



**Winchester**  
City Council

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# 1. Introduction and Background

1.1.1 This Authority Monitoring Report (AMR) for the Winchester District, see Figure 1, covers the period 1 April 2019 to 31 March 2020. 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;

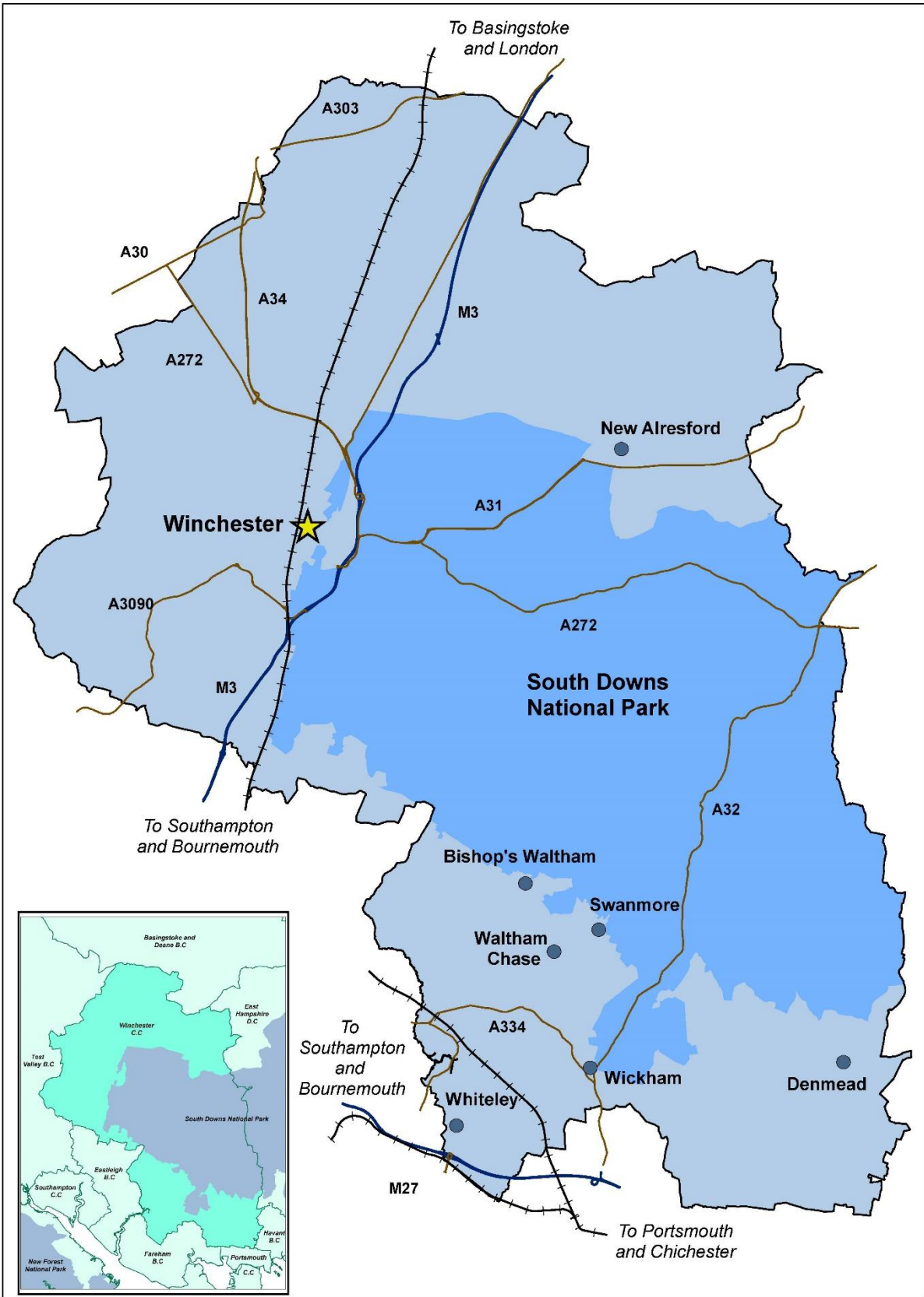
- to monitor the progress of the local development documents set out in the Local Development Scheme
- to monitor the effectiveness of the policies set out in the local development documents

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 2020 to March 2025 and in accordance with government advice that assessments should be forward looking, a second assessment is included for the period between April 2021 and March 2026.

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 2019.
- 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.



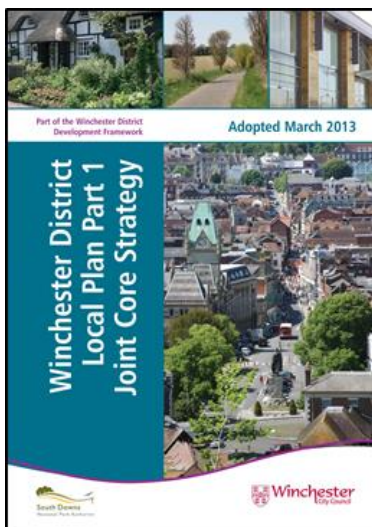
## 2. Monitoring Policy Progress

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 last updated in 11th March 2020 and now covers the period up to 2023, 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)

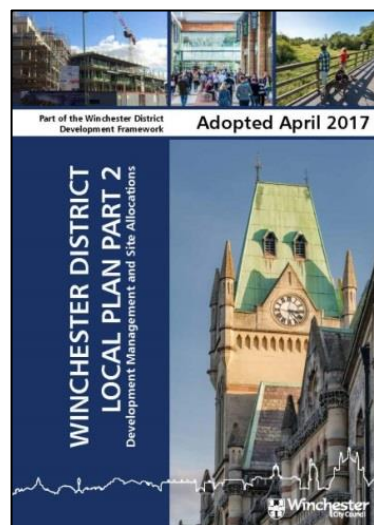


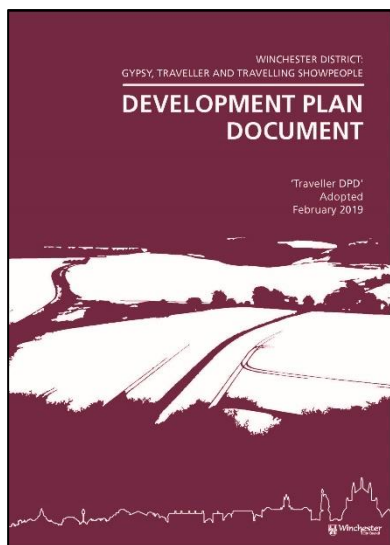
#### Local Plan Part 1: Joint Core Strategy

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 was adopted by Winchester City Council on 20 March 2013.

#### 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) was adopted on 5 April 2017.





## Gypsy, Traveller and Travelling Showpeople Development Plan Document

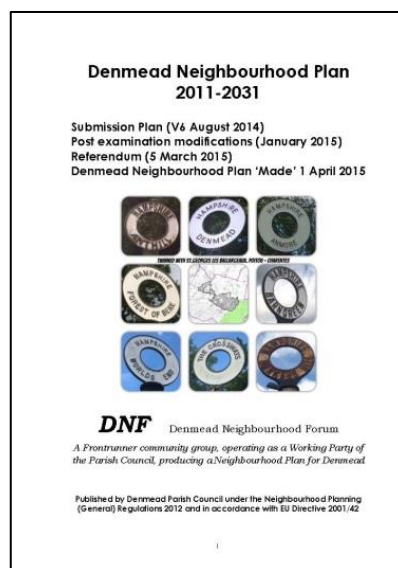
2.1.5 The Winchester District Gypsy, Traveller and Travelling Showpeople Development Plan Document was adopted by the Council in February 2019.

## Neighbourhood Planning

2.1.6 The Localism Act 2011 introduced Neighbourhood Planning as a 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 2038**

- 2.1.9 The Government is very clear that in order to be effective plans need to be kept up-to-date. The National Planning Policy Framework states policies in Local Plans and Spatial Development Strategies, should be reviewed to assess whether they need updating at least once every 5 years, and should then be updated as necessary. Local Plans should cover a minimum of 15 years from the date of adoption. The time period that the Local Plan covers therefore needs to align itself with the above requirement.
- 2.1.10 In view of the above, the time period that the new Local Plan covers has been extended from 2036 to 2038 in order to take in account the adjustments that have been made to the timetable for preparing the Local Plan. 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 2038 will replace the current adopted DPD's listed above in a single document.
- 2.1.11 The City Council has published a new SHELAA and prepared a number of evidence base studies and published a Local Plan Action Plan that considers the proposed changes that are included in the White Paper. Consultation was due to take place on a Strategic Issues and Options document in Sept/October 2020 however the Council decided not to proceed due to the Government consulted on changes to the Standardised Methodology which would have seen the housing numbers increase by nearly 50%.
- 2.1.12 Work has continued on the plan and the Council has produced and 'Action Plan' which will be approved by Cabinet. Consultation on the Strategic Issues & Priorities document is now due to take place in Spring 2021 which will be accompanied by a new stand alone Local Plan website.

## **Supplementary Planning Documents (SPD)**

- 2.1.13 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.

2.1.14 Working with Swanmore Parish Council and the South Downs National Park the Swanmore Village Design Statement was adopted by the Council on 5<sup>th</sup> June 2019 which was during the monitoring year.

2.1.15 Village and Neighbourhood Design Statements are produced by local groups within each parish or neighbourhood and then adopted by the Council as SPD. The Council are currently working on numerous design statements with local communities which is outline in Table 1 below:

**Table 1: SPD progress 2019 - 2020**

<b>Document</b>	<b>Status</b>
St Giles Hill NDS	Adopted December 2020
Crawley VDS	Adopted December 2020
Micheldever VDS	Final draft received and permission to consult obtained.
Colden CommonVDS	Consultation expected in the first quarter of 2021
Soberton VDS	Consultation expected in the first quarter of 2021
Littleton VDS	Consultation expected in the first quarter of 2021

### **Self and Custom Build Register**

2.1.16 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.

2.1.17 The monitoring year for the self and custom build register runs from 31st October to 30th October annually and so does not tie in with the monitoring year for the AMR. At 30th October 2019 (base period 4) 221 individuals had registered their interest for a self and custom build plots in the district.

### **3. Duty to Cooperate and working in partnership**

#### **3.1 Duty to Cooperate**

- 3.1.1 Section 34 (6) of the Local Planning Regulations 2012 asks for details of actions taken under the ‘Duty to Cooperate’ requirement during the monitoring period. The Planning and Compulsory Purchase Act 2004 (as amended 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 and in particular in relation to unmet need. PD.
  - 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, Partnership for South Hampshire (PfSH) 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;

- 3.2.6 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.
- 3.2.7 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.

### **3.3 Partnership for South Hampshire (PfSH)**

- 3.3.1 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.

### **3.4 Solent Recreation and Mitigation Partnership (SRMP)**

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. Contributions are collected from relevant developments within a 5.6km radius of the SPA.

### **3.5 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 emerging Local Plans and DPD's from neighbouring authorities.

3.5.15 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 local plan is now adopted and discussions continue with SDNP in respect of VDS for settlements which cross the boundary.

### **3.6 Planning of Strategic Sites**

3.6.1 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.

3.6.2 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.

- 3.6.3 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.
- 3.6.4 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.
- 3.6.5 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 Infrastructure Delivery Agencies and Other Bodies**

- 3.7.1 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.
- 3.7.2 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.

- 3.7.3 The Marine Management Organisation (MMO) works with Winchester in respect of the part of the River Hamble which is tidal up as far as Botley and forms part of the boundary of Curdrige Parish.
- 3.7.4 Local Planning Authorities are required to liaise with Local Enterprise Partnerships (LEPs). 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.
- 3.7.5 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.
- 3.7.6 The following table provides a summary of the main specific actions undertaken during the monitoring year 2019 – 2020.

**Table 2: Duty to Co-operate main meetings / actions between 01 April 2019 to 31 March 2020.**

Name	Date	Type	Form/Issues/Actions
West of Waterlooville Forum	5/11/19 10/03/20	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	10/07/19 19/02/20	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.
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	August 2019	Officer meeting and correspondence.	Statement of common ground signed in respect of development sites close to the boundary and approach to provision of gypsy and traveller sites for emerging HBC plan.
East Hampshire District Council.	March 2020	Officer Comments on document.	To discuss EHDC duty to cooperate framework setting out how their DtC duties will be undertaken.
Eastleigh Borough Council	04/06/19 19/06/19	officer meetings and correspondence	Viability in respect of the emerging plan.
Portsmouth City Council	11/09/19 07/02/20	Officer meeting.	To discuss local plan updates & cross boundary duty to cooperate matters including; housing and employment needs at proposals for Portsdown Hill and the local plan viability assessment.
Fareham Borough Council	05/07/19 25/02/20	Officer meeting	To discuss unmet need. Additional Regulation 18 consultation meeting and response.
South Downs National Park Authority	14/02/20	Officer meeting	To discuss joint working on village design statements and neighbourhood plans for settlements that straddle the boundary.
Development Plans Group	2019 June September December 2020 March	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.	08.05.19 14.06.19 02.10.19	Officer meetings for all Hampshire local authorities.	To discuss OAN statistics, housing delivery, land supply and monitoring issues, demographics, census, current research



Name	Date	Type	Form/Issues/Actions
	28.01.20 11.03.20		projects and any other relevant matters. A new service level agreement for land supply monitoring with Hampshire County Council was agreed.
PfSH Water Quality Working Group	2020 April June September October December 2020 January March	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	2019 May June August September October November 2020 January February	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	April 2019 May 2019	Officer meetings for all Hampshire local authorities in the PfSH area.	To discuss air quality matters including the formulation of air quality SPDs and AQMAs.
Highways England and Hampshire County Council	20/05/19	Officer meeting	To discuss WCC emerging local plan and Eastleigh link road. Also discussed evidence needs.
Environment Agency and Natural England	14/05/19	Officer meeting	To discuss WCC emerging local plan and evidence needed in respect of EA and NE issues.
Southern Water Stakeholder Workshop	July 2019	Officer meeting	Discussions around water issues within the district.
PfSH and MHCLG	August 2019	Officer meeting	To discuss Nitrate Neutrality issues.
Fareham BC and Havant BC	October 2019	Officer meeting	To discuss Nitrate Neutrality.
PfSH	2019 November December	Hampshire authorities	To discuss the potential Strategic Development Opportunity Areas. Workshop to discuss potential Strategic Development Opportunity Areas.
PfSH	January 2020	Hampshire authorities	To discuss commissioning a Strategic Flood Risk Assessment.

## 4. Housing Land Supply

### 4.1 Introduction

- 4.1.1 This section discusses the 5 year housing land supply. The number of net completions during the Local Plan period are also given, as required by the 2012 Local Plan Regulations. This section also provides further information on the delivery of large sites, small sites and SHELAA sites as part of the land supply calculation. Statistical information relating to these calculations can be found in the relevant Appendices.
- 4.1.2 The five year land supply assessments at Appendix 2 set out the housing supply for the District for the period April 2020 – March 2025 and also look ahead to the period 2021 – 2026.

### 4.2 Dwelling Completions

- 4.2.1 Independent dwelling completions in Winchester District over the current Local Plan period have been as follows:

**Table 3 Independent Dwelling Completions 2011 – 2020**

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
2019 – 2020	636
<b>TOTAL 2011 – 2020</b>	<b>4,222</b>

- 4.2.2 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.

