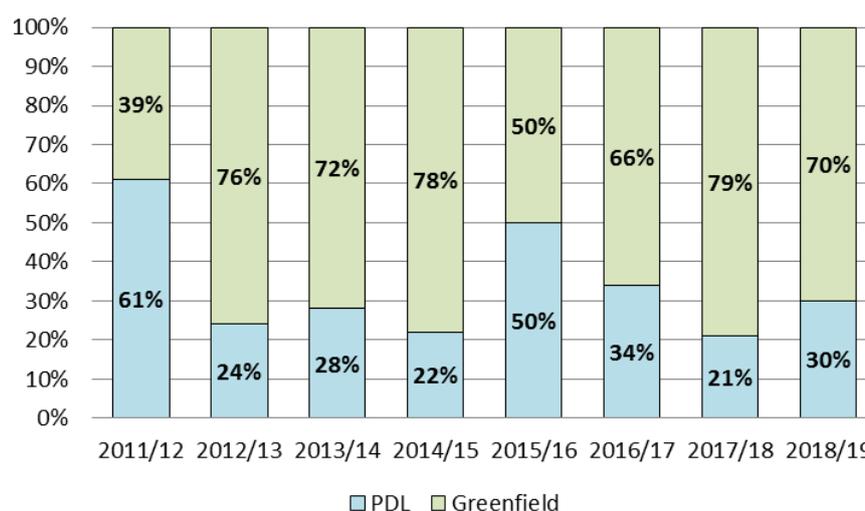
Development on Previously Developed Land (PDL) and Greenfield Land

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
2018/19	231	30%	540	70%	771

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 various Local Plan Part 2 allocations, Barton Farm, 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. During the monitoring period 184 dwellings were delivered within Winchester Town. Since 2011 there have been 511 completions within Winchester Town.

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 is now well underway. 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 PfSH area of Hampshire and development within this area will therefore contribute to the PUSH Position Statement (2016) 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 is well underway 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. 178 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

Net Completions by year	Site				Total
	Old Park Farm London Road Waterlooville		Berewood London Road		
	Private	Affordable	Private	Affordable	
2009/2010	22	0	0	0	22
2010/2011	71	0	0	0	71
2011/2012	28	0	0	0	28
2012/2013	14	0	0	0	14
2013/2014	42	15	22	28	107
2014/2015	35	19	25	14	93
2015/2016	15	11	32	18	76
2016/2017	64	0	50	17	131
2017/2018	27	23	46	25	121
2018/2019	16	17	49	96	178
Total	419		422		841

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 in July 2018 for the development of 3,500 dwellings, including full consent for infrastructure works. Various reserved matters applications have been submitted and approved and development has now commenced. The expected phasing of development is shown in Appendix 3 – Large Sites Phasing. .

SH4 – North Fareham Strategic Development Area (SDA)

5.2.15 The SDA is located within Fareham Borough and is now known as ‘Welborne’. Policy SH4 of LPP1 refers to an area north of the SDA within the Winchester District. 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. Fareham Borough Council adopted the Local Plan Part 3: The Welborne Plan on 8 June 2015 and an outline planning application is under consideration. 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

5.2.16 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

5.2.17 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.

5.2.18 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 205 dwellings completed in the MTRA2 settlements this monitoring year.

MTRA3 – Other Settlements in the Market Towns and Rural Area

5.2.19 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 are therefore covered by the South Downs National Park Local Plan.

5.2.20 There were a total of 58 dwellings completed within MTRA3 settlements in the monitoring year. 26 of these were within the settlements without a defined boundary

in MTRA3(b). The remaining 32 relate to the other MTRA3 settlements that have defined boundaries where development may be permitted (MTRA3a).

MTRA4 – Development in the Countryside

5.2.21 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.

5.2.22 In the monitoring period there were 77 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 24 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	2	0	2
Change of Use	4	1	3
Replacement	27	8	19
Prior Approval	3	0	3
MOD Housing	24	0	24
Rural Exception Sites	26	0	26
Total	86	-9	77

MTRA5 – Major Commercial and Educational Establishments in the Countryside

5.2.23 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

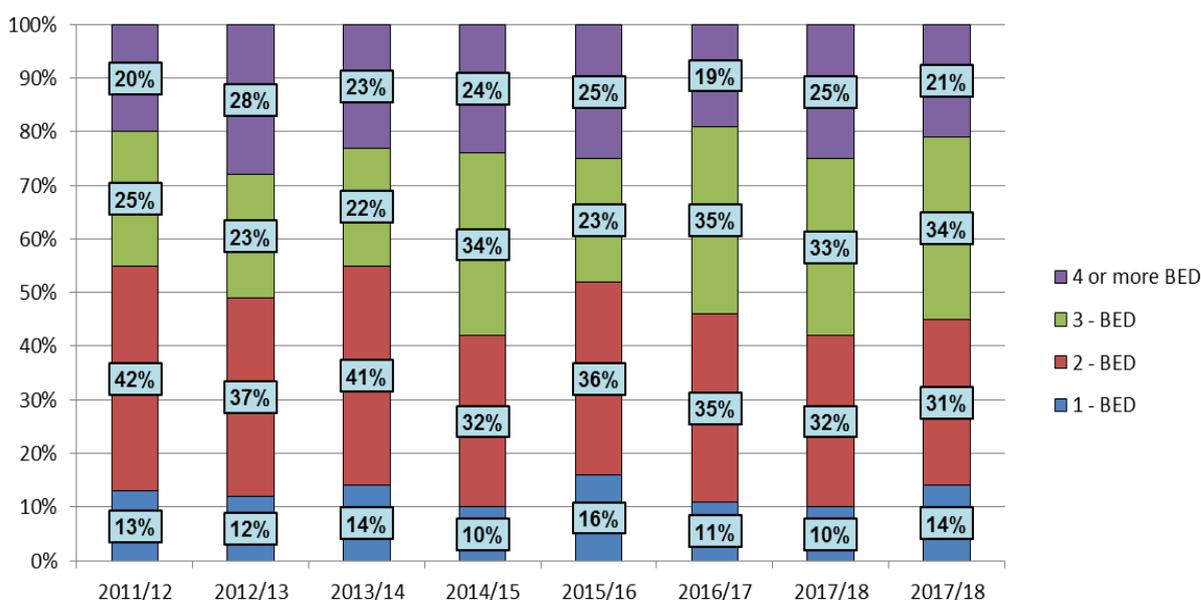
CP2 - Housing Provision and Mix

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 2018 – 2019, by the number of bedrooms. Figure 4 below indicates how the proportion of different dwelling sizes has varied since April 2011.

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	119	257	283	176
Percentage	14	31	34	21

Figure 4 Percentage housing completions (gross) by number of bedrooms since 2011



5.3.2 The graph indicates that 65% of completions were 2 or 3 bed roomed, indicating the policy is being achieved. Table 17 shows how the target for 2-3 bed properties has been met since the start of the Local Plan period (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
2018/2019	65%	Yes

5.3.3 There is a continuing need for a variety of sizes, types and tenures of housing to be provided. 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 bed roomed accommodation.

CP3 Affordable Housing Provision on Market Led Housing Sites

5.3.4 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.

5.3.5 Table 18 below shows the number of new affordable homes completed in the year 2018 – 2019. 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.

5.3.6 Most of the developments are market led sites which have delivered 181 of the 283 affordable dwelling completions in the year 2018– 2019. There are also

unimplemented permissions for 129 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.

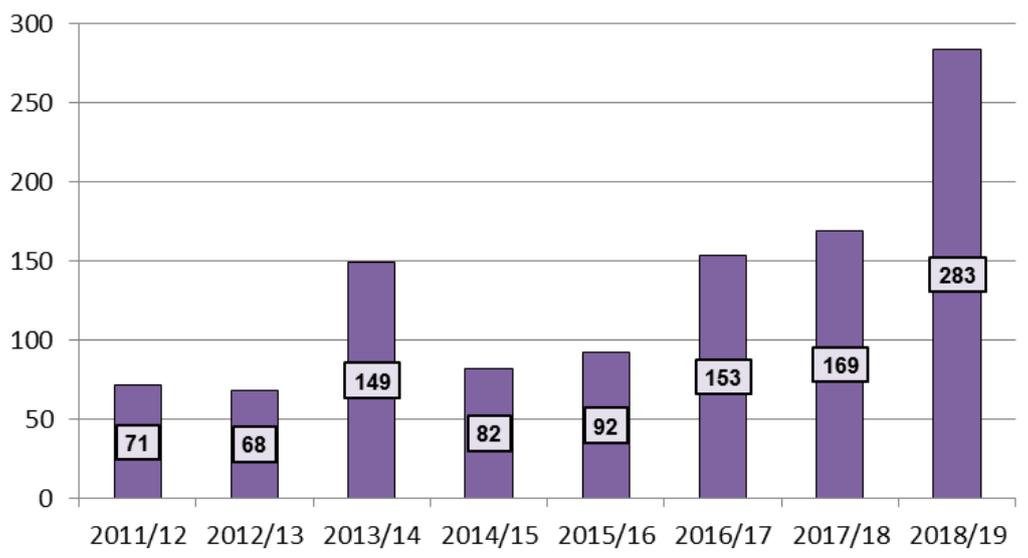
- 5.3.7 In addition to the on-site provision of affordable housing, the Council secured legal agreements requiring £362,664.56 in financial contributions in lieu of on-site provision from a total of 6 developments granted permission in the monitoring period.

Table 18 Affordable Housing Completions 2018-2019

Address	Affordable Completions (net)
Chesil Street Car Park Barfield Close, Winchester	50
Barton Farm Andover Road, Winchester	42
Berewood Phase 3A East of Newlands Avenue, Waterlooville	41
Victoria House Victoria Road, Winchester	27
Land West of Beggars Drove, Sutton Scotney *	15
Land at Junction of Sandy Lane and Bull Lane, Waltham Chase	15
Land North and South of Forest Road Forest Road, Waltham Chase	15
Heathlands Land adjacent to Heathlands, Shedfield *	13
Land at Hinton Field, Lovedon Lane, Kings Worthy *	11
Land at Old Park Farm Part of West of Waterlooville MDA Hambledon Road	11
Pitt Manor Land adjacent Romsey Road, Winchester	8
11-16 Garage Block Mitford Road, New Alresford	8
Berewood Phase 1 Hambledon Road, Waterlooville	8
Phase 13A Development Land to the West of Newlands Avenue, Waterlooville	6
Garage Court Bailey Close, Winchester	5
Land at Hillpound, The Lakes, Swanmore	5
Sandyfields Nurseries Main Road, Colden Common	3
Total	283

*Exception Sites

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



CP4 – Affordable Housing Exception Sites to Meet Local Needs

5.3.8 Policy CP4 exceptionally allows for the development of sites outside settlement boundaries for the provision of housing for local needs. These are normally 100% affordable housing developments. There were 39 dwellings on rural exception sites completed in the 2018/19 monitoring year these are indicated in Table 18.

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

5.3.9 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.

5.3.10 Policy CP5 is a criteria-based policy that will be used in conjunction with Policy DM4 to determine planning applications. The Council adopted the Gypsy and Traveller DPD in February 2019. 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. More information on the Gypsy and Traveller DPD can be found in Chapter 6.

5.3.11 There was one application refused for failing to comply with Policy CP5 and is currently at appeal.

CP6 – Local Services and Facilities

5.3.12 Policy CP6 of LPP1 supports the provision and retention of local facilities and services in appropriate locations. 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

5.3.13 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 2019.

Table 21 Open Space Provided In Association with New Developments

Site	Area Provided 2018 – 2019
Scholars Grange, Swanmore (Linden Homes)	1,538m ²
Old Station Yard, Sutton Scotney (Metis Homes)	1,099m ²
Mitford Road, New Alresford	1,215m ²
Berewood, Phase 1 (Bovis)	5,833m ²
WC2 Clewers Lane, Waltham Chase	250m ²
Total	9,935m²

5.3.14 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
2018 - 2019	£266.63

5.3.15 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.

5.3.16 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.

5.3.17 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.

5.3.18 The re-assessment of open space provision has identified the pattern of shortfalls. 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.

5.3.19 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 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. 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 falls within the Enterprise M3 LEP. The Solent LEP largely covers the Partnership for South Hampshire (PfSH) area with the addition of the Isle of Wight. PfSH 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 2,727 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 2018-2019 by type

Application Reference	Type	Address	Description	Gain
17/00164/FUL	A1	Land off Solent Way, Whiteley	Erection of foodstore (Use Class A1)	2,476m ²
17/03229/FUL	D2	The Brooks Winchester SO23 8QY	Change of use of the former manager's bungalow to form a D2 Gym	251m ²

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)	13.5 ha
Total employment land available	44.8 ha (67.8 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 and some of it is currently under construction.