**Table 4 Communal Completions (Dwelling Equivalents) 2011 – 2020**

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
2019 – 2020	7
<b>TOTAL 2011 – 2020</b>	<b>418</b>

4.2.3 The total level of housing (independent and communal accommodation) completions is as follows:

**Table 5 TOTAL Housing Completions 2011 – 2020**

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
2019 – 2020	643
<b>TOTAL 2011 – 2020</b>	<b>4,640</b>

### 4.3 The Housing Requirement

4.3.1 The housing requirement set in Local Plan Part 1 (adopted April 2013) was 5 years old in April 2018, so housing requirements after this date are based on the 'local housing need' figure applying at the time. Applying the standard method currently results in a 'local housing need' of 692 dwellings per annum. 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).

4.3.2 Table 5 shows that total housing completions (dwellings and communal) for the 3 years 2017-2020 were 2,160 dwellings, which is 121% of the anticipated Housing Delivery Test requirement of 1,790 dwellings. Accordingly, there has not been *'significant under delivery of housing over the previous 3 years'* (NPPF paragraph 73) and a 5% buffer is applied to the housing requirement.

4.3.3 Account is also taken of any shortfall since the start of the Local Plan period. The Local Plan trajectory expects provision of 3,226 dwellings to April 2018 and the standard methodology would expect 659 dwellings in 2018-19 and 666 dwellings in 2019-20, giving a 2011-2020 requirement of 4,551. Total completions since April 2011 are 4,640 dwellings (Table 5) so there is no shortfall to be added to the future 5-year requirement. Accordingly, the future housing requirement is based on the latest 'local housing need' figure of 692 dwellings per annum and a buffer of 5%.

4.3.4 For the 2021 – 2026 period, the Local Plan trajectory expects provision of 3,226 dwellings to April 2018 and the standard methodology would expect 659 dwellings in 2018-19, 666 dwellings in 2019-20, and 692 dwellings in 2020-21 giving a 2011-2021 requirement of 5,243. Projected completions (dwellings and communal) for 2020/21 are used, based on the expected development rates shown in the updated trajectory at Appendix 8 (808) and for communal dwellings (Appendix 6) (88) giving a total of 896 expected total completions in 2020/21. These are added to completions for 2011-2020 (4,640) resulting in an estimated provision of 5,536, resulting again in no shortfall.

**Table 6 Housing Requirements**

5 Year Period	5 Year Requirement (Local Housing Need Assessment 692 x 5)	+ 5% Buffer
2020 – 2025	3,460	3,633
2021 – 2026	3,460	3,633

#### 4.4 Housing Supply

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

## Commitments and Planning Permissions

- 4.4.2 These are sites which have planning permission or are allocated in a statutory development plan at April 2020. The phasing of large sites (10 or more dwellings) is individually assessed by Hampshire County Council (HCC) on an annual basis. To reflect the NPPF definition of 'deliverable' and advice in the Planning Practice Guidance (PPG) the schedule of large sites (Appendix 5) now includes separate lists of sites with detailed planning consent, sites with outline permission or allocated in the Local Plan, and strategic allocations. The development profiles for each site are updated annually to take account of developer progress and known aspirations. The housing trajectory (Appendix 8) includes all the large sites listed at Appendix 5, but only sites with detailed consent / reserved matters approval and strategic sites are treated as 'deliverable' for 5-year land supply purposes, so as to reflect the NPPF.
- 4.4.3 Supply within the relevant 5-year periods from sites which are committed/permitted is shown below in Table 7 (large sites) and Table 8 (small sites). The 'Deliverable Dwellings' figures for large sites include only sites with full planning consent and 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 and Local Plan allocations.

**Table 7 Large Site Commitments (10 or more dwellings)**

Monitoring Period	Total Dwellings (District Total)	'Deliverable' Dwellings (District Total)
2020 – 2025	4,425	3,958
2021 – 2026	4,570	3,863

- 4.4.4 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). Therefore, all small sites with consent are classed as 'deliverable' in terms of the 5-year land supply. The total number of dwellings outstanding on small sites at 1 April 2020 was 513 (excluding communal dwellings). For the available supply in the period 2021 -2026, 4/5ths of this figure is used (410). Table 8 sets out the expected supply from small sites with planning permission during the two monitoring periods.

**Table 8 Small Sites (less than 10 dwellings)**

Monitoring Period	Expected Dwelling Completions (District Total)
2020 – 2025	513
2021 – 2026	410

### **Sites Identified in the SHELAA**

- 4.4.5 The Strategic Housing and Employment Land Availability Assessment (SHELAA) has been updated following a ‘call for sites’ in 2020 and the sites included are listed in Appendix 7. The SHELAA identifies specific sites with development potential to ensure there is no double-counting with sites which already have planning permission. The SHELAA only assesses sites capable of accommodating 5 or more dwellings and does not include any sites within the South Downs National Park.
- 4.4.6 As SHELAA sites do not have planning consent, 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 SHELAA sites. Normally the estimated phasing in the SHELAA would be relied upon but, in order to reflect the uncertainties, it is assumed that SHELAA sites will only contribute completions in the last 2 years of each 5-year period.
- 4.4.7 Table 9 below indicates the 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.

**Table 9 SHELAA Sites (5 or more dwellings)**

Period	Total Potential Dwellings	‘Deliverable’ Dwellings
2020 – 2025	179	72
2021 – 2026	143	57

## Windfall allowance

4.4.8 The NPPF allows an allowance to be made for windfall sites 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*'. To avoid any double counting with sites already permitted, and especially in view of issue of nutrient impacts on Solent European Sites, it is assumed that windfall sites will only contribute completions from the last 2 years of the first 5-year period. An annual average of 70 dwellings per annum is allowed from 2023/24 onwards, giving a total of 140 dwellings in the 2020-25 5 year period and 210 in the 2021-26 period.

**Table 10 Windfall Allowance**

Period:	Windfall completions expected 2019-2024	Windfall completions expected 2020-2025
2020/21	0	-
2021/22	0	0
2022/23	0	0
2023/24	70	70
2024/25	70	70
2025/26	-	70
<b>Total</b>	<b>140</b>	<b>210</b>

## Communal Accommodation

4.4.9 It is also necessary to add expected completions in communal accommodation, adjusted by the relevant ratio, as advised in Planning Practice Guidance (PPG). Schemes with outstanding planning consents are listed at Appendix 6 along with a commentary on whether these are expected to be delivered within the 5 year period. Schemes which are certain enough to be included within the 2020-25 5 year land supply total comprise 222 student bedrooms in two schemes under construction (equating to 124 dwelling equivalents) and 70 beds in two care schemes (equating to 39 dwelling equivalents). Therefore 163 dwelling equivalents on communal sites are added into the expected housing supply for the 2020-25 period. For the 2021-26 period a total of 75 dwelling equivalents on communal sites are added into the expected housing supply (set out in Table 11 below).

## Conclusion - Total 5-Year Land Availability

4.4.10 Taking account of the various components of housing supply described above, Table 9 sets out the total housing land supply for the 5-year periods from April 2020 and April 2021 respectively.

**Table 11 Total 5 Year Land Supply**

Sources of supply	2020 -2025 Monitoring period	2021 -2026 Monitoring period
Commitments (large) – Table 7	3958	3863
Commitments (small) – Table 8	513	410
SHELAA Sites – Table 9	72	57
Windfall – Table 10	140	210
Communal accommodation – AMR Appendix 7	163	75
<b>TOTAL</b>	<b>4,846</b>	<b>4,615</b>

4.4.11 Comparison of the 5-year requirement with the available supply produces the following results (see Appendix 2 for full calculation):

**Table 12 5 Year Land Availability**

	2020 - 2025 District Total	2021 - 2026 District Total
Requirement (including 5% buffer)	3,633	3,633
Supply	4,846	4,615
Years supply	6.7 Years	6.3 Years

4.4.12 The table above shows that there is substantially more than 5 years' supply for both the 2020-25 and 2021-2026 monitoring periods. The housing trajectory (Appendix 8) shows 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 2021 to 2026.



## 5. Local Plan Part 1: Core Strategy 2013

5.1 This chapter provides an update on the Council's position in relation to targets set out in relevant policies from the adopted Core Strategy (2013), this chapter reviews the use of adopted policies, including where decisions are appealed.

5.2 The following Red, Amber and Green (RAG) system has been used to monitor the performance of the adopted planning policies:

Red	Amber	Green
None or minimal progress has been made towards meeting the Core Strategy target	Progress has been made towards meeting the Core Strategy target however further work is required	The Core Strategy target has either been met or significant progress has been made

### 5.3 Development Strategy

Policy DS1 Development Strategy and Principles		
Target/Direction	Indicator	Progress
4,000 new homes in Winchester Town	Net additional dwellings in Winchester Town	
6,000 new homes in South Hampshire Urban Areas	Net additional dwellings in SHUA	
2,500 new homes in Market Towns & Rural Area	Net additional dwellings in MTRA	
Grow economic base in knowledge, creative & media industries in Winchester Town	Knowledge, creative and media businesses in Winchester Town	No Data
Economic growth & community infrastructure in South Hampshire Urban Areas	New employment floorspace in SHUA.	
	New businesses registered in SHUA	No Data
Facilities for local needs in Market Towns & Rural Area	New services and community facilities developed in MTRA area	No Data
Efficient use of land / use of previously developed land	Average density of housing developments.	
	% development on PDL.	
Sequential approach to development	% of retail and leisure development within defined town centres.	
	% of housing development on greenfield/brownfield land.	
	% of housing development within settlements / countryside	

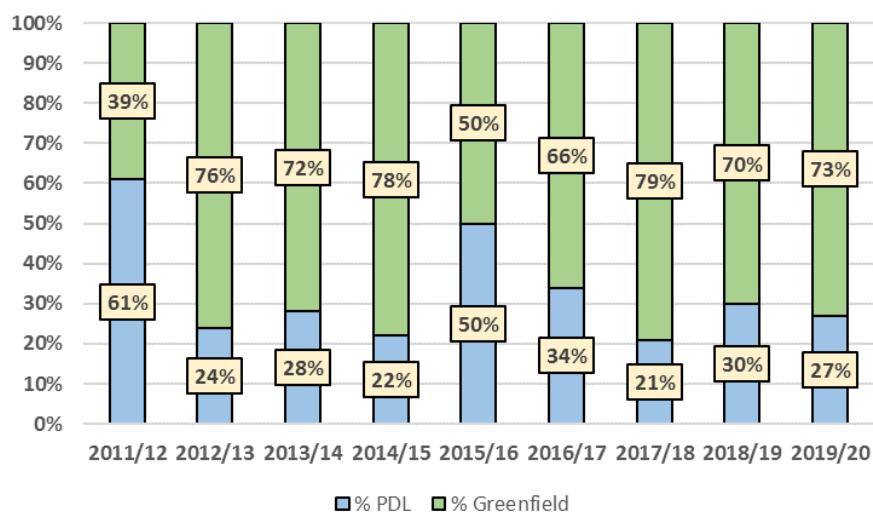
## Development on Previously Developed Land (PDL) and Greenfield Land

5.3.1 Table 13 and Figure 3 show the percentage of housing completions on PDL. The calculation uses net completion figures.

**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
2019/20	165	27%	451	73%	616

**Figure 3 Net Completions on previously Developed Land and Greenfield Land**



5.3.2 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 which included greenfield land in their allocations. It is therefore 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 albeit allocated in the plan.

## Winchester Town Area (WT1, WT2, WT3)

<b>WT1 – Development Strategy for Winchester Town</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
2,000 new homes within Winchester built-up area	Net additional dwellings in Winchester built-up area.	
2,000 new homes at Barton Farm	Net additional dwellings at Barton Farm	
Retain existing employment land/gain additional	Change of use/loss of employment land/gain of employment floorspace	
Grow economic base	See DS1	No Data
Encourage start-up premises	New businesses registered Start-up premises permitted	No Data
Additional retail floorspace as identified in updated studies	New retail floorspace permitted	
	Shop vacancies in town centre	
	Progress in relation to projections in retail study update	
Leisure. Culture & tourism developments encouraged in town centre	New floorspace/change of use permitted in the town centre/out of centre development (%)	
Open space (play space & sports provision)	Public open space secured through allocations & developments in relation to target	
Green infrastructure	Provision of new GI	
WTAP & WAQMA	Progress on targets in WTAP & AQMA	
Bushfield Camp	Development agreed (WT3)	

5.3.3 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 Barton Farm). 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 62 dwellings were delivered within Winchester Town. Since 2011 there have been 680 completions within Winchester Town.

<b>Policy WT2 Strategic Housing Allocation – Barton Farm</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Masterplan for development	Masterplan followed by acceptable planning application including specific aspects below:	
2,000 dwellings of which 40% affordable	Net additional affordable dwellings.	
New local centre with retail, employment, preschool & primary	Progress in relation to Infrastructure Delivery Plan (IDP)	

<b>Policy WT2 Strategic Housing Allocation – Barton Farm</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
facilities	New local centre proposed in scheme and delivered	
Transport improvements and Park & ride scheme	Transport improvements and P&R proposed and delivered	
Provision of publicly accessible land east of railway line	Provision of publicly accessible land proposed and delivered	
SUDS & Habitats Regulations compliance	SUDS & Habitats Regulations compliance	
Landscape protection, enhancement and structural landscaping	Landscape protection, enhancement and structural landscaping proposed and delivered	

5.3.4 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.

5.3.5 Overall significant progress has made in the delivery of the site with 242 dwellings delivered up to 2019/2020 of which 87 are affordable.

<b>Policy WT3 Bushfield Camp Employment Site</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Development proposal agreed meeting policy criteria	Acceptable planning application covering aspects in WT3	
Habitats Regulations Assessment	Habitats Regulations compliance and any mitigation required	
Zero/low carbon scheme	High Code for Sustainable Homes/BREEAM/national standard for zero carbon achieved	

5.3.6 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. Discussions with the owners of the site are still ongoing but a planning applications has not yet been submitted. .

5.3.7 Policy WT3 requires any development to be for particular employment needs which could not be met within the existing built-up area. The land owner has signalled to the Council that they do intend to develop the site and have held some engagement

events with the local community whilst this is encouraging the Council is unable to Progress an amber as to date no planning application has been received.

### **South Hampshire Urban Areas (SH1 – SH4)**

<b>Policy SH1 Development Strategy for South Hampshire Urban Areas</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
3,000 new dwellings at West of Waterlooville (2500 within Winchester District)	Net additional dwellings at West of Waterlooville	
3,500 new dwellings at North of Whiteley	Net additional dwellings at North of Whiteley	
Green infrastructure and gap around North Fareham SDA	Green infrastructure proposed and delivered and gap safeguarded	
Provide commercial floorspace at Whiteley, Segensworth and West of Waterlooville	New floorspace proposed in relevant scheme and delivered, or protected.	
Protect natural assets	Habitats Regulations compliance and any mitigation required	

5.3.8 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.

<b>Policy SH2 Strategic Housing Allocation – West of Waterlooville</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
3,000 dwellings (2,500 in Winchester District) of which 40% affordable	Net additional dwellings Monitored in relation to trajectory following SH2	
	% of above that are affordable dwellings.	
23ha of employment land (or updated figure)	23ha of employment land proposed and delivered	
Community facilities & infrastructure	Progress in relation to IDP and planning permissions	

Policy SH2 Strategic Housing Allocation – West of Waterlooville		
Target/Direction	Indicator	Progress
Local centre with retail	Local centre with retail as part of planning application	
New access road	New access road proposed and delivered	
2 new primary schools	2 new primary schools proposed and delivered	
Contribution to secondary school places	Contribution to secondary schools secured	

5.3.9 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.

5.3.10 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.

5.3.11 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

Net Completions by year	Site				Total
	Old Park Farm London Road Waterlooville		Berewood London Road		
	Private	Affordable	Private	Affordable	
2016/2017	64	0	50	17	131
2017/2018	27	23	46	25	121
2018/2019	16	17	49	96	178
2019/2020	0	0	103	77	180
<b>Total</b>	<b>419</b>		<b>602</b>		<b>1,021</b>

Policy SH3 – Strategic Housing Allocation – North Whiteley		
Target/Direction	Indicator	Progress
3,500 dwellings of which 40% affordable	Net additional dwellings.	
	% of affordable dwellings.	
Community facilities & infrastructure	Progress in relation to IDP and planning permissions	
Pre-school facilities, 2 new primary schools and a secondary school	Education requirements proposed and delivered	
Transport Assessment completed. Complete Whiteley Way	Transport Assessment completed with actions agreed and delivered	
Assess impacts on habitats & biodiversity	Habitats Regulations compliance and any mitigation required.	
Green Infrastructure Strategy	Green Infrastructure Strategy agreed and implemented	

5.3.12 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)		
Target/Direction	Indicator	Progress
Secure open area between SDA and Knowle and Wickham	Green infrastructure/gap secured as part of planning permission	

5.3.13 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 (P/17/0266/OA) 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**

<b>Policy MTRA1 Development Strategy Market Towns &amp; Rural Areas</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
New homes to meet local housing needs (approx. 2500)	Net additional dwellings.	
	Mix of size of housing Number & % of dwellings that are affordable housing	
Retention of existing / provision of additional employment land	Amount of employment land lost/gained	
Retention of rural shops & community facilities / provision of additional facilities.	Number of rural shops/facilities lost/gained	

### **MTRA2 – Market Towns and Larger Villages**

<b>Policy MTRA 2 Market Towns and Larger Villages</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
500 new homes in Bishop's Waltham and New Alresford	Net additional dwellings delivered	
250 new homes in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase & Wickham	Net additional dwellings delivered	
Retention of existing / provision of additional employment land	Amount of employment land lost/gained	
Retention of rural shops & community facilities / provision of additional facilities.	Number of rural shops/facilities lost/gained	
	Shop vacancies in town centres	

5.3.14 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.

5.3.15 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

Policy MTRA 3 Other Settlements in the Market Towns and Rural Area		
Target/Direction	Indicator	Progress
Development / redevelopment in settlements listed is contained within policy boundaries	Net additional dwellings and other new developments permitted within the settlements listed	
Development / redevelopment within the settlements listed is infilling.	Net additional dwellings and other new developments permitted within the settlements listed	

5.3.16 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.

5.3.17 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

Policy MTRA 4 Development in the Countryside		
Target/Direction	Indicator	Progress
Housing development is for operational needs	Net additional dwellings	
Affordable housing for local needs	Number of affordable dwellings provided on	

Policy MTRA 4 Development in the Countryside		
Target/Direction	Indicator	Progress
	exception sites	
Re-use of buildings development for employment, tourist accommodation, or community use	Changes of use, by category	
Justifiable new development of buildings for employment, tourist accommodation or community use	New developments permitted	

5.3.18 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.

5.3.19 In the monitoring period there were 28 net completions in the MTRA4 area (excluding development at the Strategic Development Sites). 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	4	0	4
Change of Use	5	0	5
Replacement	11	2	9
Prior Approval	10	0	10
Rural Exception Sites	0	0	0
Total	30	2	28

### **MTRA5 – Major Commercial and Educational Establishments in the Countryside**

5.3.20 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.

## 5.4 Active Communities

Policy CP1 Housing Provision		
Target/Direction	Indicator	Progress
Delivery of 12,500 new homes, distributed as set out in CP1	Net additional dwellings, by sub-area	

5.4.1 As can be seen from Table 16 below significant progress has been made with 4,069 dwellings completed from 2011 – 2020. An in depth analysis of the Council's housing land supply can be found in Chapter 4 of this report.

**Table 16: Housing Completions by plan area 2011 - 2020**

LPP1 Policy		Net Completions									Total
		2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	
Market Towns and Rural Areas	MTRA2	70	71	85	56	139	356	123	181	242	1323
	MTRA3a	12	26	29	42	10	3	16	32	23	193
	MTRA3b	6	8	11	2	8	17	34	26	9	121
	MTRA4	27	3	54	9	5	27	79	86	31	361
South Hampshire Urban Area	SH1	49	5	0	0	0	0	0	0	0	54
	SH2	28	14	107	93	76	131	121	178	180	928
	SH3	0	0	0	0	0	0	0	0	4	4
Wincchester Town	WT1	77	28	184	60	183	0	94	184	62	872
	WT2	0	0	0	0	0	21	80	93	65	259
SDNP		45	49	17	17	9	23	13	39	11	223
Total		314	204	487	279	430	578	560	819	627	4298

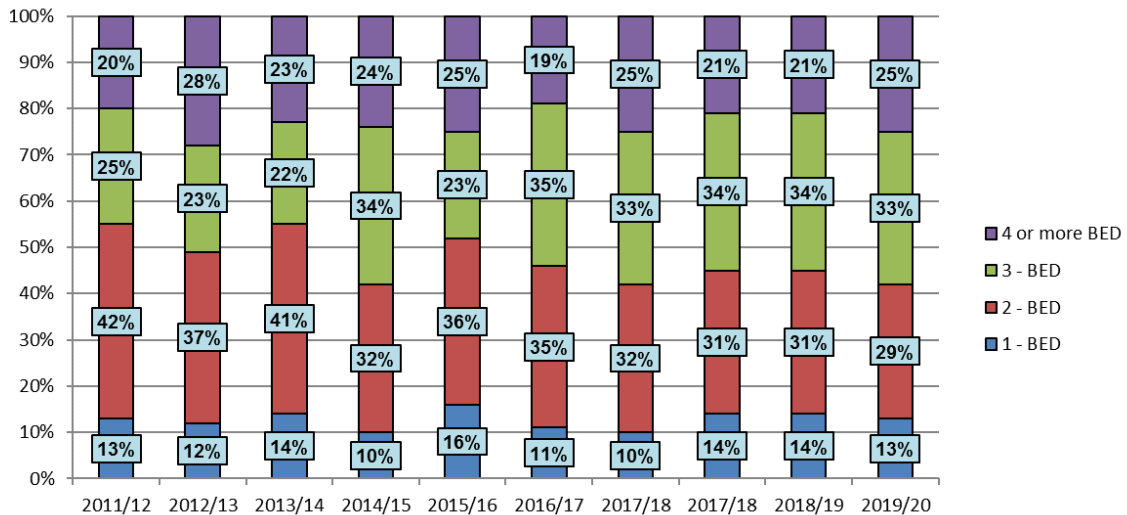
Policy CP2 - Housing Provision and Mix		
Target/Direction	Indicator	Progress
Range of types, tenures and sizes of housing – majority 2 & 3 bed houses.	Net additional dwellings by number of bedrooms.	
	Net additional dwellings by tenure.	

5.4.2 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 17 Housing Completions (Gross) by number of bedrooms 2019-2020**

Number of beds	1-BED	2-BED	3-BED	4 or more BED
Gross Completions	81	183	207	160
Percentage	13%	29%	33%	35%

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



5.4.3 The graph indicates that 62% of completions were 2 or 3 bed roomed, indicating the policy is being achieved. Table 17 shows how the target for a majority of new homes (i.e. over 50%) to be 2-3 bed properties has been met since the start of the Local Plan period (2011).

Policy CP3 Affordable Housing Provision on Market Led Housing Sites		
Target/Direction	Indicator	Progress
40% of new dwellings to be affordable, with 70% being for rent.	Number and % of new affordable dwellings delivered, in total and for rent / Intermediate Affordable Housing	
Financial contribution in lieu of on-site provision	Affordable housing financial contributions collected	

5.4.4 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

dwelling. 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.

5.4.5 Table 18 below shows the number of new affordable homes completed in the year 2019 – 2020. 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.

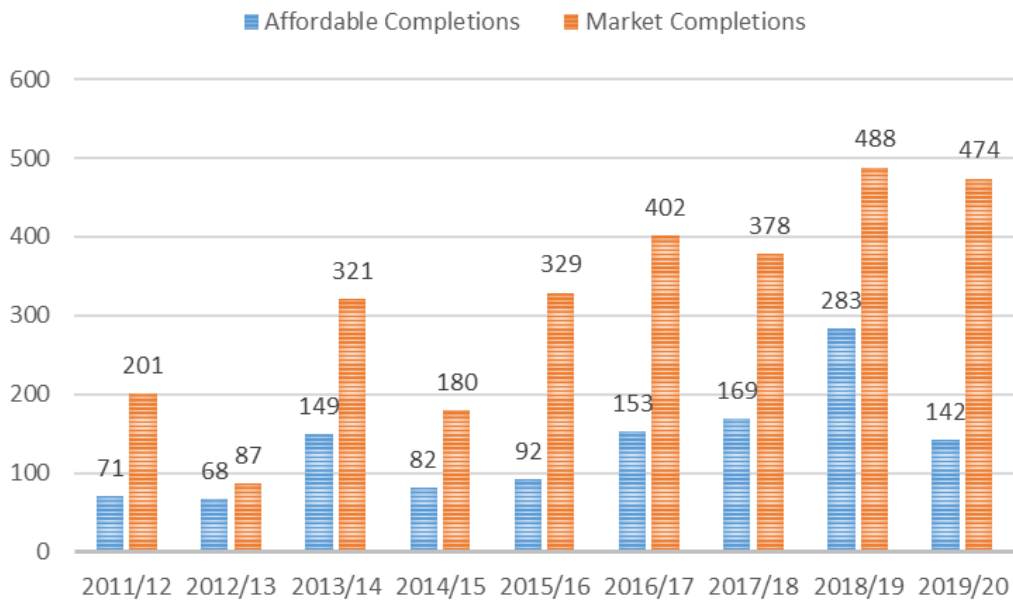
5.4.6 Most of the developments are market led sites which have delivered 134 of the 142 affordable dwelling completions in the year 2019– 2020. There are also unimplemented permissions for 402 affordable homes granted within the monitoring period. A significant proportion of these are the affordable units negotiated in relation to the District’s strategic housing sites. In addition to the on-site provision of affordable housing, the Council secured legal agreements requiring £669,095.09 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 2019-2020**

Address	Affordable Completions (net)
Berewood Phase 3A East of Newlands Avenue, WaterlooVille	44
Phase 13A Development Land to the west of Newlands Avenue, WaterlooVille	23
Land North and South of Forest Road Forest Road, Waltham Chase	17
Barton Farm Andover Road, Winchester	12
Berewood Phase 9B West of Marrelsmoor Avenue, WaterlooVille	10
Land at Junction of Sandy Lane and Bull Lane Sandy Lane, Waltham Chase	10
Land south of Coppice Hill, Bishops Waltham	9
Sandyfields Nurseries 107 Main Road, Colden Common	5
Dean Villas was Park Cottage Land Adjacent to Mayles Lane, Knowle	5
Land bounded by Tanners Lane & Kidmore Lane & Anmore Road, Denmead	4
5 Totsome Land Adjacent to Mayles Lane, Knowle	2
21 The Valley, Winchester	1
18 Chester Road, Winchester	1
The Valley Land at Stanmore Lane, Winchester	-1
<b>Total</b>	<b>142</b>

\*Exception Sites

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



**CP4 – Affordable Housing Exception Sites to Meet Local Needs**

CP4 Affordable Housing Exception Sites to Meet Local Needs		
Target/Direction	Indicator	Progress
Housing on exceptions sites to be affordable housing for rent	Number of new affordable homes delivered on exception sites	
Exceptionally, modest other tenures (at least 70% to meet priority local need)	Numbers on sites with other tenures, % that meet priority local needs.	

5.4.7 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 no dwellings on rural exception sites completed in the 2019/20 monitoring year.

Policy CP5 Sites for Gypsies, Travellers and Travelling Showpeople		
Target/Direction	Indicator	Progress
Assessment of needs and provision of sites for gypsies, travellers & travelling showpeople	Allocation of sites (number of pitches) following needs assessment.	
	Permission granted for adequate sites (pitches)	
No unacceptable loss of existing permanent authorised sites	Change of use/re-development of sites	

5.4.8 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.

5.4.9 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.

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

<b>Policy CP6 Local Services and Facilities</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Retention and improvement in services and facilities	Number of new and existing facilities and services. Loss of existing facilities and services	

5.4.11 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.

<b>Policy CP7 Open Space, Sport and Recreation</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Improve provision of types of open space to the standards set out in the policy	Areas dedicated to open space uses in conjunction with development.	
	Financial contributions for provision and how spent	



Policy CP7 Open Space, Sport and Recreation		
Target/Direction	Indicator	Progress
Improve provision of built facilities to the standards set out in the policy	New or extended facilities provided	
Improve accessibility to open space and recreational facilities to standards set out in the policy	Standards per 1,000 population as set out in the policy.	
	Walking and driving distances to facilities	

5.4.12 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 amount of open space delivered on housing sites in the year ending 31 March 2020.

**Table 19 Open Space Provided In Association with New Developments**

Site	Area Provided
	2019 – 2020
The Lakes Housing Allocation, Swanmore	16,500 m <sup>2</sup>
Winchester Village, Pitt Manor, Winchester	23,476 m <sup>2</sup>
Total	39,976 m <sup>2</sup>

5.4.13 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 20 Open Space Fund Receipts**

Monitoring Year	Open Space Fund Receipts
2011 – 2012	£332,337
2012 – 2013	£378,409

Monitoring Year	Open Space Fund Receipts
2013 – 2014	£231,987
2014 – 2015	£99,114
2015 - 2016	£108,635
2016 - 2017	£153,022
2017 - 2018	£91,899
2018 - 2019	£266.63
2019 -2020	£56,032.20

5.4.14 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.

5.4.15 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.

5.4.16 The re-assessment of open space provision 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.

5.4.17 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 21 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

Allocation	Current status
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.

## 5.5 Prosperous Economy

5.5.1 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.

Policy CP8 Economic Growth and Diversification		
Target/Direction	Indicator	Progress
Bring forward adequate land to meet identified needs	Implementation of land allocated/committed for business development.	
New employment floorspace	New employment floorspace by type	
Growth in employment	New business start-ups	No Data
Growth of employment in key economic sectors	Persons employed by economic sector	No Data
Support selfemployment and working from home	Numbers of self-employed	No Data

5.5.2 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

5.5.3 During the monitoring period 15,874 m<sup>2</sup> of additional employment space was completed within the district. Table 24 sets out the completions in detail below.