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 2,368 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
17/03140/FUL	B8	Jhansi Farm Clewers Lane Waltham Chase	Redevelopment of site to provide 5 dwellings.	314m ²
17/01398/FUL	B1(a)	CLC Wholesale The Dean New Alresford	Demolition of offices & warehousing, redevelopment to provide a Veterinary practice (430m ²) & 5 dwellings.	414m ²
17/01398/FUL	B8	CLC Wholesale The Dean New Alresford	Demolition of offices & warehousing, redevelopment to provide a Veterinary practice (430m ²) & 5 dwellings.	880m ²
17/01290/FUL	B2	Bus Station, 161-162 High Street Winchester	Demolition of Bus Station Workshop Building	760m ²

Summary of gains and losses of employment floorspace

5.4.9 2,727 sqm floorspace has been completed this year and 2,368 sqm has been lost, resulting in a net gain of 359 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 the allocation of land at The Dean, Alresford for mixed uses and 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 Article 4 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 There have also been reductions in subsidies for on-shore wind turbines. The government's approach is now to concentrate on off-shore development. 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.
- 5.5.9 During the monitoring period there were no large scale renewable energy schemes. Small domestic solar panel developments are permitted development.

CP13 – High Quality Design

- 5.5.10 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.
- 5.5.11 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 has been developed through the Local Plan Part 2, which includes locally derived internal

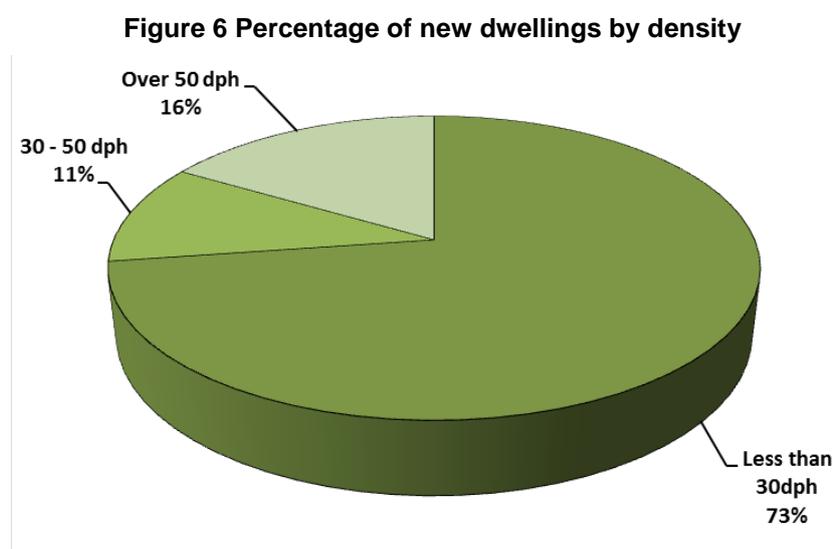
space standards. During the monitoring period twelve applications were refused for failing to comply with Policy CP13.

5.5.12 Of the twelve applications refused seven have been appealed. All seven appeals have been dismissed. 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.

CP14 - Effective Use of Land

5.5.13 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.

5.5.14 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 6 below, shows the percentage of completions (residential) within different density categories.



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

Table 28 Average density of new dwellings

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Average Density of new dwellings (dph)	29	32	23	32	31	49	41	31	31

CP15 - Green Infrastructure

5.5.16 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.

5.5.17 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

5.5.18 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. 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.

5.5.19 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.

5.5.20 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.

5.5.21 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	22.92
SAC	River Itchen	158.14
SAC	Solent Maritime	24.00
SPA	Solent & Southampton Water	22.83
SSSI	Alresford Pond	30.17
SSSI	Beacon Hill, Warnford	46.45
SSSI	Botley Wood & Everett's & Mushes Copses	352.69
SSSI	Cheesefoot Head	13.41
SSSI	Crab Wood	73.00
SSSI	Galley Down Wood	16.65

Designation	Site Name	Area (ha) within district
SSSI	Hook Heath Meadows	5.86
SSSI	Lye Heath Marsh	4.37
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	24.00
SSSI	Waltham Chase Meadows	6.36

Changes in areas of biodiversity importance

5.5.22 There has been no change in the quantity or size of statutory designated sites since 2014, except for a minor changes 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 2019)

Designation	Area in WCC (ha)
SPA	22.83
SAC	182.14
RAMSAR	22.92
SSSI	1,313.17
NNR	102.88
LNR	103.21
Statutory sites combined	1,747.15
SINC	6,758

5.5.23 SINC's are reviewed periodically by the SINC's Advisory Panel at HCC. There has been an increase of two designated Site of Importance for Nature Conservation (SINC's) this year. One SINC has been lost to the loss of the protected species occupying the site bringing the overall net gain of SINC's to one. There have also been amendments made to existing sites however there was not enough change to offset 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 (2018/19)	691	6758.49
New Sites	2	12.97
Amended Sites	6	+17.27
Deleted sites	1	- 261.88
Total sites (2018/19)	692	6,256.85
Net change	1	-231.64
% change in area		0.23

Condition of Areas of Biodiversity

5.5.24 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 SINCS 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 (%)	WCC area (ha)	WCC area (%)	2017/2018 WCC area (ha)	Change in WCC area (ha)
Favourable	22,135.03	43.8	384.28	29.3	384	-10
Unfavourable Recovering	24,815.93	49.1	662.90	50.5	662.91	-0.01
Unfavourable no Change	2,745.02	5.4	181.92	13.9	181.88	0.04
Unfavourable Declining	720.62	1.4	76.28	5.8	76.28	0
Part Destroyed	6.34	0.00	-	-	-	0
Destroyed	17.44	0.00	7.80	0.6	7.80	0
Grand Total	50,440.37	99.8	1313.17	100.0	1313.24	-0.07

5.5.25 There has not been a slight change in Winchester since the previous year. The reasons for this that during the monitoring period Natural England redigitised the SSSI boundaries slightly changing the overall area of the sites.

5.5.26 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 79.74% for Winchester, a 0.1% decrease 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

5.5.27 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.

5.5.28 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 318 ha.

Table 33 Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha) 2018/19

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	2017 WCC area (ha)	2018 WCC area (ha)	Change in WCC area (ha)
Grasslands					
Lowland Calcareous Grassland	2,052	0.53	367	362	-5
Lowland Dry Acid Grassland	3,676	0.95	11	9	-2
Lowland Meadows	1,398	0.36	288	292	-4
Purple Moor Grass and Rush Pastures	1,525	0.39	60	74	14
Heathlands					
Lowland Heathland	11,833	3.05	0	2	2
Woodlands, Wood-pasture and parkland					
Lowland Beech and Yew Woodland	284	0.07	40	34.9	-5
Lowland Mixed Deciduous Woodland	36,514	9.25	5,965	5,715	+ 148
Wet Woodland	2,089	0.54	234	236	+ 2
Wood-Pasture and Parkland	5,548	1.43	119	119	0
Arable, Orchards and Hedgerows					
Arable Field Margins	[92]	[0.02]	[0.9]	[1]	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	9,413	2.4	1,206	1,206	- 8
Lowland Fens	1,899	0.49	5	6	1
Reedbeds	252	0.06	7	7.4	+ 0.4
Coastal					
Coastal Saltmarsh	897	0.23	2	2	0
Intertidal mudflats	4,460	1.15	6	6	0
Total	82,297	21.0	8,143	8,461	318

Extent of BAP Priority Habitats

5.5.29 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.

5.5.30 WCC is part of the Solent Recreation Mitigation Partnership (SRMP). The Partnership consists of the PfSH 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 is funded by developer contributions.

Contributions are now being collected from relevant developments within a 5.6km radius of the SPA. During the monitoring period 15 applications were received which were required to contribute to the SRMS, 12 were approved and 3 refused. A total of £24,016.62 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

5.5.31 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.

5.5.32 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

5.5.33 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.

5.5.34 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 three objections on the grounds of flood risk. The cases are outlined below:

Table 34: EA objections during 2018/2019

Application No	Address	Description of development	Reason for Objection	Resolution
18/01457/FUL	Hiple, Hiple House Fareham Road Hambledon	Erection of agricultural barn	Request for FRA/FCA	A revised FRA was received and the objection was withdrawn by the EA
18/02196/FUL	Sutton Springs Trout Fishery Bullington Lane Sutton Scotney	Change of use of the 1st floor of an agricultural Barn for tourist (RT16) self catering accommodation	Unsatisfactory FRA/FCA Submitted	A revised FRA was received and the objection was withdrawn by the EA
19/00880/FUL	Land At Lower Crabbick Lane Denmead	Retrospective for stables, gravel hardstanding & retention of two security storage containers	Request for FRA/FCA	The application is under consideration no new FRA has been submitted to date.

CP18 - Settlement Gaps

5.5.35 Policy CP18 seeks to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within defined Settlement Gaps. There were no net dwellings completed within the settlement gaps in 2018/19.

CP19 – South Downs National Park

5.5.36 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, but has now been superseded with the adoption of the SDNP Local Plan.

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.

CP20 - Heritage and Landscape Character

5.5.37 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.

5.5.38 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 %.

5.5.39 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 28.

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

6.1 Introduction

- 6.1.1 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 includes a number of development management policies in addition to the core policies contained in LPP1.
- 6.1.2 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 for 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 for 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 for 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. The SPD was adopted on 20th June 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 2018 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. Planning application 17/00641/FUL for 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 which was permitted in the last monitoring period is under construction. 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 2 planning application were refused in the monitoring period. 18/01686/FUL for conversion into a 5 person HMO on Stanmore Lane within the Stanmore Article 4 Direction area and 18/02853/FUL for a 7 person HMO on Fromond Road not within either of the Article 4 Direction areas. 2 planning applications for HMO's were approved during the monitoring period. Application reference 18/01248/FUL which was a retrospective change of use from 6 bedroom HMO to 7 person HMO on Wavell

Way and was allowed within the Stanmore Article 4 direction area. 18/01782/FUL was a change of use from 6 bedroom to 7 bedroom HMO allowed on Chalk Ridge which not within either Article 4 area. An Article 4 Direction covering Winnall came into force on 1 May 2018. The Article 4 Direction for Winnall will mean that the change of use of single family dwelling homes to Houses in Multiple Occupation will require full planning permission from the Winchester City Council. There are now 2 Article 4 Direction areas preventing change of use to HMO's without consent in Winchester.

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. This development was completed during the last 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 for 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 35. Denmead has been excluded from this table as their target of 250 has been addressed through the Denmead Neighbourhood Plan. An update on the sites allocated within LPP2 can be found in Table 36.

Table 35: Housing Distribution across the MTRA Area from LPP2

Settlement	Requirement	Net Completions 01.04.2011 – 31.03.2019	Outstanding
Bishop's Waltham	500	106	394
New Alresford	500	102	398
Colden Common	250	45	205
King's Worthy	250	152	98
Swanmore	250	192	58
Waltham Chase	250	138	112
Wickham	250	58	192
Total	2,250	793	1,457

Table 36: Status of LPP2 Allocations during 2017/18

Policy	Allocation	Status
Bishop's Waltham		
BW1	Coppice Hill	There are two consents on the site (16/03505/FUL and 17/03237/FUL) for the construction of 73 residential dwellings. Both are currently under construction.
BW2	Martin Street	Application 15/02914/FUL for Erection of 59 dwellings with associated access, parking, landscaping and surface water drainage; improvements to Martin Street was granted on 20 th June 2017. Work on site has not commenced.
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 was permitted on 11 th January 2019. Work has recently started on the site.
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. There have been 12 completions on site during the monitoring period.
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 now completed, with 23 completions on site during the monitoring period.
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 67 dwellings 16/01854/FUL, 17/01398/FUL & 17/01660/FUL have been permitted, 17/01398/FUL & 17/01660/FUL have both commenced. 17/02306/FUL is still under consideration.
NA3	Sun Lane	Application (17/01528/OUT) for 320 dwellings and 3.4ha of employment which was validated on the 12th June 2017 and has been approved subject to a S106 agreement.
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 was withdrawn. There have been 32 completions on site within the monitoring period.
SW2	Lower Chase Road	Planning application (16/00945/OUT) for 5 dwellings was validated on 31 May 2016 and was not determined during the monitoring period.
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 and the site is now complete.
WC3	Sandy Lane	This site is currently under construction with 41 completions during the monitoring period.
WC4	Forest Road	This site is currently under construction with 37 completions during the monitoring period.
Wickham		
WK1	Drainage Infrastructure	No application submitted 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 and development has started.