**Table 22 Amount for floorspace gains completed 2019-2020 by type**

Application Reference	Type	Address	Description	Gain
17/01298/FUL	B1a	4300 Parkway. Whiteley	Three storey office building with associated car parking and hard & soft landscape with 2 No. adjacent self contained car parking areas	2,423 m <sup>2</sup>
17/01871/FUL	B2	BTA Car Sales Redhill Service Station	Demolition of existing motorhome and vehicle	219 m <sup>2</sup>

Application Reference	Type	Address	Description	Gain
		Winchester Road Wickham	preparation buildings and the construction of a replacement facility to improve the current working facility.	
17/02337/PNACOU	B8	Standon Hursley Hampshire	Change of use from use as an agricultural building to Class B8	281 m <sup>2</sup>
18/01544/FUL	B8	Cranburys Thompsons Lane Owslebury	Erection of (GIA) storage (B8 use) building	667 m <sup>2</sup>
18/02737/FUL	B8	Greener Landscapes Ltd Thompsons Lane Owslebury	Erection of detached storage building	264 m <sup>2</sup>
19/00540/FUL	B2	Poplars Farm Curdridge Lane Curdridge	Change of use of buildings to B2 (General Industrial) (retrospective)	324 m <sup>2</sup>
19/01935/FUL	B1-8	Breach Farm Bighton Road Bighton	Proposed Change of Use (retrospective) of an existing grain store to a commercial unit (B2 and B8 Use Class)	1,519 m <sup>2</sup>
18/01351/REM	B1-8	Berewood Employment Site, Houghton Avenue, Waterlooville	Employment Uses including B1C/B2/B8	10,177 m <sup>2</sup>

### Employment Land Availability

**Table 23 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 24 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

5.5.4 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 10,177 m<sup>2</sup> of floorspace was completed within the monitoring period.

Policy CP9 Retention of Employment Land and Premises		
Target/Direction	Indicator	Progress
Retention of employment floorspace	Loss of 'B' Use Class floorspace by type	

5.5.5 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.

**Table 25: Employment gains and losses by type 2011 - 2020**

Monitoring Year	Employment Use								Net Total m <sup>2</sup>
	B1		B2		B8		Total		
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	
2011/12	1,387	1,122	0	1,050	277	0	1,664	2,172	-508
2012/13	2,676	1,788	0	0	0	297	2,676	2,085	+591
2013/14	2,059	634	332	1,564	227	0	2,618	2,198	+420
2014/15	510	6,227	2,095	786	0	376	2,605	7,389	-4784
2015/16	719	1,909	600	0	618	1,408	1,937	3,317	-1380
2016/17	275	11,319	481	0	2,000	0	2,756	11,319	-8563
2017/18	0	3,505	4,562	2,935	0	0	4,562	6,440	-1878
2018/19	0	414	0	760	0	1,194	0	2,368	-2368
2019/20	2,423	2,168	543	0	1,212	0	15,874	2,168	+13,706

### Employment Land Losses

5.5.6 During the monitoring period 2,368 m<sup>2</sup> of employment space was lost. Table 27 describes the losses in detail below.

**Table 26 Amount for floorspace losses completed 2019-2020 by type**

Application Reference	Type	Address	Description	Loss
16/00402/PNCOU	B1(a)	84 High Street Winchester	Change of use of 3 floors above Retail unit from B1(A) to residential	203 m <sup>2</sup>
16/01027/FUL	B1(a)	Adams Hendry 5 St	Change of use from offices	206 m <sup>2</sup>

Application Reference	Type	Address	Description	Loss
		Peters Street Winchester	B1(A) to 1No. 4 bed dwelling.	
16/03377/FUL	B1(a)	3 Penny Farthing House Chesil Street Winchester	Change of use of offices (B1A) to 4 apartments (C3)	452 m <sup>2</sup>
17/01003/PNCOU	B1(a)	12-13 Capitol House Bridge Street Winchester	Prior Approval for change of use of the ground floor from Offices (B1) to residential (C3).	400 m <sup>2</sup>
17/02896/FUL	B1(a)	1st Floor Radley House St Cross Road Winchester	Conversion of existing building and construction of two new wings to form 6 No bed apartments (C3).	544 m <sup>2</sup>
18/02386/FUL	B1(a)	Station Mill Station Road Alresford	Change of use and extension at ground floor level of Station Mill to provide a mixed use development (A3,D2 and B1a)	491 m <sup>2</sup>
18/02675/PNCOU	B1(c)	S G S UK LTD Roplex House Church Road	Change of use from Office (B1c) to Residential (C3)	322 m <sup>2</sup>

### Summary of gains and losses of employment floorspace

5.5.7 15,874 sqm floorspace has been completed this year and 2,368 sqm has been lost, resulting in a net gain of 13,506 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.

Policy CP10 Transport		
Target/Direction	Indicator	Progress
Minimise demands on transport network and improve quality of access	Travel Plans for major developments.	
	Improvements to networks secured from planning permissions	
Work towards aims of the Hampshire Local Transport Plan (LTP) and Winchester Town Access Plan (WTAP)	Implementation of measures within LTP & WTAP from planning permissions	
Reduce distances travelled to work	Distances travelled to work	No Data
Increase use of sustainable modes for school trips	Mode of travel to school HCC	No Data
Increase use of non-car modes	% of passenger share on public transport	No Data

5.5.8 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.



## 5.6 High Quality Environment

5.6.1 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.

<b>Policy CP11 Sustainable Low and Zero Carbon Built Development</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
New developments to achieve the relevant levels of sustainability required in the policy	% of new developments achieving specified levels	No Data
Development of Allowable Solutions	Physical or financial contribution to Allowable Solutions	No Data
Reduction in carbon emissions	Carbon emissions per capita	No Data
Reduction in water consumption	Average consumption per household per day	No Data

5.6.2 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.

5.6.3 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.

5.6.4 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.

5.6.5 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.

<b>Policy CP12 Renewable and Decentralised Energy</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Development of renewable and decentralised energy schemes	Number of schemes developed. Installed capacity / renewables generation	

5.6.6 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.

5.6.7 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.

5.6.8 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. During the monitoring period there were no large scale renewable energy schemes. Small domestic solar panel developments are permitted development.

<b>Policy CP13 High Quality Design</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Developments to meet highest standards of design	Development proposals refused under CP13.	
	Schemes awarded design awards	

5.6.9 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

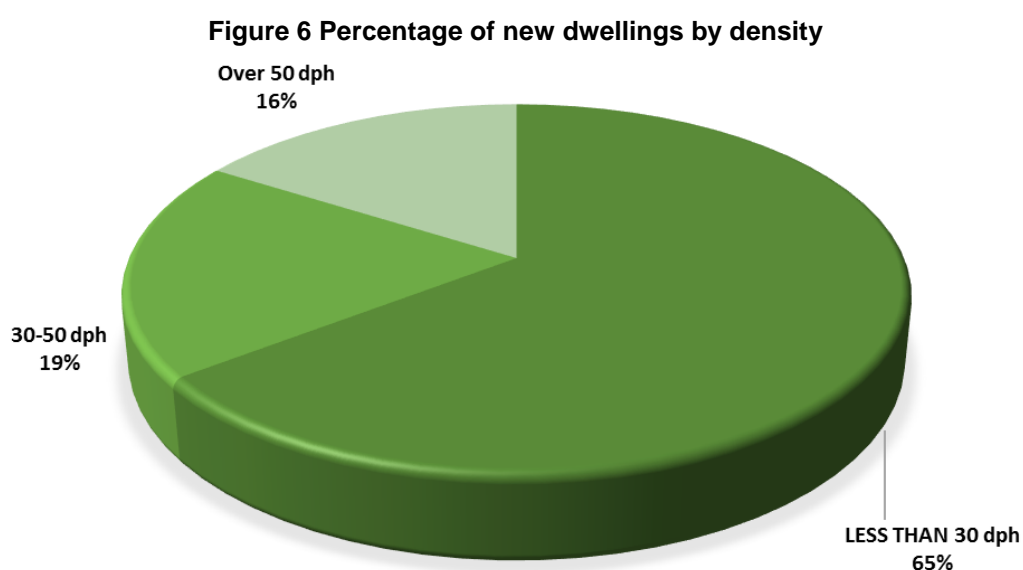
that ensures attractive, usable, and durable places. This is seen as a key element in securing sustainable development.

5.6.10 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 sixteen applications were refused for failing to comply with Policy CP13. Of the sixteen applications refused three have been appealed. All three appeals have been dismissed. In dismissing the three 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.

### Policy CP14 The Effective Use of Land

Target/Direction	Indicator	Progress
High density and quality of development within urban areas	Average densities of new housing developments within various settlements	

5.6.11 Whilst the majority of dwellings were built at less than 30 dwellings per hectare, the average density of new dwellings was 38dph 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.



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

**Table 27 Average density of new dwellings**

	Monitoring Year								
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20
<b>Average Density of new dwellings (dph)</b>	32	23	32	31	49	41	31	31	38

### CP15 - Green Infrastructure

Policy CP15 Green Infrastructure		
Target/Direction	Indicator	Progress
Maintain and increase the amount of green infrastructure	GI provided / lost, including in association with development	
Increase in quality of green infrastructure	Management plans for green infrastructure secured with new developments	No Data
Improvement in quantity and quality of green infrastructure in areas identified in WCC GI Study and PUSH GI Implementation Strategy	Achievement of aims and actions in WCC & PUSH GI documents	No Data

5.6.13 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.

5.6.14 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.

<b>Policy CP16 Biodiversity</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
No loss in areas of biodiversity importance	Extent of areas of biodiversity importance	
Improved local biodiversity	Conditions of SSSIs.	
	Management Status of SINCs	
Delivering BAP targets and enhancing Biodiversity Opportunity Measures	Extent of BAP priority habitats	
	Trends for BAP priority species	

5.6.15 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.

5.6.16 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.

**Table 28 Statutory Designated Sites (31st March 2020)**

<b>Designation</b>	<b>Site Name</b>	<b>Area (ha) within district</b>
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	22.92
SSSI	Alresford Pond	30.17
SSSI	Beacon Hill, Warnford	46.45
SSSI	Botley Wood and Everett's and Mushes Copses	352.69
SSSI	Cheesefoot Head	13.41
SSSI	Crab Wood	73.00
SSSI	Galley Down Wood	16.65
SSSI	Hook Heath Meadows	5.86
SSSI	Lye Heath Marsh	4.37
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 and Woods	24.00
SSSI	Waltham Chase Meadows	6.36

## Changes in areas of biodiversity importance

5.6.17 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 29 Areas of sites designated for nature importance (As at 31<sup>st</sup> March 2020)**

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

5.6.18 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 30 Change in Number and Area of SINC Designation**

SINCS	WCC sites (no)	WCC sites (area) Hectares
Total sites (2018/19)	692	6,526.85
New Sites	2	8.75
Amended Sites	10	+0.69
Deleted sites	0	0
Total sites (2019/20)	694	6,536.29
Net change	2	+9.44
% change in area		0.14

## Condition of Areas of Biodiversity

5.6.19 The condition of priority habitats is currently known for only those habitats designated as Sites of Special Scientific Interest (SSSIs) and for a sample of SINC's that may be surveyed in any one year. Assessments of SSSIs are carried out by Natural England

with HBIC on a five year rolling programme with occasional assistance from HBIC surveys.

**Table 31 Condition of SSSIs 2014 - 2020**

SSSI Condition	Monitoring Year											
	2014/15		2015/16		2016/17		2017/18		2018/19		2019/20	
	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)	Area (ha)	Area (%)
Favourable	384	29.26	384	29.26	384	29.26	384	29.26	384	29.26	410	31.25
Unfavourable Recovering	663	50.49	663	50.49	663	50.49	663	50.49	663	50.49	637	48.5
Unfavourable no Change	182	13.85	182	13.85	182	13.85	182	13.85	182	13.85	182	13.85
Unfavourable Declining	76	5.81	76	5.81	76	5.81	76	5.81	76	5.81	76	5.81
Part Destroyed	0	0	0	0	0	0	0	0	0	0	0	0
Destroyed	8	0.59	8	0.59	8	0.59	8	0.59	8	0.59	8	0.59
<b>Total</b>	<b>1313</b>	<b>100</b>	<b>1313</b>	<b>100</b>	<b>1313</b>	<b>100</b>	<b>1313</b>	<b>100</b>	<b>1313</b>	<b>100</b>	<b>1313</b>	<b>100</b>

5.6.20 There was an increase in the number of SSSI's in the 'Favourable' category during the monitoring period from 384 in 2018/2019 to 410. This is due to the River Itchen SSSI being reassessed from 'Unfavourable Recovering' to Favourable.

5.6.21 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 79.66% 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 30% of the River Itchen is continuing to be in 'unfavourable no change' or 'unfavourable declining' condition.

#### Priority Habitat and Priority Species

5.6.22 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.

5.6.23 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 32 Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha) 2019/20**

Priority Habitat	Combined Hants area (ha)	% of Combined Hants area	2018 WCC area (ha)	2019 WCC area (ha)	Change in WCC area (ha)
<b>Grasslands</b>					
Lowland Calcareous Grassland	2,041	0.53	362	360	-2
Lowland Dry Acid Grassland	3,667	0.94	9	9	0
Lowland Meadows	1,406	0.36	292	289	-3
Purple Moor Grass and Rush Pastures	1,547	0.40	74	86	12
<b>Heathlands</b>					
Lowland Heathland	11,829	3.05	2	2	0
<b>Woodlands, Wood-pasture and parkland</b>					
Lowland Beech and Yew Woodland	301	0.08	34.9	35.4	1
Lowland Mixed Deciduous Woodland	36,479	9.39	6,113	6,106	-7
Wet Woodland	2,165	0.56	236	237	1
Wood-Pasture and Parkland	5,544	1.43	119	119	0
<b>Arable, Orchards and Hedgerows</b>					
Arable Field Margins	[94]	[0.02]	[2]	[2.2]	[0]
Hedgerows	[16,448]	n/a	[3,036]	[3,036]	[0]
<b>Open Waters</b>					
Rivers	[629]	n/a	[118]	[118]	[0]
<b>Wetlands</b>					
Coastal and Floodplain Grazing Marsh	9,413	2.4	1,198	1,198	0
Lowland Fens	1,898	0.49	6	5	-1
Reedbeds	254	0.06	7.4	9.9	3
<b>Coastal</b>					
Coastal Saltmarsh	896	0.23	2	2	0
Intertidal mudflats	4,464	1.15	6	6	0
<b>Total</b>	<b>82,359</b>	<b>21.20</b>	<b>8,143</b>	<b>8,464</b>	<b>3</b>

### Extent of BAP Priority Habitats

5.6.24 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.

### Conclusion on habitats and species

5.6.25 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 relies on 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.

5.6.26 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.

<b>CP17 Flooding</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Avoiding/managing flood risk	Number of applications objected to by Environment Agency on grounds of flooding, or subsequently permitted with mitigation measures	
Maintaining water quality	Number of applications objected to by Environment Agency due to impact on water quality, or subsequently permitted with mitigation measures	
Improvement of water bodies to 'good' status	Assessment of water quality	No Data

5.6.27 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 1000m<sup>2</sup> or sites larger than 1Ha ( 10,000m<sup>2</sup> ). 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 four objections on the grounds of flood risk. The cases are outlined below:

**Table 33: EA objections during 2019/2020**

Application No	Address	Description of development	Reason for Objection	Resolution
19/00880/FUL	Land At Lower Crabbick Lane Denmead	Retrospective consent sought for stables, gravel hardstanding and retention of two security storage containers	PPS25/TAN15 - Request for FRA/FCA	The objection from the EA is still in place as a new FRA/FCA has yet to be received. The application is not yet determined
19/02225/FUL	3 King Alfred Place Winchester	Demolition of existing 2 storey detached property; construction of 2 storey replacement dwelling with associated landscaping	Development next to a watercourse/flood defence	The objection from the EA is still in place as the applicant has yet to submit the additional information requested. The application is not yet determined.
20/00234/HOU	The White House Colebrook Street	Demolition and replace existing garage with a new garage. Enclosure of existing covered first floor terrace to house with new windows / masonry walls all rendered to match existing. Replacement conservatory.	PPS25/TAN15 - Request for FRA/FCA	The objection from the EA is still in place as a FRA/FCA was not received. The application was permitted despite the EA objection.
20/00494/FUL	Land At Sherecroft Farm Botley Hill Botley Hampshire	HYBRID PLANNING APPLICATION: Development following demolition of existing buildings within conservation area to include 1) outline application (all matters reserved except access) for up to 0.88 hectares of mixed use commercial (B1, B2 and B8) employment development and D1 (health provision) on land south of Bottings Industrial Estate; 2) full application for 117 dwellings with associated public open space, landscaping, access from Mill Hill and associated works on land north of Mill Hill; 3) full application for car park and associated spine road to serve commercial and health uses including associated alterations to bypass to facilitate access to the proposed commercial area and, if necessary, to include diversion of public footpath.	Unsatisfactory FRA/FCA Submitted	The objection by the EA was withdrawn once the applicant submitted a revised FRA. A condition was recommended if the Council was to permit the application.

<b>Policy CP18 Settlement Gaps</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Retain open and undeveloped nature of gaps identified in the policy	Number of new buildings developed in the gaps	

5.6.28 Policy CP18 seeks to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within defined Settlement Gaps. There were 11 net dwellings completed within the settlement gaps in 2019/20.

<b>Policy CP19 South Downs National Park</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Development to accord with National Park's purposes	Recommendations over-ruled by SDNP Authority	

5.6.29 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.

<b>Policy CP20 Heritage and Landscape Character</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Development to recognise, respect and enhance the District's landscape & heritage assets	Number of permissions refused on heritage / landscape impacts.	
	% of appeals won on these grounds.	
Increase number of conservation areas with conservation area appraisal	% of conservation areas with up to date appraisals	
Management Increase amount of conservation areas with Assessment Plans	% of conservation areas with Management Assessment Plans	
Reduction in number of Buildings at Risk	Number on Buildings at Risk register	

5.6.30 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.

5.6.31 During the monitoring period no new Conservation Areas Appraisals have been 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 remains at 13.5 %.

5.6.32 The policy also requires the authority to monitor the number of Buildings at Risk in the District which at the end of the monitoring period was 28.

<b>Policy CP21 Infrastructure and Community Benefit</b>		
<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Provide necessary and timely infrastructure for developments	Infrastructure provided on-site for developments, or site specific financial contributions received	
Ensure appropriate financial contributions	Number and amount of financial contributions / CIL	

## 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 also includes a number of development management policies.

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 has adopted 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 and updated as required, including Village Design Statements.

### 6.2 Development Strategy

#### Winchester Town

##### WIN1 - Winchester Town

Target/Direction	Indicator	Progress
Protect and enhance special character of Winchester and its setting	Applications refused on these grounds	
Provide a range of housing	Net additional dwellings by number of bedrooms, and tenure.	
	Number and % of affordable housing delivered in total and for rent/intermediate	
	Number of extra care units completed	
Provide sustainable transport options and reduce carbon emissions	Travel plans and highways improvements for major developments.	
	Implementation of WTAP	
	Improvements to networks	

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

Target/Direction	Indicator	Progress
New retail and economic development within town centre	Gains and losses of retail and other economic floorspace within town centre.	
Mitigation of environmental/transport impacts of developments	Mitigation measures for major town centre developments	
	Progress on AQAP objectives and monitoring of air quality	

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

Target/Direction	Indicator	Progress
Development to meet criteria in policy and maintain views to key historic features	Development to meet criteria in policy and maintain views to key historic features	

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**

<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Provide mixed use development	Number of net additional dwellings	
	Amount of new retail and other town centre use floorspace	
Specific policy requirements are met, including bus and coach accommodation, car parking, SFRA & EIA	Reflects policy detail, include any mitigation	

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 20<sup>th</sup> June 2018. Further engagement on the future of the site has recently taken place <https://www.winchester.gov.uk/projects/5744/central-winchester-regeneration>

#### **WIN5 – Station Approach Area – Development Principles**

<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Secure planning permission(s) in accordance with Development Assessment 2014, including development generally not to be above be above 4-5 storeys high	Analysis of major planning permission(s) granted in the area	

#### **WIN6 – The Carfax Mixed Use Site**

<b>Target/Direction</b>	<b>Indicator</b>	<b>Progress</b>
Mixed use development including, office (B1a), retail or leisure, residential and car parking	Amount and type of new office and other commercial floorspace	
	Amount and type of residential accommodation.	
	Number of car parking spaces provided	
Criteria of policy are met	Planning report details	



- 6.2.5 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.
- 6.2.6 An application (19/00601/OUT) for a mixed use development involving the erection of buildings up to 5 storeys from street level, a lower ground floor level and basement to provide up to 17,972 sqm of office (use classes B1), up to 1,896 sqm of mixed uses including potential retail, restaurant/cafe, bar and leisure uses (use class A1, A3, A4 and D2) and retention and refurbishment of the old registry office, associated car parking in basement (up to 95 spaces) and minimum of 156 cycle parking spaces and associated works was received in April 2019. The application was approved in September 2019 however was subject to a legal challenge and the decision to approve was quashed in December 2020. There has been no further updates during this this monitoring period.

#### WIN7 – The Cattlemarket Mixed Use Site

Target/Direction	Indicator	Progress
Mixed use development including, office (B1a), retail or leisure, residential and car parking	Amount and type of new office and other commercial floorspace	
	Amount and type of residential accommodation.	
	Number of car parking spaces provided	
Criteria of policy are met	Planning report details	

- 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

Target/Direction	Indicator	Progress
Provide around 21 homes at the New Queen's Head	Number and types of new homes provided, including affordable housing numbers and %	
Additional new housing in Stanmore	Number of new homes provided and size according to number of bedrooms	
New affordable housing	Number of affordable homes delivered and percentage of total new houses provided.	
New or improved open spaces and green infrastructure, as detailed in policy	Planning permissions to permit additional/improved open spaces and green infrastructure	
Enhanced community facilities and improvement in accessibility	Planning permission for Improvements in community facilities, and details of improvements achieved in association with other development	

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. Since 2011 permission for 76 affordable dwellings have been permitted within the Stanmore with a majority now complete.

## WIN9 – Houses in Multiple Occupation

Target/Direction	Indicator	Progress
No more than 25% of properties in any one street and 20% of properties in overall A4 area to be HMOs	Planning applications for HMOs in area of Article 4 Direction	
No more than 2 or more HMOs adjacent	Planning applications for HMOs in area of Article 4 Direction	

6.2.9 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 considered 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.

6.2.10 During the monitoring period 3 planning application were refused. 19/00425/FUL for conversion into a 7 bed HMO on Stanmore Lane within the Stranmore Article 4 Direction area and both 19/01226/FUL and 19/00714/FUL are within the Winnall Article 4 Direction Area.

6.2.11 There were 2 planning applications for HMO's were approved during the monitoring period. Application reference 19/00318/FUL for the conversion of the garage to living accommodation and Change of use to HMO on Sparkford Road which is not within an Article 4 Direction Area and Application 19/00476/FUL for the change of use from C3 to C4 on Shepherds Road which is in Winnall Article 4 Direction Area

### WIN10 – Abbots Barton

Target/Direction	Indicator	Progress
Additional new housing in Abbots Barton	Number of new homes provided and size according to number of bedrooms	
New affordable housing. Provide about 37 affordable houses in the area, including 12 at Hillier Way	Number of affordable homes delivered and percentage of total new houses provided.	
Improved recreation greenspace &/or community building in the area	Possibility investigated and development proposed	

6.2.12 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.

### WIN11 – Winnall

Target/Direction	Indicator	Progress
Retain employment and business development	Amount and type of additional employment land retained / lost	
Specific policy requirements are met for each sub-area	Reflects policy detail	

6.2.13 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. One application was refused for being contrary to WIN11 during the monitoring period.

## Market Towns and Rural Areas

6.2.14 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.

6.2.15 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 34: Housing Distribution across the MTRA Area from LPP2**

<b>Settlement</b>	<b>Requirement</b>	<b>Net Completions 01.04.2011 – 31.03.2020</b>	<b>Outstanding</b>
Bishop's Waltham	500	143	357
New Alresford	500	177	323
Colden Common	250	91	159
King's Worthy	250	154	96
Swanmore	250	192	58
Waltham Chase	250	209	41
Wickham	250	58	192
<b>Total</b>	<b>2,250</b>	<b>1,024</b>	<b>1,226</b>

**Table 35: Status of LPP2 Allocations in the Market Town and Rural Areas during 2019/20**

Policy	Allocation	Progress	Status
<b>Bishop's Waltham</b>			
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 <sup>th</sup> June 2017. Work on site has 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), was permitted July 2017. A Reserved Matters Application (18/00254/REM) for 125 dwellings was submitted in January 2018 and was permitted on 11 <sup>th</sup> January 2019. Work on site has commenced
BW5	Tollgate Mill		No application submitted during the monitoring period.
<b>Colden Common</b>			
CC1	Sandyfields		Planning application ref: 17/01928/REM was approved on 30 <sup>th</sup> November 2017. This site is currently under construction, please see appendix 3 for further information. There have been 46 completions on site during the monitoring period.
CC2	Clayfield Park		No application submitted during the monitoring period.
<b>Kings Worthy</b>			
KW1	Lovedon Lane		Planning application (15/01624/FUL) for the erection of 50 dwellings was permitted on 29 January 2016. The site is now completed
<b>New Alresford</b>			
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 was permitted on 12 <sup>th</sup> March 2020.
<b>Swanmore</b>			
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 (19/02421/FUL) for a further 64 dwellings awaiting decision.
SW2	Lower Chase Road		Planning application (16/00945/OUT) for 5 dwellings was permitted on 28 August 2019 and has not yet commenced.
<b>Waltham Chase</b>			
WC1	Morgan's Yard		No application submitted during the monitoring period.
WC2	Clewers Lane		Planning application ref 17/01928/REM was approved on 30 <sup>th</sup> November 2017 and the site is now complete.
WC3	Sandy Lane		Planning Application (15/02765/FUL) is currently under construction with 22 completions during the monitoring period.
WC4	Forest Road		16/02043/REM was approved on 13 <sup>th</sup> January 2017 and the site is now complete.
<b>Wickham</b>			
WK1	Drainage Infrastructure		No application submitted during the monitoring period.
WK2	Winchester Road		Planning application ref: 17/02615/FUL for 120 dwelling units was permitted 24 <sup>th</sup> June 2019.
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 <sup>th</sup> April 2017 and development has commenced.

## South Hampshire Urban Areas

6.2.16 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. 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.

6.2.17 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.

**Table 36: Status of LPP2 Allocations in the South Hampshire Urban Area during 2019/20**

Policy	Allocation	Progress	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 <sup>rd</sup> 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 April 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 was permitted on 31 October 2019.
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.

## Effectiveness of Development Management Policies

6.2.18 One way to assess the effectiveness of policies is to examine how often each policy is referred to in a 'reason for refusal'. If a policy can confidently be used to refuse a proposal – knowing that it may be challenged at appeal – it indicates that it remains useful. However, it should be noted that some policies relate to very specific uses or individual sites. These are unlikely to be used often, but that does not in itself mean that they are ineffective or no longer needed.

6.2.19 During the monitoring year, 518<sup>1</sup> planning applications were determined. This figure includes: Full, Listed Building Consent, Outline, Reserved Matters and Prior Approvals. Of these, 85% (518 planning applications) were approved and 15% of applications (80 planning applications) were refused.

**Table 37: LPP2 DM Policies used in refusals during 2019/20**

Policy	Description	Percentage of times used in refusals
DM16	Site Design Criteria	22
DM15	Local Distinctiveness	18
DM17	Site Development Principles	17
DM23	Rural character	9
DM18	Access and Parking	6
DM1	Location of New Development	4
DM27	Development in Conservation Areas	4
DM24	Special Trees, Important Hedgerows & Ancient Woodlands	3
DM29	Heritage Assets	3
DM3	Small Dwellings in the Countryside	2
DM11	Housing for Essential Rural Workers	2
DM4	Gypsies, Travellers and Travelling Showpersons	1
DM10	Essential Facilities and Services in the Countryside	1
DM12	Equestrian Development	1
DM14	Masterplans	1
DM19	Development and Pollution	1
DM20	Development and Noise	1
DM26	Archaeology	1
DM28	Demolition in Conservation Areas	1
DM31	Locally Listed Heritage Assets	1
DM32	Undesignated Rural and Industrial Heritage Assets	1

<sup>1</sup> This figures includes Full, Outline and Reserved Matters Applications Only.



6.2.20 The most commonly used policies cited in refusals relate to design and character of development. It should be noted that some of the policies cited in planning refusals will only be applicable in a limited number of applications for example DM26 archaeology and DM32 Undesignated Rural and Industrial Heritage Assets and their use will be lower. The analysis provided here shows the overall policy use in percentage terms and is not proportionate to how many times the individual policies are applicable.

6.2.21 There were 28 planning appeals which were determined during the monitoring year. These have been assessed to see which local plan policies and paragraphs of the NPPF have been cited most frequently in Planning Inspectors decisions. Table 38 shows the top policies (of the adopted Development Plan) or paragraphs of the NPPF that were the most commonly cited:

**Table 38: Percentage of LPP2 DM policies used in Appeals 2019/2020**

<b>Policy</b>	<b>Description</b>	<b>Percentage of times used in refusals</b>
DM16	Site Design Criteria	34
DM15	Local Distinctiveness	27
DM17	Site Development Principles	15
DM23	Rural character	6
DM01	Location of New Development	3
DM03	Small Dwellings in the Countryside	3
DM09	Secondary Shopping Frontage	3
DM11	Housing for Essential Rural Workers	3
DM32	Undesignated Rural and Industrial Heritage Assets	3
DM34	Signage	3

6.2.22 The above table demonstrates that the Planning Inspectorate has continued to give weight to DM15 and DM16. Of the 9 appeals allowed by the Planning Inspectorate only three referenced policies DM15 and DM16. Overall the DM policies appear to be working effectively with a majority of appeals being dismissed.

## **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, Travellers and Travelling Showpersons and to develop a strategy that addresses any 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.

The Gypsy and Traveller DPD was adopted in February 2019.

## TR1 – Safeguarding Permitted Sites

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 no sites lost under this policy during the monitoring period.

## TR2 – Sites with Temporary Consent

7.1.3 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. Both of the sites identified in policy TR2 have now gained permanent planning permission on in this monitoring period and one in the previous monitoring period. This policy will therefore no longer be used.