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. SHUA1 is for residential development, SHUA2 – 4 refer to employment uses and SHUA5 is to safeguard land for the Botley Bypass. The table below provides an update on the status of the sites.

Policy	Allocation	Status
SHUA1	Whiteley Green Housing Allocation	No application submitted during the monitoring period.
SHUA2	Solent 1 Employment Allocation	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 permitted on 23 rd May 2018.
SHUA3	Solent 2 Employment Allocation	Two applications were submitted during the monitoring period. 17/00164/FUL for a foodstore Class A1 was permitted on 13/04/2018 and 18/02879/FUL for the development of business park units for B1(c) light industry, B2 general industry and/or B8 storage and distribution uses, together with associated landscape and infrastructure. This application is pending consideration.
SHUA4	Little Park Farm Employment Allocation	No application submitted during the monitoring period.
SHUA5	Botley Bypass Safeguarding	The application for the by pass reference 17/02023/HCS was approved by Hampshire County Council on 27th November 2017. No work has commenced on site.

6.3 Active Communities

DM1 - Location of New Development

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 3 planning applications were refused for being contrary to the provisions of this policy. All of these refusals were appealed with 1 dismissed (18/00843/FUL), 1 allowed (18/02332/HOU) and 1 in progress (18/01441/FUL). In dismissing 18/00843/FUL 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. In allowing 18/02332/HOU the Inspector found no conflict with policy DM1 in making their decision.

DM2 - Dwelling Sizes

6.3.1 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

6.3.2 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.

6.3.3 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 four applications refused for failing to comply with Policy DM3. Two have been appealed 18/00945/FUL was allowed and 18/01617/FUL was dismissed. In allowing 18/00845/FUL the Inspector found conflict with the development plan but also benefits of development which were material considerations and weighed in favour of making a decision not in accordance with the development plan.

DM4 - Gypsies, Travellers and Travelling Showpeople

6.3.4 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 adopted the Traveller DPD in February 2019.

6.3.5 Two applications were refused during the monitoring period. Both refusals have been appealed and the appeals are still in progress. One application was approved during the monitoring period for the permanent retention of a site for 4 gypsy pitches which previously had a temporary consent. One application resulted in the loss of an approved travelling showpersons site to private residential garden.

DM5 - Protecting Open Areas

6.3.6 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

6.3.7 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.

6.3.8 Over the monitoring period open space from 5 new developments of over 15 dwellings was transferred into private management companies, parish councils or Winchester City Council providing 1.6081 ha 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 2018/19.

Table 37: Gains and losses By Use Class (m²)

Centre	Use Class								
	A1	A2	A3	A4	A5	B1	C1	D1	D2
Town									
Winchester	-1332		+188		+96	+843		+514	
Whiteley	-	-	-	-	-	-	-	-	-
District									
Bishop's Waltham	-	-	-	-	-	-	-	-	-
New Alresford	-	-191	+191	-	-	-	-	-78	-
Wickham	-	-	-	-	-	-	-	-	-
Local									
Denmead	-80	-47	+80	-	-	-	-	-	-
Kings Worthy	-137	-	-	-	-	+32	-	-	-
Oliver's Battery	-	-	-	-	-	-	-	-	-
Stockbridge Rd									
Weeke	-92	-	-131	-	+131	-	-	-	-

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. No applications were refused for being contrary to this policy during the monitoring period.

Table 38: Percentage of primary frontage in A1 Use

Centre	Percentage of primary frontage in A1 Use
Winchester Town Centre	78%
Whiteley Town Centre	85%
Bishop's Waltham District Centre	73%
New Alresford District Centre	58%
Wickham District Centre	50%

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 9% 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. 1 application was refused for being contrary to this policy during the monitoring period. The decision has not been appealed.

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. 2 applications were refused for being contrary to the

provisions of this policy during the monitoring period. Both refusals were appealed, one was dismissed and one allowed. In allowing the appeal for the removal of the agricultural workers tie the Inspector found that the value of the property would make it out of reach for most agricultural workers and that the amount of marketing that had been done established that there was no need for the agriculturally tied dwelling.

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. No applications were refused under this policy during the monitoring period.

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 23 applications were refused for not complying with Policy DM15. Thirteen refusals have been appealed with 1 allowed, 9 dismissed and 3 still under consideration. The appeal which was permitted was against the wording of a condition requiring materials to be submitted prior to development commencing and stating that plain clay tiles should be used. The Inspector reworded the condition to allow details of the materials to be submitted prior to their use and retained the requirement to use natural slate or clay tiles which would still uphold the aims of the policy.

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 35 applications were refused with failure to comply with policy DM16 being in the reason for refusal. Of the 35 applications 17 were appealed and subsequently 15 were dismissed, 1 allowed, and 1 appeal is in progress with no decision within the monitoring period. In determining the allowed appeal the Inspector reworded a condition relating to materials to enable them to be submitted prior to use rather than prior to commencement but said that

the reworded condition would still comply with policies DM15 & 16. The aims of this policy were therefore upheld.

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 14 applications were refused with failure to comply with policy DM17 featuring in the reason for refusal. Of the 14 refused applications 5 have been appealed. 4 have been dismissed and 1 allowed. In allowing the appeal the Inspector found that the proposed development would have no harmful impacts and would not conflict with the aims of policy DM17.

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 7 applications refused for failing to meet the requirements of DM18 during the monitoring period. 3 decisions were appealed and all were dismissed.

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. No planning applications were refused for failing to comply with Policy DM 20 during the monitoring period.

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. No applications were refused being contrary to this policy during the monitoring period.

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. 5 applications were refused for being contrary to policy DM23 during the monitoring period. Of the 5 refusals 4 were appealed with 1 dismissed, 1 allowed and 2 in progress. In allowing the appeal the Inspector found that the proposed development did not conflict with local plan policies including DM23 or with Government policy in the framework and that the development was acceptable.

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. 1 application was refused for not being in compliance with policy DM24. This decision was appealed and subsequently dismissed.

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. No applications were refused for being non compliant with policy DM25 during this monitoring period.

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. 1 planning application was refused during the monitoring period for being contrary to this policy. 45 applications recommended to be conditioned to provide archaeological surveys. In 2 cases Scheduled Monument Consent was required in addition to planning permission.

DM27 – Development in Conservation Areas

6.5.13 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.

6.5.14 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 5 applications were refused for failing to comply with this policy. Appeals were lodged against 2 of the refusals and both were subsequently dismissed.

DM28 – Demolition in Conservation Areas

6.5.15 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 adaption or the proposed redevelopment would enhance the character of the area. Throughout the monitoring period no applications were refused for being contrary to the aims of this policy.

DM29 – Heritage Assets

6.5.16 Policy DM29 seeks to prevent the loss of designated heritage assets or harm to them through development. 2 applications were refused for being in conflict with the aims of this policy. Neither of the refusals have been appealed.

DM30 – Changes of Use of Listed Buildings

6.5.17 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. No applications were refused for being in conflict with policy DM30 during the monitoring period.

DM31 – Locally Listed Heritage Assets

6.5.18 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

6.5.19 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. No applications were refused for being contrary to policy DM32 during the monitoring period.

DM33 – Shopfronts

6.5.20 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. 1 application was refused for being contrary to this policy during the monitoring period.

DM34 – Signage

6.5.21 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. Gypsy, Traveller & Travelling Showpersons Development Plan Document (Traveller DPD)

7.1.1 Local Authorities are required by Central Government to assess the accommodation requirements of Gypsies and Travellers and to develop a strategy that addresses any unmet need identified. The Gypsy, Traveller and Travelling Showpeople Development Plan Document (Traveller DPD) forms part of the Winchester District Development Plan and identifies, safeguards and allocates sites for traveller needs, it also responds to and implements the local planning policies already established in other adopted Local Plans particularly:

- Policy CP5 – Sites for Gypsies, Travellers and Travelling Showpeople – Local Plan Part 1 adopted March 2013.
- Policy DM4 - Gypsies, Travellers and Travelling Showpersons – Local Plan Part 2 adopted April 2017.

7.1.2 The plan period for the DPD is 1 September 2016 – 31 August 2031 – planning permissions granted since 1st September 2016 therefore contribute to meeting the identified need. The purpose of the DPD is to:

- Identify and allocate a supply of deliverable sites in the first 5 years of the plan and a strategy to accommodate growth in years 6-10 and where possible years 11- 15 in accordance with Policy DM4 and advice set out in the Planning Policy for Traveller Sites, published by the Government in August 2015.
- Ensure that the identified pitches/plots reflect the requirements of Policy CP5.

7.1.3 The Gypsy and Traveller DPD was adopted in February 2019 therefore the scope to analyse the policies is extremely limited given the short amount of time they were implemented during the monitoring period. This chapter will therefore set out the overall aims of the policies and where possible include some analysis.

TR1 – Safeguarding Permitted Sites

7.1.4 Policy TR1 seeks to ensure that existing sites which have planning permission or lawful use for gypsy or traveller or travelling showpersons use, will be safeguarded to ensure that the permitted use as a traveller site is not lost through the grant of any subsequent planning permission, or relaxation of planning conditions, to allow for other types of development. This is to ensure that these sites and others that may be authorised are retained to meet identified traveller needs within the District and any wider unmet needs under the Duty to Co-operate. There were one site lost to other uses during 2018/2019.

7.1.5 The Bungalow Southwick Road North Boarhunt (18/01732/FUL) was granted 2nd November 2018 for a change of use of land from travelling showpersons permanent family plot to private residential garden for The Bungalow. The application was determined before the adoption of the DPD.

TR2 – Sites with Temporary Consent

7.1.6 Policy TR2 has identified two sites within the district that currently have temporary permission. The policy seeks to secure the planning status of the sites for the current occupants, contributing to the specified need, but also provide certainty in relation to the delivery of sites to meet the needs in Policy DM4. Sites identified in Table 39 below will still be subject to the usual planning legislation and applications will need to be submitted to formally authorise their permanent traveller use.

Table 39: Status of TR2 Temporary Permission Sites

Site Ref	Address	No of Pitches	Status
W014	Land at the Piggeries, Firgrove Lane, North Boarhunt	4	Application 18/01691/FUL for the continued siting of 4 no. residential gypsy caravans was granted on 01/11/2018.
W085	Land adjacent Gravel Hill, Shirrell Heath	3	Application 17/02213/FUL Variation of Conditions 01 and 02 of 16/00456/FUL to make the temporary permission permanent and to amend the site layout has been submitted and awaiting determination.

TR3 – Carousel Park, Micheldever

7.1.7 The site currently has consent for 9 travelling showpersons' plots, granted in 2003 (W05589/12) which is subject to various conditions and a planning obligation. There is currently enforcement action being taken by the Council due to several plots not being used for Travelling Showpersons'. The current appeal against the enforcement action may result in variations to the consent or conditions. The result of the appeal was received in the 2019/2020 monitoring period.

TR4 – The Nurseries, Shedfield

7.1.8 Policy TR4 is allocated for the use of Travelling Showpersons'. This site currently already consists mostly of travelling showpersons' plots. There are currently 3 authorised plots on the site with the remainder being unauthorised. Policy TR4 seeks to enable the unauthorised plots to receive planning permission and contribute to meeting the unmet need for Travelling Showperson's. There is also potential capacity within the site for further plots, subject to any necessary access improvements.

7.1.9 There were no planning applications received or determined during the monitoring period of 2018/2019.

TR5 – Expansion or intensification of existing sites

7.1.10 Policy TR5 encourages the expansion or intensification of existing sites identified in Policies TR1 – TR4. The Council recognised that during the plan period there may be a demonstrable need for an additional pitch/plot on those sites safeguarded or allocated through this DPD, to meet the changing needs of the households on existing sites. There were no decisions issued relating to TR5 within the monitoring period.

TR6 – Planning Applications

7.1.11 This policy sets out the criteria for those applications that come forward from sites that have not been identified in the plan (Policies TR1 – TR4). The Policy seeks to enable the Council to meet the identified need, in particular Travelling Showpeople, on sites that have not been identified yet comply with Policies DM1, MTRA3 , CP5 and TR7. There were no decisions issued relating to TR6 within the monitoring period.