**Table 39: Status of TR2 Temporary Permission Sites**

Site Ref	Address	No of Pitches	Status
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 was permitted in June 2019.

## TR3 – Carousel Park, Micheldever

7.1.4 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. Policy TR3 allocates Carousel Park for continued showpersons' use. Enforcement action was taken by the Council due to concerns that several plots were not being used for Travelling Showpersons' use. The result of the appeal was received in the 2019/2020

monitoring period and the appeal Inspector concluded that most of the plots were being used in accordance with the consent, at the time of the enforcement action. The Inspector's decision reflects the site's allocation by policy TR3 and notes that the policy serves a valid planning purpose. Accordingly, the site remains allocated for showpersons' use by policy TR3 and has consent for this use. The Council is considering whether further action needs to be taken and will review the site allocation as necessary in updating the Local Plan.

#### **TR4 – The Nurseries, Shedfield**

7.1.5 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.

7.1.6 There were no planning applications determined under this policy during this monitoring period.

#### **TR5 – Expansion or intensification of existing sites**

7.1.7 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 was one planning application permitted under this policy during this monitoring period.

#### **TR6 – Planning Applications**

7.1.8 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 for, in particular Travelling Showpeople, on sites that have not been identified yet comply with Policies DM1,

MTRA3 , CP5 and TR7. There were three applications approved under this policy during this monitoring period.

### **TR7 – Design guidance and Site Layout**

7.1.9 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 three applications approved under this policy during this monitoring period.

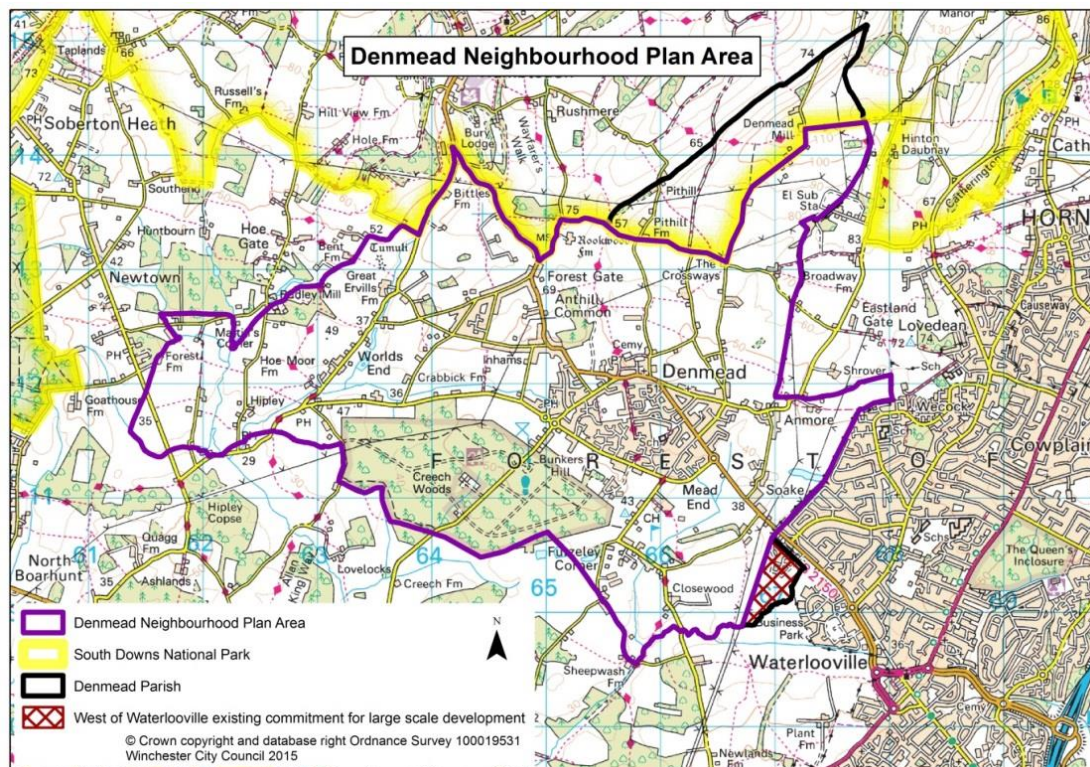
## 8. Denmead Neighbourhood Plan 2011 - 2031

### 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 one development was permitted within the settlement boundary. There were no developments that were permitted within the settlement gap and seven 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. The site is now 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. The site is now complete.
- **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 2019/20 Denmead Parish Council objected to no 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 2019/20.

### **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 2019/20.

### **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 2019/20.

### **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 2019/20.

## 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 2019/20, £4,314,673.36 was received by Winchester City Council. The table below sets out the amounts collected, passed on for expenditure and retained during the monitoring period and compares it with the previous years.

**Table 40 CIL receipts and expenditure for 01.04.2014 to 31.03.2019**

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
<b>Total received</b>	<b>£13,078</b> Includes surcharges* of £504	<b>£674,000</b>	<b>£2,119,973</b> Includes surcharges* of £5,000	<b>£2,833,033.59</b>	<b>£3,187,405</b>	<b>£4,314,673.36</b>
Administration (5% total receipts less surcharges)	£629	£33,700	£105,998	£141,651.68	£159,370.23	£435,594.92
Surcharge	£504	0	£5,000	0	0	0
Payment in Kind	0	0	0	0	0	0
Paid to Parishes or retained for Winchester	£1,886	£101,100	£319,042	£430,136.86	£480,267.05	£1,314,288.80

Town Forum (15%, 25% for Denmead)						
<b>Parish expenditure</b>	<b>Littleton spent £1,185.25 on playground equipment,</b>	<b>0</b>	<b>Not Known</b>	<b>Not Known</b>	<b>Not Known</b>	<b>Not Known</b>

Paid to HCC (25% of remainder after admin and parish deductions)	£2,515	£134,800	£401,260	£565,311.26	£439,451.02	£1,561,012.00
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<b>Total distributed</b>	<b>£4,401</b>	<b>£235,900</b>	<b>£742,213</b>	<b>£858,451.36</b>	<b>£919,718.07</b>	<b>£3,310,895.72</b>
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<b>CIL spent by WCC</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>£265,000</b>	<b>£265,000</b>	<b>£5,401,002.74</b>
<b>Balance retained by WCC</b>	<b>£7,544</b>	<b>£404,400</b> <i>(£411,944 including rollover)</i>	<b>£1,271,199</b> <i>(£1,683,706 including rollover)</i>	<b>£1,695,933.78</b>	<b>£2,108,316.34</b>	<b>£4,663,002.74</b>

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 2019/20 CIL funds collected by the Council has been spent on the following projects:

<b>Scheme</b>	<b>Amount spent</b>
Winchester Sports and Leisure Park	£1,800,000
Chilcomb Sports Pavilion	£ 41,319 (out of £135,000 allocated)
Jubilee Hall Bishops Waltham car park extension	£ 40,000 (out of £50,000 allocated)
Community Projects – Colden Common footpath extensions	£ 25,000
Community Projects- Littleton Parkour facility	£ 17,000
<b>TOTAL</b>	<b>£1,923,319.00</b>

## Appendix 1 Glossary

<b>Affordable Housing</b>	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.
<b>Affordable Rented Homes</b>	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).
<b>Annual/Authority Monitoring Report (AMR)</b>	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.
<b>Biodiversity</b>	The range and diversity of life (including plants, animals and micro-organisms), ecosystems and ecological processes.
<b>Biomass</b>	A fuel derived from biological material including both plant and animal derived material.
<b>BREEAM</b>	Building Research Establishment's Environmental Assessment Method. Used to assess the environmental performance of new and existing non-residential and mixed use buildings.
<b>Brownfield land/sites</b>	See Previously Developed Land
<b>Buildings at Risk (BAR)</b>	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.
<b>Code for Sustainable Homes (CfSH)</b>	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.
<b>Conservation Area</b>	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".
<b>Core Indicator (CI)</b>	A list of indicators previously set by central government to be included in the AMR. Now cancelled as of 31st March 2011
<b>Core Strategy</b>	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.
<b>Community Infrastructure Levy (CIL)</b>	The Community Infrastructure Levy (CIL) is a levy that the Council charges on certain types of new developments to support development by funding infrastructure.
<b>Community Strategy</b>	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.
<b>Development Plan</b>	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).
<b>Development Plan</b>	Spatial planning document that is subject to independent examination

<b>Document (DPD) Department of Communities and Local Government (DCLG)</b>	and, forms part of the Development Plan for the local authority area. Government Department, source of information on government planning guidance, amongst other matters.
<b>Economic Strategy (2010 – 2020)</b>	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.
<b>Evidence Base</b>	The evidence base is a collective term for the documents, studies, reports and community feedback used to support development plan documents.
<b>Examination</b>	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector. 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.
<b>Green Infrastructure</b>	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.
<b>Greenfield land/sites</b>	Hampshire Authorities promoting and delivering in partnership Affordable Housing in their rural areas.
<b>Hampshire Alliance for Rural Affordable Housing (HARAH) Hampshire Biodiversity Action Plan (BAP)</b>	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
<b>Hampshire Biodiversity Information Centre (HBIC)</b>	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.
<b>Hampshire County Council (HCC)</b>	County Council of Hampshire. Planning authority for minerals and waste planning. Performs certain strategic functions including highways, education and social services
<b>Informal Open Space</b>	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.
<b>Infrastructure</b>	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.
<b>Intermediate affordable housing</b>	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).
<b>Listed Building</b>	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.
<b>Local Area Design Statement (LADS)</b>	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



<b>Local Development Document (LDD)</b>	Document. A generic name given to all constituent documents of the Local Development Framework.
<b>Local Development Framework (LDF)</b>	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
<b>Local Development Scheme (LDS)</b>	This sets out the programme and timetable for the preparation and production of Local Development Documents.
<b>Localism Act</b>	Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
<b>Local Enterprise Partnership (LEP)</b>	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.
<b>Local Indicator (LOI)</b>	Local Output Indicators address the outputs of planning policies and are chosen by the local planning authority
<b>Local Nature Partnership (LNP)</b>	Local Nature Partnerships (LNPs) are partnerships of a broad range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment. They work with local decision-makers including local authorities and LEPs. The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012.
<b>Local Nature Reserve (LNR)</b>	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.
<b>Local Reserve Site (LRS)</b>	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.
<b>Local Transport Plan (LTP)</b>	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
<b>Major Development Area (MDA)</b>	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).
<b>Marine Management Organisation</b>	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.
<b>Neighbourhood Design Statement (NDS)</b>	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.
<b>Neighbourhood Plans</b>	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.
<b>National Park</b>	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.
<b>National Planning Policy Framework (NPPF)</b>	The National Planning Policy Framework (NPPF) 2012 sets out the Government's policies for planning in England.
<b>National Planning Policy Guidance (NPPG)</b>	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.
<b>Natural Greenspace</b>	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,

<b>Parish Plan/Community Plan</b>	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.
<b>Previously Developed Land (PDL)</b>	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'.
<b>Open Space</b>	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.
<b>Open Space Strategy</b>	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.
<b>Partnership for South Hampshire (PFSH)</b>	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.
<b>RAMSAR site</b>	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
<b>Registered Provider</b>	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
<b>Renewable Energy/Resources</b>	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.
<b>Rural Exception Sites</b>	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.
<b>Saved Policies</b>	Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.
<b>Schedule Ancient Monument (SAM)</b>	The most important archaeological sites nationally are identified as SAMs by central government.
<b>Sites of Importance for Nature Conservation (SINC)</b>	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.
<b>Sites of Special Scientific Interest (SSSI)</b>	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.
<b>Solent Recreation Mitigation Project</b>	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.
<b>Special Areas of Conservation (SAC)</b>	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



<b>Special Protection Area (SPA)</b>	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.
<b>Statement of Community Involvement (SCI)</b>	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.
<b>Strategic Housing Land Availability Assessment (SHLAA)</b>	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.
<b>Strategic Housing Market Assessment (SHMA)</b>	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
<b>Social rented accommodation</b>	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).
<b>Settlement Gap</b>	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.
<b>Supplementary Planning Document (SPD)</b>	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.
<b>Site of Special Scientific Interest (SSSI)</b>	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
<b>Sustainability Appraisal (SA)</b>	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.
<b>Use Class Order</b>	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.
<b>Village Design Statement (VDS)</b>	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: 2020-2025

a	2011- 2020 requirement (housing trajectory & local housing need)		4,551
b	Completions to Apr 2020 (including communal)		4,640
c	Shortfall at 2020	(a - b)	0
d	Remaining years of Plan		11 years
e	Annual shortfall 20/2031	(c / d)	0
f	5 Year shortfall	(e x 5)	0
g	5-year requirement from 2020 (local housing need)	(692 x 5)	3,460
h	5 Year requirement + shortfall	(f + g)	3,460
i	Total requirement with 5% buffer	(h + 5%)	3,633

Therefore:

j	Annual requirement for 5 years	(i / 5)	727
k	Supply over 5 years		4,846
l	District 5 year land supply	(k / j)	6.7 years

### 5 Year Period: 2021-2026

a	2011- 2021 requirement (Local Plan trajectory & local housing need)		5,243
b	Completions to Apr 2021 (projected, incl. communal)		5,536
c	Shortfall at 2021	(a - b)	0
d	Remaining years of Plan		10 years
e	Annual shortfall 2019-2031	(c / d)	0
f	5 Year shortfall	(e x 5)	0
g	5-year requirement from 2021 (local housing need)	(692 x 5)	3,460
h	5 Year requirement + shortfall	(f + g)	3,460
i	Total requirement with 5% buffer	(h + 5%)	3,633

Therefore:

j	Annual requirement for 5 years	(i / 5)	727
k	Supply over 5 year period		4,615
l	District 5 year land supply	(k / j)	6.3 years