TR7 – Design guidance and Site Layout

7.1.12 Policy CP5 sets out broad parameters to be considered and in addition the general site criteria and principles policies included in LPP2 should be taken into consideration (DM15- 18). Policy TR7 sets out more detailed criteria relating to design. There were no decisions issued relating to TR7 within the monitoring period.

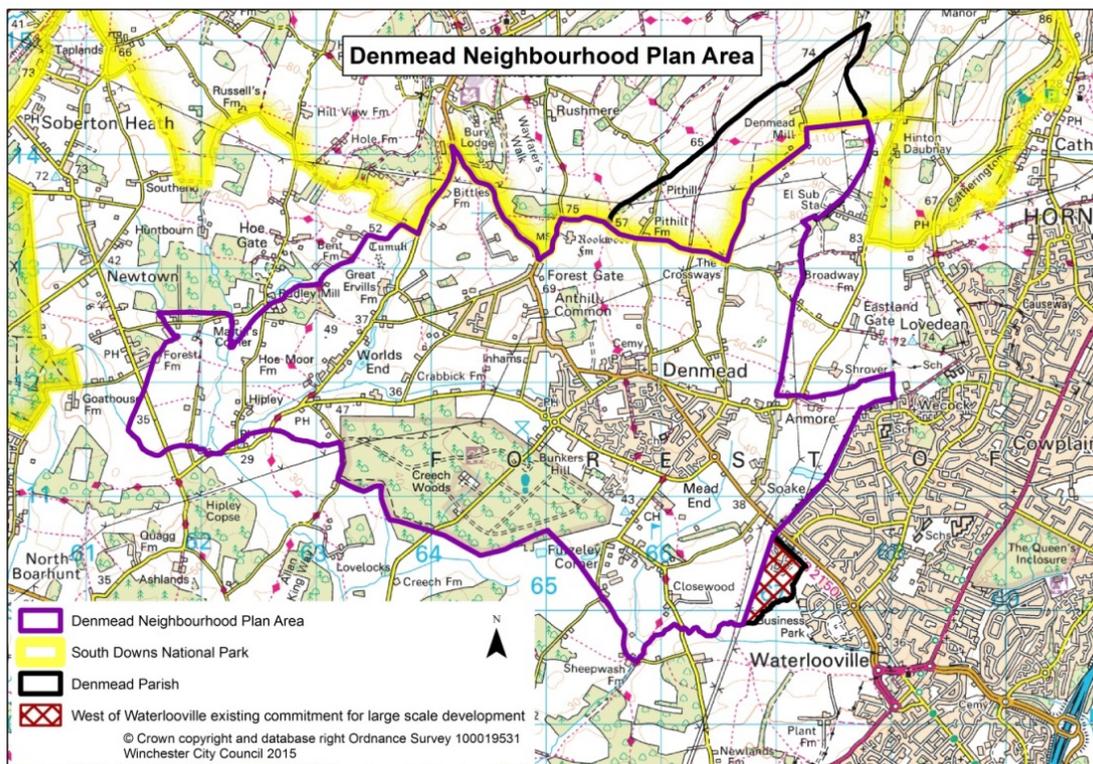
8. Denmead Neighbourhood Plan

8.1 Introduction

8.1.1 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.

8.1.2 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 an adopted neighbourhood plan.

8.1.3 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.



8.2 Policy Monitoring

8.2.1 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.

8.3 Policy 1: Spatial Plan for the Parish

8.3.1 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.

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

8.4 Policy 2: Housing Site Allocations

8.4.1 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 granted (17/00335/FUL) July 2018 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. Under construction.
- **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 was completed within the monitoring period.
- **Land off Anmore Road:** No application submitted during the monitoring period.

8.5 Policy 3: Housing Design

8.5.1 The policy requires that all development proposals within the DNP 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 2018/19 Denmead Parish Council objected to five applications on design grounds.

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

8.6.1 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.

8.6.2 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.

8.6.4 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.

8.6.5 Since 2014 there have been 17 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 2018/19.

8.7 Policy 5: Sports and Leisure facilities

8.7.1 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 2018/19.

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

8.8.1 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 2018/19.

8.9 Policy 7: Burial Ground

8.9.1 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.

8.9.2 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 2018/19.

9. Community Infrastructure Levy (CIL)

9.1 Introduction

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

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

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

- Up to 5% of CIL receipts can be used to cover administrative costs.
- 15% of CIL from qualifying development in a particular area to go to the appropriate parish council/ Winchester Town Account as relevant (25% where there is an approved neighbourhood plan).
- 25% of the remaining total, to Hampshire County Council for the delivery of infrastructure projects which are the responsibility of the County Council from the Regulation 123 list;
- Remaining CIL receipts to a programme to be developed for the delivery of priority infrastructure projects on the Regulation 123 list.

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

9.1.4 At a Cabinet meeting held in September 2018 and approved several proposed changes regarding CIL which included:

- That the proposal to appoint a CIL Implementation Officer, funded from 5% provision for CIL Administration, be supported.
- That the existing principle to pass 25% of the available “District” CIL funding to Hampshire County Council cease with immediate effect.
- That from 2019 to 2022, £1m of CIL receipts be used to fund proposals of between £10,000 and £200,000 submitted as part of a bid invitation open to all (members, parish councils, community groups etc) with bids to be submitted between January and March each year (details of the assessment methodology to be delegated to Corporate Head of Regulatory in consultation with the Portfolio Holder for Built Environment).
- That a further report on the additional proposals for the use of existing CIL receipts as set out in paragraph 17 be brought to Cabinet in December 2018.
- That the revised Regulation 123 list be consulted upon with key partners and any proposed amendments to be presented to Cabinet in January 2019.

9.1.5 During the monitoring year 2018/19, £3,187,405 was received by Winchester City Council. The table below sets out the amounts collected, passed on for expenditure and retained during the monitoring period 2016/17 and compares it with the previous year.

Table 40 CIL receipts and expenditure for 01.04.2014 to 31.03.2019

	2014/15	2015/16	2016/17	2017/18	2018/19
Total received	£13,078 Includes surcharges* of £504	£674,000	£2,119,973 Includes surcharges* of £5,000	£2,833,033.59	£3,187,405
Administration (5% total receipts less surcharges)	£629	£33,700	£105,998	£141,651.68	£159,370.23
Surcharge	£504	0	£5,000	0	0
Payment in Kind	0	0	0	0	0
Paid to Parishes or	£1,886	£101,100	£319,042	£430,136.86	£480,267.05

retained for Winchester Town Forum (15%, 25% for Denmead)					
Parish expenditure	Littleton spent £1,185.25 on playground equipment,	0	Not Known	Not Known	Not Known

Paid to HCC (25% of remainder after admin and parish deductions)	£2,515	£134,800	£401,260	£565,311.26	£439,451.02
--	--------	----------	----------	-------------	-------------

Total distributed	£4,401	£235,900	£742,213	£858,451.36	£919,718.07
--------------------------	---------------	-----------------	-----------------	--------------------	--------------------

CIL spent by WCC	0	0	0	£265,000	£265,000
Balance retained by WCC	£7,544	£404,400 <i>(£411,944 including rollover)</i>	£1,271,199 <i>(£1,683,706 including rollover)</i>	£1,695,933.78	£2,108,316.34

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

9.1.7 Since 2017/18 CIL funds collected by the Council has been spent on the following projects:

- Whiteshute Ridge (improvements to accessibility) £25,000.
- New Road Recreation Ground (Improvements to play equipment and toilets) £183,000
- Durngate flood prevention works £57,000.

9.1.8 The reason it is not split between the two years is that the projects actually spanned the two years rather than being finished in one of other, and the Durngate flood prevention scheme is ongoing. So the CIL spend is a rolling programme.

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	
Development Plan	Spatial planning document that is subject to independent examination

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

Local Development Document (LDD)	Document. 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 (HioWLNP) was established in 2012.
Local Nature Reserve (LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLP Review (2006) Policy H3 settlements and released if monitoring shows that housing provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Marine Management Organisation	Responsible for preparing marine plans across the country, including the south marine planning area. The tidal part of the Hamble within the Winchester District is part of the south marine planning area.
Neighbourhood Design Statement (NDS)	An advisory document produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) 2012 sets out the Government's policies for planning in England.
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) 2013 provides the Government's interpretation of NPPF. It replaces advice previously expressed in planning policy guidance notes (PPGs) and good practice guidance. It is web-based and updated as and when required.
Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside,

Parish Plan/Community Plan	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 (PFSH)	A sub-regional Partnership of 11 local authorities from the Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
RAMSAR site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA
Renewable Energy/Resources	Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.
Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in perpetuity.
Saved Policies	Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.
Schedule Ancient Monument (SAM)	The most important archaeological sites nationally are identified as SAMs by central government.
Sites of Importance for Nature Conservation (SINC)	Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, Natural England and the Hampshire Wildlife Trust.
Sites of Special Scientific Interest (SSSI)	These are designated by English Nature under the Wildlife and Countryside Act 1981, for their special ecological or geological interest. The General Development Order requires planning authorities to consult Natural England before granting consent for development within an SSSI.
Solent Recreation Mitigation Project	A project set up to develop appropriate mitigation for the effects of recreation impacts on the Solent SPA arising from new housing development as required under the Habitat Regulations. Previously called the Solent Disturbance and Mitigation Project.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in

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

Appendix 2 Five Year Land Supply Summary

5 Year Period: 2019-2024

a	2011- 2019 requirement (housing trajectory / local housing need)		3,892
b	Completions to Apr 2019 (including communal)		3,997
c	Shortfall at 2018	(a - b)	0
d	Remaining years of Plan		12 years
e	Annual shortfall 2018-2031	(c / d)	0
f	5 Year shortfall	(e x 5)	0
g	5-year requirement from 2018	local housing need (666 x 5)	3,330
h	5 Year requirement + shortfall	(f + g)	3,330
i	Total requirement with 5% buffer	(h + 5%)	3,497

Therefore:

j	Annual requirement for 5 years	(i / 5)	699
k	Supply over 5 years		4,969
l	District 5 year land supply	(k / j)	7.1 years

5 Year Period: 2020-2025

a	2011- 2019 requirement (Local Plan trajectory)		4,558
b	Completions to Apr 2019 (including communal)		4,678
c	Shortfall at 2019	(a - b)	0
d	Remaining years of Plan		11 years
e	Annual shortfall 2019-2031	(c / d)	0
f	5 Year shortfall	(e x 5)	0
g	5-year requirement from 2019	local housing need (660 x 5)	3,330
h	5 Year requirement + shortfall	(f + g)	3,330
i	Total requirement with 5% buffer	(h + 5%)	3,497

Therefore:

j	Annual requirement for 5 years	(i / 5)	699
k	Supply over 5 year period		5,164
l	District 5 year land supply	(k / j)	7.4 years

Appendix 3 Net Completions 2018/2019 by Parish

Easting	Northing	Application No	Address	Net Gain
Bighton				
461843	133072	12/00969/FUL	New Barn Northside Lane	1
461595	133239	15/01095/FUL	Hill Farm Bighton Lane	1
Bishops Waltham CP				
454761	117714	16/00218/FUL	Cunningham House Claylands Road	5
456523	117530	16/02893/FUL	Caburn Hoe Road	1
Boarhunt				
459877	110530	17/01999/FUL	Land Adjacent to Rowndale Southwick Road	1
460210	111549	16/00221/PNACOU	Land off Trampers Lane Trampers Lane	1
459697	110979	16/00411/PNCOU	Barn North of Winccombe Southwick Road	1
460304	111091	17/01315/PNCOU	The Yard Trampers Lane	1
Colden Common				
447633	122027	17/01374/FUL	Oakbank Upper Moors Road	2
447885	122251	17/01401/FUL	44 Spring Lane	1
448599	122100	17/01928/REM	Sandyfields Nurseries 107 Main Road	7
448375	122092	18/00991/FUL	Sandyfields Nurseries Main Road	2
Compton and Shawford				
446750	124240	16/02071/FUL	Southgate Cross Way	-1
Curdridge				
453118	113955	16/02037/FUL	Broadlanes Chapel Lane	1
453409	114904	15/02384/FUL	Calcot Calcot Lane	1
Denmead				
466925	110144	13/02843/FUL	Land at Old Park Farm Part of West of Waterlooville MDA Hambledon Road	21
466577	111624	16/01861/FUL	36 Mill Road	3
465944	111287	15/02760/FUL	The Barn Little Corner	2
464465	112697	13/00877/FUL	Little Linden Uplands Road	1
465756	112023	17/01608/HOU	Lloyds Bank Plc Hambledon Road	1
464143	112454	17/02293/FUL	Holmbury Upper Crabbick Lane	-1
Durley				
451488	118191	16/01101/PNACOU	Giles Farm Greenwood Lane	1
452107	118133	14/02366/LDC	Durley Hall Farm The Barn Durley Hall Lane	1
451977	115996	16/03083/HOU	Channels Farm Dairy Gregory Lane	1
Headbourne Worthy				
447485	131585	13/02257/REM	Barton Farm Andover Road	93
448924	132824	17/01477/FUL	Leaflands Mortimer Close	4
448837	132795	17/01637/FUL	155 Springvale Road	4
449008	132884	15/02088/FUL	38 North Heathes Nations Hill	2
448832	132986	16/03518/FUL	Brockley 137 Springvale Road	2

Eastings	Northing	Application No	Address	Net Gain
448941	132775	17/01080/FUL	Hill Cottage Mortimer Close	2
448837	132795	16/02044/FUL	155 Springvale Road	-1
Itchen Valley				
453595	133187	13/01222/FUL	New Farm Northington Road	2
Kings Worthy				
449526	132959	15/01624/FUL	Land at Hinton Field Lovedon Lane	23
448682	133014	13/01072/FUL	Axton Springvale Avenue	1
448732	133022	16/02716/FUL	Barton Cottage Springvale Avenue	-1
448867	133758	16/03462/FUL	Lindisfarne Forbes Road	1
449131	133961	17/01462/FUL	The Croft 52 Lovedon Lane	1
Littleton and Harestock				
445758	132051	16/01233/FUL	28 Main Road	1
445677	131855	15/01663/FUL	Buchanans Deane Down Drove	1
445222	132361	15/01438/FUL	Land at Littleton Lane Littleton Lane	1
Micheldever				
451319	139280	09/02288/FUL	Micheldever Stores and Post Office Church Street	1
452700	139326	18/00628/FUL	Rofgo Park Duke Street	1
New Alresford				
458771	132760	14/00968/FUL	21 Broad Street	1
458380	132060	14/02650/FUL	26 Rosebery Road	1
458599	131754	15/01041/FUL	Land at Dickenson Walk Dickenson Walk	1
458006	132014	15/02599/FUL	11-16 Garage Block Mitford Road	8
458066	132285	16/02419/FUL	70 Land rear of Grange Road	1
458685	132497	17/02315/FUL	Laurel House Jacklyns Lane	7
Olivers Battery				
445484	127226	15/02274/FUL	2 Broad View Lane	2
Shedfield				
455904	115292	15/02765/FUL	Land at Junction of Sandy Lane and Bull Lane Sandy Lane	40
456493	115319	16/02043/REM	Land North and South of Forest Road Forest Road	37
456475	112951	16/00633/FUL	Heathlands land adjacent to Heathlands	13
456153	115813	16/01205/FUL	The Brook Clewers Hill	10
457240	114326	15/01706/FUL	Hill House Rest Home High Street	7
455977	115788	16/01336/FUL	Clewers Hill Clewers Hill	5
457224	114342	17/03021/FUL	Hill House Rest Home High Street	2
456119	115790	17/02018/FUL	The Brook Clewers Lane	1
457458	113767	15/01572/FUL	Bramble Cottage Twynhams Hill	1
457476	114514	17/03076/FUL	Broad Oak Fir Close Gravel Hill	-1
South Wonston				
446678	135001	15/02751/REM	Worthy Down Camp	24
446295	135888	16/00611/FUL	Fieldfares 27 Downs Road	2
446261	135892	11/03035/FUL	21-23 Land at rear of Downs Road	1

Eastings	Northing	Application No	Address	Net Gain
Southwick and Widley				
467301	109216	16/02621/REM	Berewood Phase 3A East of Newlands Avenue Newlands Avenue	92
467554	109588	14/02872/REM	Berewood Phase 1 Hambledon Road	53
466963	108391	17/01772/REM	Phase 13A Development Land to the West Oof Newlands Avenue	12
Sparsholt				
443040	131901	18/00832/FUL	Garston House Annex Westley Lane	-1
Swanmore				
457757	115603	15/01693/FUL	Land at Hillpound The Lakes	32
457639	116224	15/01861/FUL	Ponderosa Chapel Road	1
Wickham				
454882	108623	15/01554/FUL	Mobile Home at Willowdale Forge Fontley Road	1
456973	112251	18/02007/FUL	Great Pecks Blind Lane	1
456973	112251	17/00772/FUL	Great Pecks Blind Lane	-1
Winchester				
448713	129044	14/02534/FUL	Chesil Street Car Park Barfield Close	52
445615	128548	13/02322/REM	Pitt Manor land adjacent Romsey Road	27
447964	129977	14/00667/FUL	Victoria House Victoria Road	27
448114	129082	14/02535/FUL	77 Wellington House Kingsgate Street	11
447560	130729	16/03095/FUL	63 Andover Road	10
449228	128999	12/00709/FUL	H G Bruce & Partners Ltd 25 Nelson Road	8
448727	129300	15/02586/FUL	11-11A Redwood Health Therapy Bridge Street	7
446801	130839	17/00349/FUL	St Thomas More Catholic Church Stoney Lane	7
449220	128949	16/00258/FUL	7 Gordon Avenue	6
446518	128740	16/00562/FUL	Garage Court Bailey Close	5
446539	129645	15/01364/FUL	28 Chilbolton Avenue	4
447863	130931	15/02365/FUL	13 Park Road	3
446575	129256	17/01587/FUL	2 Chilbolton Avenue	3
448103	129510	15/01698/PNCOU	25 St Georges Street	2
447327	127972	16/01384/FUL	Fell Cottage Mead Road	2
447758	129607	16/01860/FUL	4 John Smith Projects Upper High Street	2
446953	129736	16/02116/FUL	48 Milverton Road	2
447380	131065	17/00703/FUL	99 Andover Road	2
448187	129566	17/00774/FUL	Fountain House 71 Parchment Street	2
446539	129892	14/02356/FUL	Teg Down House 29 Chilbolton Avenue	1
447288	130699	15/01148/FUL	16 Lynford Way	1
446885	130732	15/01858/FUL	44 St Stephens Road	1
448091	129640	16/00047/FUL	7 Adams Hendry St Peter Street	1
447767	128044	16/00609/FUL	Watermead Cripstead Lane	1
445840	128058	16/01769/FUL	69 Olivers Battery Road North	1
448177	129561	16/02227/FUL	71 Parchment Street	1
446804	130263	16/03530/FUL	The Lodge 56 Chilbolton Avenue	1
448293	129807	17/01424/FUL	17 North Walls	1

Easting	Northing	Application No	Address	Net Gain
447311	128313	17/02466/FUL	21 Drummund Close	1
447207	130598	15/01096/FUL	19 Berewecke Avenue	-1
447210	129005	15/02311/FUL	The Tree House Milnthorpe Lane	-1
446456	128954	16/03531/HOU	Dawnhill Sleepers Hill	-1
446425	129524	17/00336/FUL	15 Chilbolton Avenue	-1
448295	129563	17/03229/FUL	The Brooks The Brooks	-1
447332	130911	18/00565/FUL	7 Stoney Lane	-1
448103	129510	15/00605/FUL	25 St Georges Street	-2
447358	129095	17/01595/FUL	Pine Cottage 4 Sparkford Road	-2
Wonston				
446530	139531	16/00999/FUL	Old Station Yard Oxford Road	27
446719	139181	16/02715/FUL	Land west of Beggars Drove Beggars Drove	15
447082	138653	16/01351/FUL	Land off Wonston Lane	1

Appendix 4: Small Site Planning Permissions & Commencements 2018/2019

Easting	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
Bighton						
461106	134300	04/02711/FUL	CEDAR BUNGALOW MALHOUSE LANE	Apr-07	-1	0
461403	134349	15/00689/FUL	THE CADCAM CENTRE	Jan-17	1	1
461843	133072	12/00969/FUL	NEW BARN NORTHSIDE LANE	Jan-18	1	1
461883	133385	15/02219/REM	GOSCOMBE FARM GOSCOMBE LANE	Feb-18	1	1
Bishops Sutton						
460679	131819	17/01765/FUL	BISHOPS COURT BISHOPS SUTTON ROAD		1	0
Bishops Waltham						
455923	116810	16/01528/FUL	SPRAYFINE LTD THE GALLERY CHASE MILL WINCHESTER ROAD		1	0
456821	116420	16/00378/FUL	SPRING MEADOWS FARM PARADISE LANE		1	0
453895	116566	15/02313/FUL	FORD FARM BOTLEY ROAD		1	0
455467	115745	17/02994/FUL	PENNYS ACRES CLEWERS HILL		1	0
455479	117381	16/01843/FUL	7 LOWER BASINGWELL STREET		1	0
454409	117543	05/00998/FUL	SUNNYSIDE LAND ADJACENT TO THE AVENUE	Apr-07	1	0
454761	117714	16/00218/FUL	CUNNINGHAM HOUSE CLAYLANDS ROAD		5	0
456523	117530	16/02893/FUL	CABURN HOE ROAD		1	0
Boarhunt						
460290	111000	17/00872/HOU	HILLSIDE COTTAGES 3 TRAMPERS LANE		-1	0
459697	110979	16/00411/PNCOU	BARN NORTH OF WINGSCOMBE SOUTHWICK ROAD	Jan-17	1	1
459877	110530	17/01999/FUL	LAND ADJACENT TO ROWNDALE SOUTHWICK ROAD		1	0
460210	111549	16/00221/PNCOU	LAND OFF TRAMPERS LANE TRAMPERS LANE	Jan-17	1	1
460304	111091	17/01315/PNCOU	THE YARD TRAMPERS LANE		2	0
Colden Common						
447885	122251	17/01401/FUL	44 SPRING LANE	Jan-18	1	1
449429	121849	17/00454/FUL	MOBILE HOME HAMPSHIRE RIDING THERAPY CENTRE HENSTING LANE		1	0
449511	122182	17/02325/FUL	ELM FARM HENSTING LANE		1	0
447633	122027	17/01374/FUL	OAKBANK UPPER MOORS ROAD		2	0
Compton and Shawford						
446368	124131	15/02427/OUT	THE CAPTAIN BARNARD PLOT 1 OTTERBOURNE ROAD		4	0
446499	124181	16/00671/FUL	3 THE DELL OTTERBOURNE ROAD		1	0
446750	124240	16/02071/FUL	SOUTHGATE CROSS WAY	Jan-18	4	4
446787	124115	15/01925/FUL	SMALLWOOD CROSS WAY	Jul-13	2	1
446559	125797	16/01971/FUL	PARSONAGE BARN COMPTON STREET		3	0
446744	125677	15/01873/FUL	ST PATRICKS COMPTON STREET		1	0
446861	123860	17/01152/FUL	INWOOD SOUTHDOWN ROAD		1	0
Curdridge						
453118	113955	16/02037/FUL	BROADLANDS CHAPEL LANE	Apr-15	1	1
453409	114904	15/02384/FUL	CALCOT CALCOT LANE		1	0
454025	113771	17/02577/HOU	BLYTHEWOOD LAKE ROAD		1	0
452189	113566	17/03089/FUL	THE WHITE HOUSE VICARAGE LANE		1	0
452634	112983	14/01947/FUL	6 KITNOCKS FARM COTTAGE OUTLANDS LANE	Jan-18	1	1
Denmead						
464143	112454	17/02293/FUL	HOLMBURY UPPER CRABBICK LANE		1	0
464465	112697	13/00877/FUL	LITTLE LINDEN UPLANDS ROAD	Jan-17	1	1
464904	112511	17/00907/FUL	THE HAVEN HAMBLEDON ROAD		4	0
466577	111624	16/01861/FUL	36 MILL ROAD		3	0
462272	111536	17/01302/FUL	MASONS MEADOW BUNNS LANE		1	0
465485	111019	16/01044/PNCOU	BYNGS BUSINESS DEVELOPMENTS LTD ACER HOUSE, PARKLANDS BUSINESS PARK FORES	Apr-17	8	8
465533	111064	17/02762/PNCOU	WCI TECHNOLOGY HOUSE PARKLANDS BUSINESS PARK FOREST ROAD		8	0
465603	111085	14/02402/PNCOU	12 THE SPINNEY PARKLANDS BUSINESS PARK FOREST ROAD	Apr-14	4	4
465944	111287	15/02760/FUL	THE BARN LITTLE CORNER	Jan-18	2	2
465756	112023	17/01608/HOU	LLOYDS BANK PLC HAMBLEDON ROAD	Jan-18	1	1
Durley						
450843	117603	10/01679/FUL	COPPER BEECH FARM GREENWOOD LANE	Mar-00	1	1
451102	116670	16/03390/PNACOU	DURLEY BROOK FARM DURLEY BROOK ROAD		3	0
451488	118191	16/01101/PNACOU	GILES FARM GREENWOOD LANE	Jan-18	3	1
451977	115996	16/03083/HOU	CHANNELS FARM DAIRY GREGORY LANE	Jan-18	1	1
452514	116037	17/01519/FUL	LAND ADJACENT WELL COTTAGE MINCINGFIELD LANE		1	0
Headbourne Worthy						
448821	132664	17/01982/FUL	167 SPRINGVALE ROAD		4	0
448832	132986	16/03518/FUL	BROCKLEY 137 SPRINGVALE ROAD	Mar-18	2	2
448837	132795	17/01637/FUL	155 SPRINGVALE ROAD		3	0
448924	132824	17/01477/FUL	LEAFLANDS MORTIMER CLOSE	Mar-18	4	4
448941	132775	17/01080/FUL	HILL COTTAGE MORTIMER CLOSE		2	0
449008	132884	15/02088/FUL	38 NORTH HEATHES NATIONS HILL		2	0
448292	132134	17/01179/FUL	CASITA WELLHOUSE LANE		3	0
448897	132012	16/01430/FUL	THE MEADS PUDDING LANE		-1	0
Hursley						
439463	125431	15/01619/FUL	THE GRANARY FARLEY LANE		1	0
439641	125274	17/00059/HOU	BELLS GROUND MANOR DORES LANE		1	0
439744	126076	16/00329/PNACOU	UPPER SLACKSTEAD FARM FARLEY LANE		1	0
439791	126073	17/02122/PNCOU	THE OLD CATTLE SHED UPPER SLACKSTEAD FARM FARLEY LANE		1	0
443871	129077	17/03189/FUL	BEECHCROFT SARUM ROAD		1	0
445027	129478	17/01083/PNACOU	FLAGSTAFF STABLES CLARENDON WAY		2	0
445163	129351	17/02638/PNCOU	CLARENDON LODGE CLARENDON WAY		1	0