## Appendix 3 Net Completions 2019/2020 by Parish

Easting	Northing	Application No	Address	Net Gain
<b>Bighton</b>				
461595	133239	15/01095/FUL	Hill Farm Bighton Lane	-1
<b>Bishops Waltham</b>				
455524	117110	16/03505/FUL	Land South of Coppice Hill, Coppice Hill	27
455631	117022	17/03237/FUL	Land South of Coppice Hill, Coppice Hill	9
455923	116810	16/01528/FUL	Sprayfine Ltd The Gallery Chase Mill, Winchester Road	1
456821	116420	16/00378/FUL	Spring Meadows Farm, Parodie Lane	1
455594	117520	13/01067/FUL	Corner Site BANK Street	1
453895	116566	15/02313/FUL	Ford Farm Botley Road	1
454511	116520	18/02311/FUL	Park Lane Cottage BOTLEY Road	-1
<b>Boarhunt</b>				
459407	110789	19/01452/FUL	Chestnut Cattery Premises Southwick Road	1
459801	110418	17/02641/FUL	Mount Folly Cottage Southwick Road	-1
<b>Colden Common</b>				
448599	122100	17/01928/REM	Sandyfields Nurseries 107 Main Road	46
447271	121154	18/02332/HOU	Orchard Gate Lordswood	1
<b>Compton and Shawford</b>				
446750	124240	16/02071/FUL	Southgate Cross Way	4
446559	125797	16/01971/FUL	Parsonage Barn Compton Street	3
446787	124115	17/01964/FUL	Smallwood Cross Way	-1
446408	125307	19/00572/FUL	Navaho Hurdle Way	-1
<b>Curdridge</b>				
453128	112101	18/02606/REM	North Whiteley Urban Extension Phase 1 B1 Land to the North of Bridge Farm Botley Road	4
452634	112983	14/01947/FUL	6 Kitnocks Farm Cottage OutLands Lane	1
<b>Denmead</b>				
466024	112126	17/00335/FUL	Land bounded by Tanners Lane & Kidmore Lane & Anmore Road	9
465485	111019	16/01044/PNCO U	Byings Business Developments Ltd Acer House, ParkLands Business Park Forest Road	8
464143	112454	17/02293/FUL	Holmbury Upper Crabbick Lane	2
462272	111536	17/01302/FUL	Masons Meadow Bunns Lane	1
462448	112178	18/01009/PNAC OU	Hoe Moor Farm Bunns Lane	1
<b>Durley</b>				
451488	118191	16/01101/PNAC OU	Giles Farm Greenwood Lane	1
452514	116037	17/01519/FUL	Land adjacent Well Cottage Mincingfield Lane	1
<b>Headbourne Worthy</b>				
447485	131585	13/02257/REM	Barton Farm Andover Road	65
448926	132851	18/02090/FUL	La Croix Land adjoining Mortimer Close	1
<b>Itchen Valley</b>				
454178	133436	17/03000/FUL	Fairfield House Rectory Lane	2
<b>Kings Worthy</b>				
448956	133592	18/01083/FUL	99-103 Springvale Road	-3
449345	133446	16/00246/FUL	17 Berwen Tovey Place	2
449185	132555	16/00748/FUL	22 Tudor Cottage Church Lane	1
448732	133022	16/02716/FUL	Barton Cottage Springvale Avenue	1
<b>Micheldever</b>				
452871	139094	14/01382/FUL	Orchard House Highway London Road	1

Easting	Northing	Application No	Address	Net Gain
<b>New Alresford</b>				
458479	132699	18/00985/FUL (MMA)	Warwick Trailers Site The Dean	55
458850	132536	17/02582/FUL	Police House Station Road	10
458429	132817	17/01398/FUL	CLC Wholesale Te Dean	5
458516	132922	15/02890/FUL	58 Western Villa The Dean	4
458710	132541	15/01004/FUL	Plot 8 Burgage Mews	1
<b>NewLands</b>				
467301	109216	16/02621/REM	Berewood Phase 3A East of Newlands Avenue Newlands Avenue	104
466963	108391	17/01772/REM	Phase 13A development Land to the west of Newlands Avenue	46
466965	109574	17/02957/REM	Berewood Phase 9B west of Marrelsmoor Avenue	30
<b>Northington</b>				
456893	137083	17/03015/FUL	Balfour House Swarraton Farm Basingstoke Road	1
<b>Olivers Battery</b>				
445715	126887	16/00320/FUL	Texas Texas Drive	1
445980	127441	17/00045/FUL	Compton Lodge 3 Compton Close	1
445673	127811	16/01645/FUL	11 Mount View Road	-1
<b>Shedfield</b>				
456493	115319	16/02043/REM	Land North and South of Forest Road Forest Road	44
455904	115292	15/02765/FUL	Land at junction of Sandy Lane and Bull Lane Sandy Lane	22
456102	115805	17/03140/FUL	Jhansil Farm Clewers Lane	5
455800	113067	18/02675/PNCO U	S G S UK LTD Roplex House Church Road	4
456858	113751	18/02916/FUL	Earlsfield High Street	2
456993	114402	16/01576/FUL	Fairview Black Horse Lane	1
457476	114514	17/03076/FUL	Broad Oak Fir Close Gravel Hill	1
<b>South Wonston</b>				
446639	135880	15/01895/FUL	The Anchorage 75 Downs Road	4
446661	135885	16/01474/FUL	The Gables 77 Downs Road	3
<b>Southwick and Widley</b>				
462698	108748	15/02680/FUL	Land at Norton Close	1
<b>Sparsholt</b>				
444440	129761	18/01896/REM	Crabwood Lodge Sarum Road	-1
<b>Whiteley</b>				
453580	108719	16/01079/FUL	Chestnut Rise Whiteley Lane	0
<b>Wickham</b>				
455865	109426	17/00959/FUL	C2 Knowle Business Park Land adjacent to Mayles Lane	6
455858	109067	17/00958/FUL	Dean Villas Park Cottage Land adjacent to Mayles Lane	5
455925	109559	16/02099/REM	Land at Knowle Village Business Park Mayles Lane	4
455846	108907	17/02711/REM	Funtley CottageS Mayles Lane	2
456073	109097	17/00957/FUL	5 Totsome Land adjacent to Mayles Lane	2
454049	108277	14/01794/FUL	Melita Lee Ground	1
456973	112251	17/00772/FUL	Great Pecks Blind Lane	1
457501	110728	18/02468/HOU	The Glen Hoads Hill	1
<b>Winchester</b>				
448712	129291	16/01650/PNCO U	12-13 Capitol House Bridge Street	16
446425	129524	19/01537/FUL	15 Chilbolton Avenue	12
446539	129892	14/02356/FUL	Teg Down House 29 Chilbolton Avenue	7
445615	128548	13/02322/REM	Pitt Manor Land adjacent Romsey Road	7
448017	129902	17/01640/FUL	Jubilee House 1-3 Meeting Hall Swan Lane	7
447332	130911	18/00565/FUL	7 Stoney Lane	4

<b>Easting</b>	<b>Northing</b>	<b>Application No</b>	<b>Address</b>	<b>Net Gain</b>
448712	129291	17/01003/PNCO U	Capitol House 12-13 Bridge Street	4
448674	129257	16/03377/FUL	Penny Farthing House 3 Chesil Street	4
447923	129554	16/00402/PNCO U	84 High Street	3
449396	129920	16/00148/FUL	60 Winnall Manor Road	2
447210	129005	15/02311/FUL	The Tree House Milnthorpe Lane	1
446293	131195	17/01105/FUL	Land adjacent TO 29 Fleming Road	1
446288	130666	16/01899/FUL	1 Land adjacent to Old Hillside Road	1
446818	128624	18/01830/FUL	21 The Valley	1
448675	129477	19/00158/FUL	18 Chester Road	1
448916	129854	18/00236/FUL	5 Manor Close	1
448792	129078	17/02602/FUL	The Lodge Land adjacent TO St Giles Close	1
448077	129592	16/01027/FUL	5 Adams Hendry St Peters Street	1
446488	129772	19/00312/FUL	Woodland House 23 Chilbolton Avenue	-1
446227	130977	19/00343/FUL	Meadowlands Stockbridge Road	-1
446302	130706	18/01620/FUL	18 Dean Lane	-1
445916	128044	18/01359/FUL	74 Olivers Battery Road North	-1
446627	128622	17/00641/FUL	The Valley Land at Stanmore Lane	-1
447731	128606	19/02135/FUL	Flat 2 9 Norman Road	-1
446080	128461	16/02363/FUL	1 Walpole Road	-2
446644	129374	16/00517/FUL	180 Greenhill Road	-4
<b>Wonston</b>				
446168	139689	16/03460/FUL	Cobbles Close Stockbridge Road	1
446607	139462	16/01014/FUL	Bridge Cottage Wonston Road	1

## Appendix 4: Small Site Planning Permissions & Commencements 2019/2020

Easting	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
<b>Bighton</b>						
461106	134300	04/02711/FUL	Cedar Bungalow Malthouse Lane, Bighton	01-Apr-07	-1	0
461883	133385	15/02219/REM	Goscombe Farm Goscombe Lane, Gundleton	08-Feb-18	1	1
461403	134349	15/00689/FUL	The Cadcam Centre, Bighton	01-Jan-17	1	1
463043	133940	16/03523/FUL	Hawthorns Barnetts Wood Lane	27-Jun-19	0	1
<b>Bishops Sutton</b>						
460679	131819	17/01765/FUL	Bishops Court Bishops Sutton Road		1	0
460975	131884	18/01932/HOU	WEST BARN WATER Lane		1	0
460711	131999	18/02788/FUL	Pilgrims SCHOOL Lane		1	0
461904	132846	19/00253/PNACOU	Northside Farm Barn Northside Lane		1	0
<b>Bishops Waltham</b>						
454409	117543	05/00998/FUL	Sunnyside Land adjacent to The Avenue, Bishops Waltham	01-Apr-07	1	0
454204	117559	18/00801/FUL	Land to the West of Tangier Lane		1	0
455394	117558	18/00575/FUL	Store adjacent 4 Brook Street		2	0
455412	117651	18/01803/HOU	North House St Peters Street		1	0
454511	116520	18/02311/FUL	Park Lane Cottage Botley Road	29-Jul-19	1	1
454820	117833	19/01656/PNCOU	Tupperware Centre Claylands Road		6	0
<b>Boarhunt</b>						
460304	111091	17/01315/PNCOU	The Yard Trampers Lane, North Boarhunt	01-Apr-18	1	0
460333	110693	18/01547/FUL	North Boarhunt Methodist Church Trampers Lane		1	0
459801	110418	17/02641/FUL	Mount Folly Cottage Southwick Road	17-Sep-19	1	1
460169	110291	17/00484/FUL	Boarhunt Garage Ltd Southwick Road		4	0
<b>Colden Common</b>						
449429	121849	17/00454/FUL	Mobile Home Hampshire Riding Therapy Centre, Hensting Lane, Fishers Pond		1	0
449511	122182	17/02325/FUL	Elm Farm Hensting Lane, Fishers Pond		1	0
447742	121620	18/01809/FUL	6 Valley Close		1	0
<b>Compton and Shawford</b>						
446368	124131	19/00761/OUT	Site of Former Captain Barnard, Otterbourne Road		4	0
446787	124115	17/01964/FUL	Smallwood Cross Way, Shawford	01-Jan-20	3	3
446141	124351	16/03444/OUT	Windrush Cottage, Shepards Lane, Compton		0	0
446861	123860	17/01152/FUL	Inwood Southdown Road, Shawford	01-Jan-20	1	0
446477	125068	15/02867/FUL	Erdely Clease Way, Compton Down	01-Apr-18	1	1
446781	124204	17/02574/FUL	Overcross House, Cross Way, Shawford		1	0
447136	124024	18/01129/PNACOU	The Malms Farm Shawford Road		1	0
447296	124943	18/02712/FUL	3 Station Terrace Shawford Road		2	0
446408	125307	19/00572/FUL	Navaho Hurdle Way	18-Sep-19	1	1

Eastings	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
447125	124063	19/02066/PNACOU	The Malms Farm Shawford Road		3	0
<b>Curdrige</b>						
452674	111602	19/00142/OUT	Yew Trees Hamsworth Farm Botley Road		1	0
452189	113566	17/03089/FUL	The White House Vicarage Lane		1	0
454025	113771	17/02577/HOU	Blythewood Lake Road		1	0
453353	114419	18/00514/HOU	High Trees Botley Road		1	0
453094	115304	18/01604/HOU	Calcot House Calcot Lane		1	0
453065	113484	18/01775/FUL	Land adjacent to South Winds Wickham Road	30-Mar-20	1	1
453708	115232	19/01037/HOU	Maple Farm Botley Road		1	0
<b>Denmead</b>						
464904	112511	17/00907/FUL	The Haven Hambledon Road		4	0
465533	111064	17/02762/PNCOU	WCI Technology House Parklands Business Park Forest Road		8	0
464895	112478	18/00769/FUL	Rear of Meadowlea Hambledon Road		2	0
462264	111627	18/01714/PNCOU	Workshop Midhurst Lands Farm Bunn Lane, Hambledon		1	0
466435	111439	18/01706/HOU	Westwood Hambledon Road		1	0
463822	112072	18/02654/FUL	CRABBICK FARM LOWER CRABBICK Lane		0	0
464956	112686	19/00095/FUL	WOODS EDGE HAMBLEDON Road		1	0
464361	112540	19/01946/FUL	FIELDHOUSE LAND TO THE REAR OF UPPER CRABBICK Lane		1	0
461944	112372	19/01909/HOU	OAK TREE Cottage MARTINS CORNER		1	0
462700	113285	19/02819/PNACOU	HOE MANOR FARM HOE Street		1	0
<b>Durley</b>						
450843	117603	10/01679/FUL	Copper Beech Farm Greenwood Lane, Durley	01-Mar-00	1	1
451102	116670	16/03390/PNACOU	Durley Brook Farm Durley Brook Road	08-Aug-18	3	3
452141	117303	19/00221/HOU	FOUR WINDS DURLEY Street		1	0
451672	116061	19/02177/FUL	MIRSH Cottage HEATHEN Street		1	0
452708	117321	19/02691/PNACOU	KARMA BARN TO THE REAR OF MANOR Road		1	0
<b>Headbourne Worthy</b>						
448821	132664	17/01982/FUL	167 Springvale Road		4	0
448897	132012	19/01786/FUL	The Meads Pudding Lane		-1	0
448292	132134	19/00969/FUL	Casita Wellhouse Lane		2	0
<b>Hursley</b>						
439463	125431	15/01619/FUL	The Granary Farley Lane, Braishfield		1	0
439791	126073	19/02532/PNCOU	The Hampshire Door Company Old Poultry Shed Upper Slackstead Farm Farley Lane Braishfield		1	0
<b>Kings Worthy</b>						
448818	134375	17/01124/OUT	14 Springvale Road		2	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
449023	132728	18/00462/FUL	Orchard House Mount Pleasant		1	0



Eastings	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
448796	135389	19/01411/PNACOU	North Winchester Poultry Farm Stoke Charity Road		3	0
449088	132588	18/01198/FUL	50 Willis Way		1	0
449148	132839	19/00204/FUL	THE GROVE DAY SERVICES HINTON FIELDS		8	0
448809	133611	18/01174/FUL	Dildawn Tudor Way		8	0
449213	132404	19/00485/PNACOU	KINGS WORTHY COURT LONDON Road		6	0
<b>Littleton and Harestock</b>						
446210	131350	17/01149/FUL	Warrens Cottage 105 Harestock Road		2	0
445578	132484	17/01631/FUL	74 Main Road, Littleton		1	0
446225	131314	17/02724/FUL	The Coach House 109 Harestock Road		1	0
446687	132107	17/01845/FUL	High Beech 11 Harestock Road		2	0
445959	131607	19/00257/PNACOU	The Old Pumping Station Main Road		1	0
445948	131913	18/00185/FUL	9 Chestnut Avenue, Littleton		1	0
<b>Micheldever</b>						
455779	142307	18/01693/PNACOU	Former Poultry Building Vicarage Lane, Woodmancott		1	0
451819	142513	16/01310/FUL	8 Canada Cottages Overton Road, Micheldever Station	06-Aug-19	1	1
451641	138998	18/01245/FUL	Peveril Winchester Road, Micheldever		1	0
<b>New Alresford</b>						
458888	132722	10/00169/FUL	5 rear of East Street, New Alresford	26-Sep-13	2	2
458685	132492	17/02316/FUL	Laurel House Jacklyns Lane	01-Jan-19	2	2
457972	132163	16/01117/FUL	Three Ways Bridge Road	13-Feb-19	2	1
458066	131848	16/02961/FUL	37 Land adjacent to Mitford Road	01-Jan-20	1	0
457961	131731	17/01447/FUL	New Farm Engineering Ltd New Farm Road		4	0
457941	133191	17/02852/PNACOU	Land at Drove Lane		1	0
458562	132753	18/01000/FUL	28 The Dean		2	0
457965	131617	18/00463/FUL	7 rear Garden Spring Gardens	11-Jul-19	1	1
457672	132292	18/00886/FUL	Winchester House New Farm Road		4	0
457784	131947	19/00746/FUL	Chals Hill New Farm Road		1	0
457896	131839	18/01656/FUL	CEDAR VETERINARY SURGERY NEW FARM Road		3	0
458068	132037	18/02805/FUL	36 ASHBURTON Road		2	0
<b>Northington</b>						
454651	136750	17/02657/PNACOU	Black Barn Newhouse Farm		2	0
<b>Old Alresford</b>						
457235	133532	18/00163/PNACOU	Pinglestone Barn Fobdown Farm Abbotstone Road Fobdown		1	0
457835	132737	18/01937/PNACOU	Franklyns Fish Farms Ltd Drove Lane		1	0
<b>Olivers Battery</b>						
445471	127466	12/02092/FUL	3 Land adjacent to Lake Drive	01-Apr-15	1	1
445473	127442	17/01941/FUL	38 Old Kennels Lane		1	0
445916	128044	18/01359/FUL	74 Olivers Battery Road North	29-May-19	6	6
445960	127362	18/02699/FUL	5 OLIVERS BATTERY GARDENS		1	0