Easting	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
Itchen Valley						
454178	133436	17/03000/FUL	FAIRFIELD HOUSE RECTORY LANE		2	0
453595	133187	13/01222/FUL	NEW FARM NORTHINGTON ROAD	Jan-18	2	0
Kings Worthy						
448818	134375	17/01124/OUT	14 SPRINGVALE ROAD		2	0
448867	133758	16/03462/FUL	LINDISFARNE FORBES ROAD		1	0
448895	133502	17/01017/FUL	150 SPRINGVALE ROAD		1	0
449196	135328	18/00168/PNACOU	KINGSWAY FARM HOUSE BULL FARM LOVEDON LANE		1	0
449345	133446	16/00246/FUL	17 BERWEN TOVEY PLACE		2	0
449131	133961	17/01462/FUL	THE CROFT 52 LOVEDON LANE		1	0
449185	132555	16/00748/FUL	22 TUDOR COTTAGE CHURCH LANE		1	0
449312	132923	15/01158/FUL	HINTON HOUSE HINTON HOUSE DRIVE		1	0
448682	133014	13/01072/FUL	AXTON SPRINGVALE AVENUE	Jan-17	1	1
Littleton and Harestock						
446210	131350	17/01149/FUL	WARRENS COTTAGE 105 HARESTOCK ROAD		2	0
446225	131314	17/02724/FUL	THE COACH HOUSE 109 HARESTOCK ROAD		1	0
445758	132051	16/01233/FUL	28 MAIN ROAD		1	0
447007	131848	16/03313/FUL	OAKLEIGH 12 ANDOVER ROAD NORTH		1	0
445578	132484	17/01631/FUL	74 MAIN ROAD		1	0
445677	131855	15/01663/FUL	BUCHANANS DEANE DOWN DROVE	Jan-17	1	1
445948	131913	13/01210/FUL	9 CHESTNUT AVENUE		1	0
446687	132107	17/01845/FUL	HIGH BEECH 11 HARESTOCK ROAD		2	0
445222	132361	15/01438/FUL	LAND AT LITTLETON LANE LITTLETON LANE		1	0
Micheldever						
451319	139280	09/02288/FUL	MICHELDEVER STORES AND POST OFFICE CHURCH STREET	Jan-17	1	1
451641	138998	17/01045/FUL	PEVERIL WINCHESTER ROAD		1	0
455766	142325	15/01723/PNACOU	FORMER POULTRY BUILDING VICARAGE LANE		1	0
451819	142513	16/01310/FUL	8 CANADA COTTAGES OVERTON ROAD		1	0
452871	139094	14/01382/FUL	ORCHARD HOUSE HIGHWAY LONDON ROAD	Apr-17	1	1
New Alresford						
458771	132760	14/00968/FUL	21 BROAD STREET		1	0
458888	132722	10/00169/FUL	5 REAR OF EAST STREET	Sep-13	2	2
458429	132817	17/01398/FUL	CLC WHOLESALE THE DEAN	Jan-18	5	0
458516	132922	15/02890/FUL	58 WESTERN VILLA THE DEAN	Mar-18	4	0
458599	131754	15/01041/FUL	LAND AT DICKENSON WALK DICKENSON WALK		1	0
458066	132285	16/02419/FUL	70 LAND REAR OF GRANGE ROAD		1	0
457972	132163	16/01117/FUL	THREE WAYS BRIDGE ROAD		2	0
457961	131731	17/01447/FUL	NEW FARM ENGINEERING LTD NEW FARM ROAD		4	0
458006	132014	15/02599/FUL	11-16 GARAGE BLOCK MITFORD ROAD		8	0
458066	131848	16/02961/FUL	LAND ADJACENT TO 37 MITFORD ROAD		1	0
458380	132060	14/02650/FUL	26 ROSEBERRY ROAD		1	0
458685	132492	17/02316/FUL	LAUREL HOUSE JACKLYNS LANE		2	0
458685	132497	17/02315/FUL	LAUREL HOUSE JACKLYNS LANE	Jan-18	7	7
458710	132541	15/01004/FUL	PLOT 8 BURGAGE MEWS		1	0
Northington						
454651	136750	17/02657/PNACOU	BLACK BARN NEWHOUSE FARM		2	0
456893	137083	17/03015/FUL	BALFOUR HOUSE SWARRATON FARM BASINGSTOKE ROAD		1	0
Old Alresford						
457235	133532	18/00163/PNACOU	PINGLESTONE BARN FOBDOWN FARM ABBOTSTONE ROAD		1	0
457941	133191	17/02852/PNACOU	LAND AT DROVE LANE		1	0
Olivers Battery						
445471	127466	12/02092/FUL	3 LAND ADJACENT TO LAKE DRIVE	Apr-15	1	1
445473	127442	17/01941/FUL	38 OLD KENNELS LANE		1	0
445484	127226	15/02274/FUL	2 BROAD VIEW LANE	Jul-17	2	2
445715	126887	16/00320/FUL	TEXAS TEXAS DRIVE	Dec-16	1	1
445673	127811	16/01645/FUL	11 MOUNT VIEW ROAD		1	0
445980	127441	17/00045/FUL	COMPTON LODGE 3 COMPTON CLOSE		1	0
Olivers Battery						
445852	123017	17/03127/FUL	OLD DEEDS MAIN ROAD		1	0
Shedfield						
455835	115157	13/01856/FUL	NORTHCROFT FARM SANDY LANE	Jan-17	1	0
456058	114879	15/02772/FUL	44 BROOKLYNN CLOSE		1	0
455155	114513	17/01939/PNACOU	THE BARN NORTH OF SANDY LANE		1	0
455972	113148	16/00947/FUL	1 SLOANE PARK		1	0
456396	113893	17/02521/FUL	SANDY HILLS FARM WINCHESTER ROAD		1	0
456625	114574	17/01766/PNACOU	GAMBLINS FARM SOLOMONS LANE		1	0
456993	114402	16/01576/FUL	FAIRVIEW BLACK HORSE LANE		1	0
457161	114390	17/03030/FUL	LABURNUM HOUSE SOLOMONS LANE		3	0
457224	114342	17/03021/FUL	HILL HOUSE REST HOME HIGH STREET		9	0
457458	113767	15/01572/FUL	BRAMBLE COTTAGE TWYNHAMS HILL		1	0
457487	113765	17/00202/FUL	LINDON HOUSE TWYNHAMS HILL		1	0
455948	115767	17/02919/FUL	GILLES COTTAGE CLEWERS HILL		1	0
455977	115788	16/01336/FUL	CLEWERS HILL CLEWERS HILL		5	0
456102	115805	17/03140/FUL	JHANSI FARM CLEWERS LANE		5	0
456119	115790	17/02018/FUL	THE BROOK CLEWERS LANE		1	0
456600	113131	17/01987/FUL	LAND ADJACENT 37 HEATHLANDS		1	0
Soberton						
463343	113252	17/02054/PNACOU	APPLEMORE BENT LANE		1	0
460868	114235	17/02186/PNACOU	SCOTTS HAVEN MAYBUSH LANE		1	0
460656	112379	16/01699/FUL	2 HIGH LINES LODGE HILL		1	0

Easting	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
South Wonston						
446621	135900	17/02408/FUL	THE PINES 71 DOWNS ROAD		2	0
446639	135880	15/01895/FUL	THE ANCHORAGE 75 DOWNS ROAD		3	0
446661	135885	16/01474/FUL	THE GABLES 77 DOWNS ROAD		3	0
446683	135885	17/01405/FUL	OLD ORCHARD 79 DOWNS ROAD		1	0
448498	136288	09/00745/FUL	WALLERS ASH FARM ALRESFORD DROVE	Jun-12	1	1
446261	135892	11/03035/FUL	21-23 LAND AT REAR OF DOWNS ROAD	Apr-15	1	1
446295	135888	16/00611/FUL	FIELDFARES 27 DOWNS ROAD		2	0
Swanmore						
457172	115252	17/02469/FUL	HOPE COTTAGE FOREST ROAD		1	0
457609	115491	14/00649/FUL	WOODSIDE MANOR THE LAKES	May-17	0	1
457639	116224	15/01861/FUL	PONDEROSA CHAPEL ROAD		1	0
Whiteley						
452824	108615	13/00884/FUL	BIRCH GLADE HILL COPPICE ROAD	Jan-17	1	0
453580	108719	16/01079/FUL	CHESTNUT RISE WHITELEY LANE		1	0
Wickham						
454049	108277	14/01794/FUL	MELITA LEE GROUND	May-16	1	1
454095	108348	16/03488/HOU	LONGACRE LEE GROUND		1	0
454882	108623	15/01554/FUL	MOBILE HOME AT WILLOWDALE FORGE FONTLEY ROAD		1	0
457433	111106	16/03331/FUL	THE WILLOWS FAREHAM ROAD		1	0
454790	111764	10/02966/FUL	MANSFIELD BARN BIDDENFIELD LANE	Oct-13	1	1
456722	111801	17/01852/FUL	PARK CROFT WINCHESTER ROAD		1	0
457417	111562	17/00734/FUL	KINGFISHER HOUSE LAND NORTH OF MILL LANE		1	0
Winchester						
447380	131065	17/00703/FUL	99 ANDOVER ROAD		2	0
446293	131195	17/01105/FUL	LAND ADJACENT TO 29 FLEMING ROAD		1	0
447109	130901	16/01519/FUL	23 STONEY LANE		1	0
447152	130986	16/00877/FUL	30 STONEY LANE		1	0
446248	130558	15/01581/FUL	UNIT 2 DEAN COURT HILLSIDE CLOSE		1	0
446288	130666	16/01899/FUL	1 LAND ADJACENT TO OLD HILLSIDE ROAD		1	0
446885	130732	15/01858/FUL	44 ST STEPHENS ROAD		1	0
446702	130652	16/01085/FUL	6 WEEKE MANOR CLOSE		1	0
447288	130699	15/01148/FUL	16 LYNFORD WAY	Apr-17	1	0
446900	130185	05/02265/FUL	THE HERMITAGE RETIREMENT HOME CHERITON ROAD		1	0
447305	130127	16/02954/FUL	192 STOCKBRIDGE ROAD		2	0
447678	130048	17/01434/FUL	50 STOCKBRIDGE ROAD		1	0
446804	130263	16/03530/FUL	THE LODGE 56 CHILBOLTON AVENUE		1	0
447439	129987	17/02933/FUL	9 STOCKBRIDGE ROAD		-1	0
447515	129935	17/01704/FUL	DANCE ACADEMY 21 ST PAULS HILL		8	0
447039	129605	15/00990/FUL	27 GREENHILL CLOSE		2	0
446953	129736	16/02116/FUL	48 MILVERTON ROAD	Nov-17	2	1
447758	129607	16/01860/FUL	4 JOHN SMITH PROJECTS UPPER HIGH STREET	Jan-17	2	2
446801	130839	17/00349/FUL	ST THOMAS MORE CATHOLIC CHURCH STONEY LANE		7	0
445840	128058	16/01769/FUL	69 OLIVERS BATTERY ROAD NORTH		1	0
447311	128313	17/02466/FUL	21 DRUMMOND CLOSE	Jan-18	1	1
447220	128633	16/01266/FUL	85 CROMWELL ROAD		1	0
446341	128941	17/01169/FUL	DAWN COTTAGE ROMSEY ROAD		3	0
446080	128461	16/02363/FUL	1 WALPOLE ROAD		5	0
447869	128697	17/00446/FUL	WINCHESTER COLLEGE KINGSGATE ROAD		8	0
448668	129078	16/03482/FUL	EAST WINCHESTER SOCIAL CLUB 50 CHESIL STREET		1	0
447358	129095	17/01595/FUL	PINE COTTAGE 4 SPARKFORD ROAD		-2	0
446456	128954	16/03531/HOU	DAWNHILL SLEEPERS HILL	Jan-18	-1	1
446587	128851	16/01490/FUL	CHINGRI KHAL SLEEPERS HILL		3	0
446684	128904	17/02542/FUL	LITTLE SNAKEMOOR SLEEPERS HILL		0	0
446955	129064	17/02634/FUL	LOMMEDAL MILNTHORPE LANE		3	0
447817	129124	15/00781/FUL	WINCHESTER SNOOKER CENTRE, RADLEY HOUSE 8 ST CROSS ROAD		7	0
447865	129189	06/02810/FUL	GEORGE S HALL LTD 7 ST CROSS ROAD	Aug-09	2	2
447973	129193	16/03196/FUL	THE OLD COACH HOUSE ST SWITHUN STREET		1	0
446673	128377	16/03247/FUL	2 WAVELL WAY		1	0
447767	128044	16/00609/FUL	WATERMEAD CRIPSTEAD LANE	Jan-18	1	1
447327	127972	16/01384/FUL	FELL COTTAGE MEAD ROAD		2	0
448184	129432	17/00875/FUL	STORAGE UNITS 28 HIGH STREET		2	0
446518	128740	16/00562/FUL	GARAGE COURT BAILEY CLOSE		5	0
447390	127522	16/03120/HOU	14 GRANGE ROAD		1	0
447927	129480	17/00176/FUL	2-4 SOUTHGATE STREET		8	0
447967	129480	17/01539/PNCOU	9 ST CLEMENT STREET		1	0
448056	129464	13/00610/FUL	47 HIGH STREET	Apr-15	1	1
448324	129380	16/01646/FUL	9-11 HIGH STREET		7	0
446575	129256	17/01587/FUL	2 CHILBOLTON AVENUE		3	0
446480	129755	16/01282/FUL	FAIRWAYS 21 CHILBOLTON AVENUE		7	0
446539	129645	15/01364/FUL	28 CHILBOLTON AVENUE	Apr-17	4	0
446546	129662	17/00999/FUL	30 CHILBOLTON AVENUE		4	0
448727	129300	15/02586/FUL	11-11A REDWOOD HEALTH THERAPY BRIDGE STREET	Jan-17	7	7
449396	129920	16/00148/FUL	60 WINNALL MANOR ROAD		2	0
449220	128949	16/00258/FUL	7 GORDON AVENUE	Jan-17	6	6
449228	128999	12/00709/FUL	H G BRUCE & PARTNERS LTD 25 NELSON ROAD	Jan-12	8	8
449191	129342	17/03001/FUL	FAIR HOUSE 4 NORTHBROOK CLOSE		0	0
448674	129257	16/03377/FUL	PENNY FARTHING HOUSE 3 CHESIL STREET		4	0
448749	128922	16/01470/FUL	22 GARAGE REAR OF HIGHCLIFFE ROAD		1	0
448792	129078	17/02602/FUL	THE LODGE LAND ADJ TO ST GILES CLOSE		1	0
448916	129854	18/00236/FUL	5 MANOR CLOSE		1	0
447947	129873	15/00495/FUL	13 LAND ADJACENT TO CITY ROAD		3	0
447863	130931	15/02365/FUL	13 PARK ROAD		4	0
447863	130931	15/02365/FUL	13 PARK ROAD		-1	0
447923	129554	16/00402/PNCOU	84 HIGH STREET		3	0

Easting	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
Winchester						
447936	129592	16/01608/FUL	A2 - WINCHESTER 33 STAPLE GARDENS		4	0
448293	129807	17/01424/FUL	17 NORTH WALLS	Jan-18	1	1
448023	129595	17/02585/PNCOU	45 JEWRY STREET		1	0
448077	129592	16/01027/FUL	5 ADAMS HENDRY ST PETERS STREET		1	0
448091	129640	16/01242/FUL	ADAMS HENDRY 7 ST PETER STREET		1	0
448103	129510	15/00605/FUL	25 ST GEORGES STREET	Apr-15	-2	4
448103	129510	15/01698/PNCOU	25 ST GEORGES STREET	Oct-15	2	2
448110	129523	16/01790/FUL	25 ST GEORGES STREET		1	0
448177	129561	16/02227/FUL	71 PARCHMENT STREET	Jan-17	1	1
448187	129566	16/02637/PNCOU	FOUNTAIN HOUSE 71 PARCHMENT STREET	Jan-17	1	1
448018	129903	17/01311/PNCOU	MEETING HALL JUBILEE HOUSE 1-3 SWAN LANE		7	0
448295	129563	17/03229/FUL	THE BROOKS THE BROOKS	Jan-18	-1	0
448415	129389	15/02233/FUL	158 HIGH STREET		1	0
448415	129389	15/02233/FUL	158 HIGH STREET		1	0
449095	129097	15/01414/FUL	22 QUARRY ROAD	Jan-17	4	0
449230	129482	17/02578/FUL	81 ALRESFORD ROAD		2	0
Wonston						
447082	138653	16/01351/FUL	LAND OFF WONSTON LANE		1	0
447385	139450	17/03160/FUL	WONSTON LODGE WONSTON ROAD		1	0
447514	139492	17/01346/FUL	HAZEL COTTAGE WONSTON ROAD		1	0
446205	139595	16/01893/FUL	COBBLES STOCKBRIDGE ROAD		1	0
446263	139587	16/01736/FUL	OLD SADDLERS STOCKBRIDGE ROAD		1	0
446320	140119	15/02351/PNACOU	MOLDON FARM BULLINGTON LANE		2	0
446455	139719	16/03036/FUL	THE BEECHES OXFORD ROAD		1	0
446607	139462	16/01014/FUL	BRIDGE COTTAGE WONSTON ROAD		1	0

Appendix 5 Large Sites Phasing

Address	Status / Commentary	Net Available	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 by 2031	Total Supply
Sites with detailed planning permission																
Police Headquarters Romsey Road Winchester	Under construction, completion expected 2024.	244	38	70	70	66	0	0	0	0	0	0	0	0	0	244
Land At Pitt Manor Romsey Road Winchester	Largely completed.	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8
Worthy Down Camp, Worthy Down Winchester	Under construction, completion expected 2022.	30	0	0	30	0	0	0	0	0	0	0	0	0	0	30
Fire Station, North Walls, Winchester	Largely completed.	2	0	2	0	0	0	0	0	0	0	0	0	0	0	2
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	24
Knowle Village Business Park, Mayles Lane, Knowle	Under construction, completion expected 2022.	21	4	10	7	0	0	0	0	0	0	0	0	0	0	21
Land North and South of Forest Road Waltham Chase	LPP2 allocation, under construction, completion expected 2021.	44	30	14	0	0	0	0	0	0	0	0	0	0	0	44

Address	Status / Commentary	Net Available	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 by 2031	Total Supply
Capitol House, 12-13 Bridge Street, Winchester	Under construction, completion expected 2020.	20	20	0	0	0	0	0	0	0	0	0	0	0	0	20
Land east of village centre, Denmead	Denmead Neighbourhood Plan allocation for 90 dwellings. Detailed consent for 91 units, under construction.	91	0	10	40	41	0	0	0	0	0	0	0	0	0	91
Land at Sandy Lane, Waltham Chase	LPP2 allocation, under construction, completion expected 2020.	22	22	0	0	0	0	0	0	0	0	0	0	0	0	22
Land at Coppice Hill, Bishops Waltham	LPP2 allocation for 80 dwellings. Detailed consents for 28 and 45 units (73 units expected in total). Under construction, completion expected 2022.	73	20	40	13	0	0	0	0	0	0	0	0	0	0	73
Land at Martin Street, Bishops Waltham	LPP2 allocation for 60 dwellings. Detailed consent for 59 units, phasing estimated accordingly.	59	0	0	10	20	20	9	0	0	0	0	0	0	0	59
The Vineyard, Tangier Lane, Bishops Waltham	LPP2 allocation for 120 dwellings. Detailed reserved matters consents issued for 132 units in total. phasing estimated accordingly.	132	0	0	30	36	50	16	0	0	0	0	0	0	0	132
Albany Farm, Winchester Road, Bishops Waltham	LPP2 allocation for 120 dwellings. Reserved matters consent for 125 units and full consent for additional 10 units. Under construction.	135	0	0	10	35	50	35	5	0	0	0	0	0	0	135
Sandyfields Nursery, Main Road, Colden	LPP2 allocation for 165 dwellings. Detailed consent for 169 units (under construction, completion	159	55	55	49	0	0	0	0	0	0	0	0	0	0	159

Address	Status / Commentary	Net Available	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 by 2031	Total Supply
Common	expected 2023). 169 units expected in total, phasing estimated accordingly.															
Land at The Dean, Alresford	LPP2 allocation for 75 dwellings. Detailed consents for a total of 126 units (61 under construction, 65 others permitted). 10 estimated on the rest of the area. 136 units expected in total, phasing estimated accordingly.	136	61	0	25	40	10	0	0	0	0	0	0	0	0	136
Land east of Winchester Road, Wickham	LPP2 allocation for 125 dwellings. Full consent for 120 units. Phasing estimated accordingly.	125	0	0	35	40	35	10	0	0	0	0	0	0	5	125
Land east of School Road, Wickham	LPP2 allocation for 80 dwellings. Reserved matters consent for 82 units, under construction.	82	10	30	30	12	0	0	0	0	0	0	0	0	0	82
Land at Stanmore Estate, north of Stanmore Lane, Winchester	Full consent for 75 dwellings (net) on 2 sites at Stanmore, phasing estimated accordingly.	75	0	40	35	0	0	0	0	0	0	0	0	0	0	75
15, Chilbolton Avenue, Winchester	Under construction, completion expected 2020.	12	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Kings School House, Sarum Road, Winchester	Under construction, completion expected 2021.	33	0	33	0	0	0	0	0	0	0	0	0	0	0	33
Police House, Station Road, Alresford	Under construction, completion expected 2020.	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10

Address	Status / Commentary	Net Available	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 by 2031	Total Supply
Land off Hookpit Farm Lane, Kings Worthy	Full consent for 35 units. Phasing estimated accordingly.	35	0	25	10	0	0	0	0	0	0	0	0	0	0	35
1 st Floor, Radley House, St Cross Rd, Winchester	Under construction, completion expected 2021.	11	5	6	0	0	0	0	0	0	0	0	0	0	0	11
Saffronland Nursing Home, The Tiled House, Shawford	Under construction, completion expected 2021.	15	0	15	0	0	0	0	0	0	0	0	0	0	0	15
Meadowlands, Stockbridge Road, Winchester	Full consent for 11 dwellings (10 net), phasing estimated accordingly.	10	-1	11	0	0	0	0	0	0	0	0	0	0	0	10
Primayer House Parklands Business Park, Denmead	Prior Notification approval for 10 residential units, phasing estimated accordingly.	10	0	0	10	0	0	0	0	0	0	0	0	0	0	10
Trinity, Bradbury House, Durngate, Winchester	Full consent for 11 new residential units, phasing estimated accordingly.	11	0	11	0	0	0	0	0	0	0	0	0	0	0	11
14 Chesil Street, Winchester	Full consent for 16 units (12 net), phasing estimated accordingly.	12	0	-4	16	0	0	0	0	0	0	0	0	0	0	12
The Old Parsonage Care Home, Main Rd, Otterbourne	Full consent for 16 units, phasing estimated accordingly.	16	0	0	16	0	0	0	0	0	0	0	0	0	0	16
Detailed consents TOTAL		1657	294	392	436	290	165	70	5	0	0	0	0	0	5	1657

Address	Status / Commentary	Net Available	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 by 2031	Total Supply
Sites with outline planning permission / allocated in Local Plan																
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	0	0	0	20	30	20	0	0	0	0	0	70
Area Between Friarsgate Silver Hill, Broadway Winchester	Local Plan allocation for mixed use development. Previous consent unlikely to be implemented, SPD adopted, phasing estimated accordingly.	307	0	0	0	0	0	20	50	100	100	37	0	0	0	307
Land at Hillpound The Lakes Swanmore	LPP2 allocation for 140 dwellings. 91 units completed, outline application for part of remaining area (27 units) withdrawn. Phasing estimated accordingly.	49	0	0	20	29	0	0	0	0	0	0	0	0	0	49
Land off Tanners Lane, Denmead	Denmead Neighbourhood Plan allocation for 20 dwellings post 2019. No consent, phasing estimated accordingly.	18	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	5	5	0	0	0	0	0	0	0	0	0	10
Tollgate Sawmill, Winchester Road, Bishops Waltham	LPP2 allocation for up to 10 dwellings. No consent, phasing estimated accordingly.	10	0	0	0	0	0	10	0	0	0	0	0	0	0	10

Address	Status / Commentary	Net Available	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 by 2031	Total Supply
Clayfield Park, Main Road, Colden Common	LPP2 allocation for 53 dwellings. No consent, phasing plan provided, phasing estimated accordingly.	53	0	0	15	0	5	16	0	0	12	0	0	0	5	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	5	325
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	100
Carfax, Sussex Street, Winchester	LPP2 mixed-use allocation (50 dwellings estimated). Application for commercial development with no housing. Housing likely to be on Cattlemarket site (below), capacity revised accordingly.	50	0	0	0	0	0	0	0	0	0	0	0	0	50	50
Cattlemarket site, Andover Road, Winchester	LPP2 mixed-use allocation (100 dwellings estimated), likely to increase to replace Carfax (above). No consent, phasing estimated accordingly.	150	0	0	0	20	50	50	30	0	0	0	0	0	0	150
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	20	55	0	0	0	0	0	0	0	0	75
Spencer House, 59 - 63 Romsey Road,	Outline consent for 10 units. Some reserved matters approved. Phasing estimated accordingly.	10	0	0	10	0	0	0	0	0	0	0	0	0	0	10

Address	Status / Commentary	Net Available	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 by 2031	Total Supply
Winchester																
Land north of Ravenswood House, Knowle	Outline consent for 200 units. Phasing estimated accordingly.	200	0	0	20	50	50	50	30	0	0	0	0	0	0	200
Outline consents / Local Plan allocations TOTAL		1427	0	0	98	204	245	251	190	170	162	47	0	0	60	1427
Strategic Allocations																
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.	1679	162	187	196	218	212	208	150	100	100	75	30	25	16	1679
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	120	191	230	277	300	300	350	300	350	300	300	482	3500
Barton Farm, Andover Road, Winchester	LPP1 policy WT1 allocation. Phase 1b part complete and under construction, Phase 1a commenced. Phasing estimated accordingly.	1823	111	95	115	95	111	115	115	115	115	115	115	115	491	1823

Address	Status / Commentary	Net Available	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 by 2031	Total Supply
Strategic Allocations TOTAL		7002	273	402	502	543	600	623	565	565	515	540	445	440	989	7002
TOTAL Large Sites Supply		10,086	567	794	1,036	1,037	1,010	944	760	735	677	587	445	440	1,054	10,086

Appendix 6 Communal Accommodation Completions and Consents

Communal Accommodation - Completions 2018 - 2019					
Completed Sites	Student bedrooms	Apply Ratio (3.7*)	Care bedrooms	Apply Ratio (1.8**)	Total Dwelling Equivalents
Balfour House, Winnall, Winchester	9	2			2
Hunts Foods Andover Road, Winchester, (Cathedral Point)	257	69			69
West Hill House, Romsey Road, Winchester	23	6			6
Devenish House, 49 Southgate Street, Winchester (loss of 21 care units to residential scheme, under construction)			-21	-12	-12
TOTAL	289	77	-21	-12	65

* Local student accommodation ratio calculated for Winchester District in accordance with advice in Planning Practice Guidance (paragraph 034 Reference ID: 68-034-20190722).

** Local older people's accommodation ratio calculated for Winchester District in accordance with advice in Planning Practice Guidance (paragraph 035 Reference ID: 68-035-20190722) (the same as national ratio).

Communal Accommodation - Consents Outstanding at April 2018									
Outstanding Sites	Scheme Status / Commentary	2019 /20	2020/ 21	2021/ 22	2022 /23	2023 /24	2024 /25	Total 2019-2024	Total 2020-2025
Student									
Pine Cottage, 4 Sparkford Road, Winchester, (17/01595/FUL)	88 studio student flats (self contained). Under construction, completion expected during 2020/21.		88					88	88

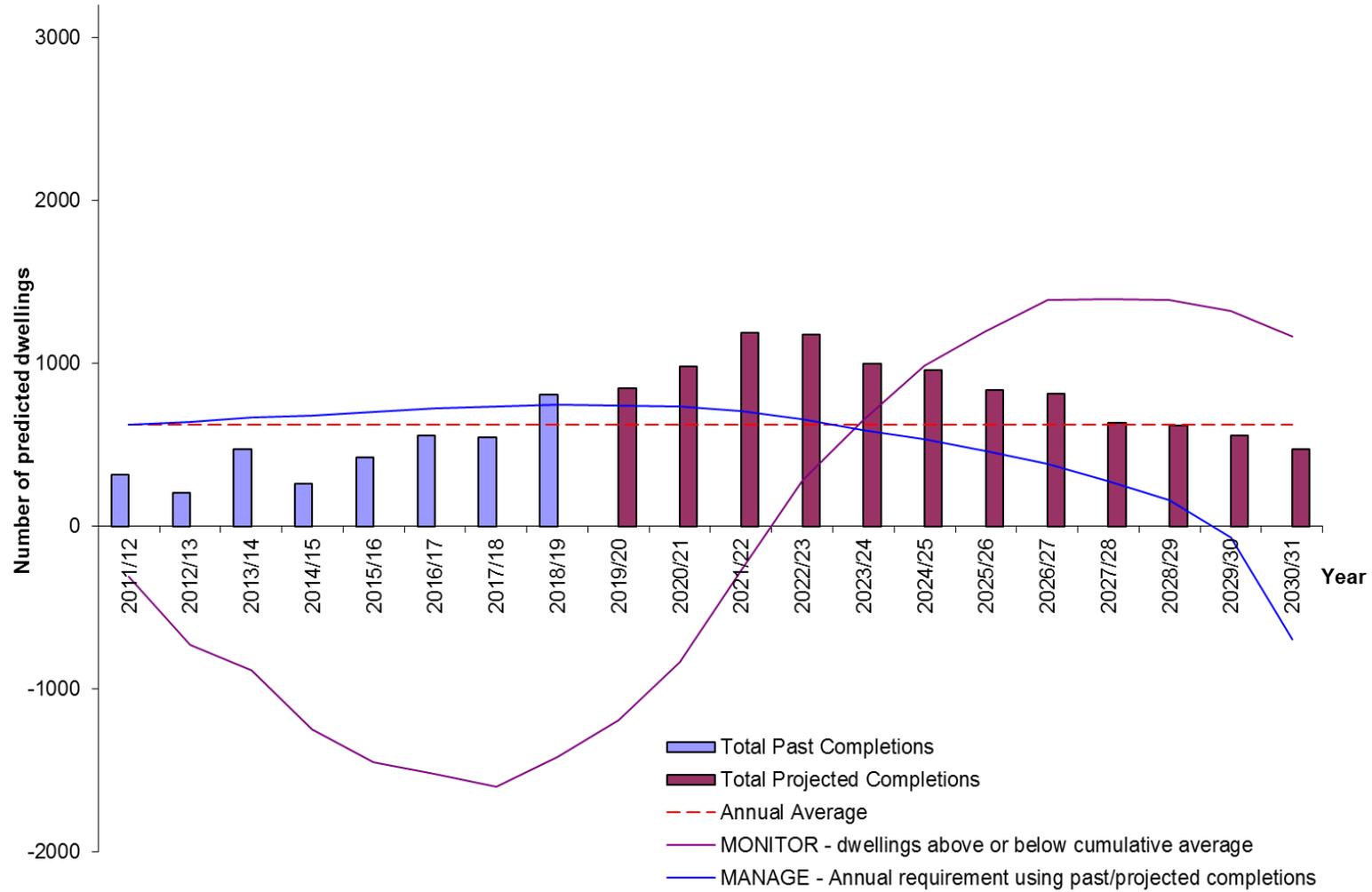
Student Total			88		-	-	-	88	88
Apply ratio (1:1 as self-contained units)			88		-	-	-	88	88
Care									
Site of former Captain Barnard PH, Otterbourne Road, Compton (15/02427/OUT)	62 bed care unit. Renewal approved March 2016, further revised application not determined. No progress, implementation in 5 years uncertain.							-	-
Parklands Business Park, Denmead (14/00446/FUL)	60 bed care unit. Under construction, completion expected during 2020/21		60					60	60
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.							-	-
The Old Parsonage, Otterbourne (18/02063/FUL)	16 x 2 bed close care apartments. Not started, programme uncertain.							-	-
Burrell House , Romsey Road, Winchester (18/02229/FUL)	10 bedroom adult hospice (C2 use class). Not started, programme uncertain.							-	-
The Tiled House Nursing Home, Southdown Road, Shawford (17/03218/FUL)	26 bed care home (loss (due to c/u to residential). Not started, programme uncertain.							-	-
Care Total		-	60	-	-	-	-	60	60
Apply ratio (1.8:1)		-	33	-	-	-	-	33	33

Appendix 7 SHELAA 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	2019 - 2024	2024 - 2029	2028 - 2033	2033 & beyond
Bishops Waltham	Land at Garfield Road	BW20	0.68	0.68	40	0.9	25	25	0	0	0
Compton and Shawford	The Former Captain Barnard public house , Otterbourne Road	CS08	0.48	0.48	30	1	14	14	0	0	0
Kings Worthy	Kings Worthy House and Kings Worthy Court	KW04	1.29	1.29	30	0.8	31	31	0	0	0
Kings Worthy	Cornerways and Merrydale, Church Lane, Kings Worthy	KW12	1.27	1.27	30	0.8	31	31	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	5	0	0	0
Winchester	The Masters Lodge St Cross Road	WIN11	0.38	0.38	30	1	12	12	0	0	0
Winchester	9 Bar End Road, Winchester,	WIN13	0.11	0.11	40	1	4	4	0	0	0
Winchester	Milesdown, Andover Road, Winchester	WIN15	0.05	0.05	40	1	2	2	0	0	0
Winchester	Milnthorpe Lane, Winchester	WIN16	0.15	0.15	40	1	5	5	0	0	0
Total							155	135	20	0	0

Appendix 8 Housing Trajectory

Winchester District Housing Trajectory AMR 2018-2019



Authorities Monitoring Report 2018 - 2019

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)									398	495	638	597	472	321	195	170	162	47	0	0	3495	
Strategic Allocations									273	402	502	543	600	623	565	565	515	540	445	440	6013	
SHELAA & Windfall									10	80	79	79	75	75	75	75	75	70	70	70	833	
Total Projected Completions									681	977	1219	1219	1147	1019	835	810	752	657	515	510	10341	
Total Past Completions	317	204	470	262	421	555	547	810													3586	
Cumulative Completions	317	521	991	1253	1674	2229	2776	3586	4267	5244	6463	7682	8829	9848	10683	11493	12245	12902	13417	13927	13927	
Annual Average	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative average	-308	-729	-884	-1247	-1451	-1521	-1599	-1414	-1358	-1006	-412	-182	704	1098	1308	1493	1620	1652	1542	1427	1427	
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	722	734	748	743	748	726	671	602	524	442	363	252	85	-201	-917		