Eastings	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
445125	127024	19/00519/FUL	THE OLD KENNELS OLD KENNELS Lane		1	0
445606	127765	18/02904/FUL	WINDWHISTLE 10 OLD KENNELS Lane		1	0
<b>Otterbourne</b>						
445852	123017	17/03127/FUL	Old Deeds Main Road		1	0
447652	122202	18/00353/FUL	St Helier land adjacent Upper Moors Road	12-Jul-19	2	2
<b>Shedfield</b>						
455835	115157	13/01856/FUL	Northcroft Farm, Sandy Lane, Waltham Chase	01-Jan-17	1	0
455972	113148	16/00947/FUL	1 Sloane Park Shedfield	01-Oct-19	1	1
457487	113765	17/00202/FUL	Lindon House Twynhams Hill, Shirrell Heath	03-Mar-20	1	1
456625	114574	17/01766/PNACOU	Gamblins Farm Solomons Lane, Waltham Chase		1	0
455155	114513	17/01939/PNACOU	The Barn North of Sandy Lane, Shedfield		1	0
457161	114390	17/03030/FUL	Laburnum House Solomons Lane, Shirrell Heath		3	0
455948	115767	17/02919/FUL	Gilles Cottage, Clewers Hill, Waltham Chase		1	0
456600	113131	17/01987/FUL	37 Land adjacent Heathlands, Shedfield	07-Aug-19	1	1
455467	115745	17/02994/FUL	Pennys Acres Clewers Hill, Waltham Chase		1	0
456396	113893	17/02521/FUL	Sandy Hills Farm Winchester Road, Shedfield		1	0
457048	113946	18/00920/FUL	Glenville Twynhams Hill, Shirrell Heath		1	0
456534	114071	17/01689/FUL	BELLCROFT BLACK HORSE Lane		1	0
457323	113783	19/01685/REM	1 WINTERS CROFT LAND ADJACENT TO TWYNHAMS HILL		1	0
457099	112672	19/00114/PNCOU	WEST OAKS PRICKETTS HILL		1	0
455911	115797	19/01323/REM	Land adjacent to Seven Oaks, Clewers Hill, Waltham Chase	21-Feb-20	1	1
457395	114610	19/00853/PNCOU	LAND WEST OF GRAVEL HILL		5	0
455908	114795	19/01244/FUL	OAK Cottage LITTLE BULL Lane		1	0
456021	115958	19/02009/HOU	CHASE VIEW CLEWERS HILL		1	0
456508	114511	19/02368/PNACOU	BLACKHORSE FARM BARN SOLOMONS Lane		1	0
456063	115246	19/02151/FUL	9 AND 10 LAND TO THE REAR OF CLUBHOUSE Lane		1	0
<b>Soberton</b>						
461328	112653	19/02726/HOU	OAK TREE FARM CHURCH Road		1	0
460579	114365	19/00885/PNCOU	Selhurst Poultry Farm Heath Road, Soberton		1	0
460591	114392	19/00884/PNCOU	Selhurst Poultry Farm Heath Road, Soberton		1	0
460567	114412	19/00760/PNACOU	Unit 7 and Portable Kitchen Selhurst Poultry Farm Heath Road, Soberton		1	0
460579	114437	19/00497/PNACOU	Unit 8 Selhurst Poultry Farm Heath Road, Soberton		1	0
463343	113252	17/02054/PNACOU	Applemore Bent Lane, Hambledon		1	0
460868	114235	17/02186/PNACOU	Scotts Haven Maybush Lane		1	0
461381	113742	18/00403/PNACOU	Homelands Ingoldfield Lane		1	0
460560	114373	19/01947/PNCOU	SELHURST POULTRY FARM HEATH Road		1	0
460549	114379	19/01719/PNCOU	SELHURST POULTRY FARM HEATH Road		2	0

Eastings	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
<b>South Wonston</b>						
448498	136288	09/00745/FUL	Walters Ash Farm, Alresford Drive, South Wonston	08-Jun-12	1	1
446683	135885	17/01405/FUL	Old Orchard 79 Downs Road	01-Jan-20	1	1
446621	135900	17/02408/FUL	The Pines 71 Downs Road		2	0
447173	135905	18/02875/FUL	131 DOWNS Road		1	0
<b>Sparsholt</b>						
443215	131412	18/00404/FUL	Woodrows Church Lane		1	0
443590	131221	18/00320/HOU	The Post House Woodman Lane		1	0
443666	132020	18/01133/FUL	BUSHMOOR FARM WESTLEY Lane	15-Apr-19	1	1
<b>Swanmore</b>						
458638	114664	19/02022/PNACOU	WASSALLS HALL BISHOPS WOOD Road		2	0
457609	115491	14/00649/FUL	Woodside Manor, The Lakes, Swanmore	19-May-17	0	1
457172	115252	17/02469/FUL	Hope Cottage Forest Road		1	0
457494	116325	17/01175/FUL	Edenwood Broad Lane		6	0
457544	116185	19/00696/FUL	LAND OFF CORONATION Road CORONATION Road		1	0
457136	116201	16/00945/OUT	LAND AT SINGLETONS FARM LOWER CHASE Road		5	0
<b>Upham</b>						
452072	119354	18/02650/PNACOU	Merry Orchard Farm Alma Lane		1	0
451645	118527	19/01988/PNACOU	Land Opposite Durley Hall Lane Alma Lane		1	0
<b>Whiteley</b>						
452824	108615	13/00884/FUL	Birch Glade Hill, Coppice Road	01-Jan-17	1	0
453580	108719	16/01079/FUL	Chestnut Rise Whiteley Lane, Titchfield	01-Apr-19	1	1
<b>Wickham</b>						
456067	109425	18/00013/FUL	Unit D South Square, Knowle		8	0
454790	111764	10/02966/FUL	Mansfield Barn Biddenfield Lane, Shedfield	15-Oct-13	1	1
454095	108348	16/03488/HOU	Longacre Lee Ground, Titchfield		1	0
457417	111562	16/00899/FUL	Land North of Kingfisher House Mill Lane		1	0
457433	111106	16/03331/FUL	The Willows Fareham Road		1	0
455875	109616	18/02874/FUL	1 Farm Cottages, Mayles Lane, Knowle	23-May-19	1	1
457188	111325	18/01348/FUL	Grasmere Tanfield Lane		1	0
459246	110925	19/00361/FUL	Land adj Firgrove Southwick Road		1	0
<b>Winchester</b>						
446900	130185	05/02265/FUL	The Hermitage Retirement Home Cheriton Road		1	0
447865	129189	06/02810/FUL	George S Hall Ltd 7 St Cross Road	21-Aug-09	2	2
448056	129464	13/00610/FUL	47 High Street, Winchester	01-Apr-15	1	1
446248	130558	15/01581/FUL	Unit 2 Dean Court Hillside Close, Winchester	01-Jan-20	1	1
446955	129064	17/02634/FUL	Lommedal Milnthorpe Lane		1	0
447207	130598	15/01096/FUL	19 Berewecke Avenue	30-May-18	1	1
449303	130615	17/00635/FUL	Gentian House Moorside Road		8	0

Eastings	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
449095	129097	15/01414/FUL	22 Quarry Road, Winchester	04-Jan-17	4	0
447220	128633	16/01266/FUL	85 Cromwell Road	28-Jun-19	1	1
448415	129389	15/02233/FUL	158 High Street, Winchester		2	0
445673	127811	16/01645/FUL	11 Mount View Road	01-Jan-20	2	1
446080	128461	16/02363/FUL	1 Walpole Road	01-Jan-20	6	6
447927	129480	17/00176/FUL	2-4 Southgate Street		8	0
447947	129873	15/00495/FUL	13 Land adjacent to City Road	01-Jan-20	3	3
447007	131848	16/03313/FUL	Oakleigh 12 Andover Road North		1	0
447973	129193	16/03196/FUL	The Old Coach House St Swithun Street		1	0
446587	128851	18/01269/FUL	Chingri Khal Sleepers Hill		5	0
446474	129742	18/01990/FUL	Fairways 21 Chilbolton Avenue		7	0
444440	129761	18/01896/REM	Crabwood Lodge Sarum Road	17-Feb-20	1	0
446341	128941	17/01169/FUL	Dawn Cottage Romsey Road		3	0
448184	129432	17/00875/FUL	Storage Units 28 High Street		2	0
447678	130048	17/01434/FUL	50 Stockbridge Road		1	0
447967	129480	17/01539/PNCOU	9 St Clement Street		1	0
446546	129662	17/00999/FUL	30 Chilbolton Avenue		4	0
448668	129078	16/03482/FUL	East Winchester Social Club 50 Chesil Street		1	0
447305	130127	16/02954/FUL	192 Stockbridge Road		2	0
447869	128697	17/00446/FUL	Winchester College Kingsgate Road		8	0
448023	129595	17/02585/PNCOU	45 Jewry Street		1	0
445163	129351	19/02479/PNCOU	Clarendon Lodge, Clarendon Way		1	0
448110	129523	16/01790/FUL	25 St Georges Street		1	0
449191	129342	17/03001/FUL	Fair House 4 Northbrook Close		0	0
446987	129059	17/02944/FUL	Lommedal Milnthorpe Lane		2	0
447515	129935	19/02268/FUL	Dance Academy 21 St Pauls Hill		8	0
449230	129482	17/02578/FUL	81 Alresford Road		2	0
443871	129077	17/03189/FUL	Beechcroft Sarum Road		1	0
446878	131307	18/00160/FUL	Garage 1 East Garage Block 1 to 14 Rowlings Road	25-Feb-20	7	3
447355	127792	17/03151/FUL	23 Hubert Road		1	0
449125	129168	17/00923/FUL	Chilcomb St Swithun Stratton Road		6	0
446846	130847	17/01172/FUL	49 Stoney Lane		1	0
446530	131180	18/00803/FUL	97 Taplings Road		1	0
447293	128127	18/02917/FUL	Land Adj to Stanmore Primary School, Stanmore Lane		9	0
446352	130999	18/00853/FUL	2 Ruffield Close		1	0
447314	129046	19/00318/FUL	Little Spark Sparkford Road		1	0
449206	129402	18/00829/FUL	78 Alresford Road		3	0
447887	129248	18/01758/FUL	Devenish House 49 Southgate Street	01-Jan-20	9	9
447377	129406	18/01677/FUL	18 St James Lane		1	0
447316	131026	18/01636/FUL	8 Stoney Lane		6	0
447230	130388	18/01432/FUL	The Corner House 15 Berewek		1	0

Eastings	Northing	Application No	Address	Start Date	Net Outstanding	Commenced
			Close			
447011	128910	18/00003/FUL	Struts Sleepers Hill		1	0
446621	130094	18/00405/FUL	43 Chilbolton Avenue		5	0
446302	130706	18/01620/FUL	18 Dean Lane	11-Apr-19	2	2
448748	129691	18/01538/FUL	33 Beggars Lane		1	0
448649	129329	18/01013/FUL	CAR PARK REAR OF 5 BRIDGE Street WATER Lane	01-Apr-19	1	0
446041	130578	18/02454/FUL	HAZELWOOD 29 DOWNSIDE Road		2	0
448055	130034	18/02553/FUL	HYDE ABBEY HOUSE 23 HYDE Street		1	0
448596	129515	19/01105/FUL	60 Eastgate Street		6	0
447534	129894	18/02584/FUL	38A Clifton Road		1	0
446644	129374	16/00517/FUL	180 Greenhill Road	01-Jan-20	1	1
448699	129278	18/02487/FUL	CAPITOL HOUSE OLD STATION APPROACH		1	0
449137	129204	19/00369/HOU	MELBURY HOUSE STRATTON Road		1	0
446529	128428	19/01831/FUL	130 AND 140 STANMORE Lane		4	0
446921	130664	18/02238/FUL	25 ST MATTHEWS Road		1	0
448631	128201	19/00837/PNCOU	Emmaus Community Bar End Road		8	0
445647	128758	19/00127/FUL	Pitt Manor Cottage Kilham Lane		9	0
446848	128320	19/00953/FUL	Level 10 Church Stanmore Lane		1	0
448446	129381	19/01014/FUL	165 HIGH Street		1	0
447700	130046	19/00870/FUL	Cranworth Hall Cranworth Road		2	0
446685	128371	19/01108/FUL	120 Stanmore Lane		1	0
446488	129772	19/00312/FUL	Woodland House 23 Chilbolton Avenue	21-Nov-19	6	6
446180	130993	19/01583/FUL	2-4 Salters Acres		4	0
446276	128820	19/02709/FUL	167 Romsey Road		3	0
448400	130685	19/02162/FUL	18 SimondsS Court Chaundler Road		1	0
446166	130678	19/01847/FUL	37 Dean Lane		1	0
449361	130054	19/01055/FUL	The Cavendish Centre Winnall Close		1	0
447913	129892	19/01472/FUL	21 CITY Road		1	0
<b>Wonston</b>						
448328	140086	20/00036/PNACOU	Hunton Manor Farm Hunton Down Lane		1	0
447514	139492	17/01346/FUL	Hazel Cottage Wonston Road, Wonston		1	0
446263	139587	16/01736/FUL	Old Saddlers Stockbridge Road, Sutton Scotney		1	0
446455	139719	16/03036/FUL	The Beeches Oxford Road, Sutton Scotney		1	0
447385	139450	17/03160/FUL	Wonston Lodge Wonston Road, Wonston		1	0
447307	139675	17/03007/HOU	Brook House Grange Road, Wonston		1	0

## Appendix 5 Large Sites Phasing

Address	Status / Commentary	Net Available	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
<b>Sites with detailed planning permission</b>															
Police Headquarters Romsey Road Winchester	Under construction, completion expected 2024.	244	70	70	70	34	0	0	0	0	0	0	0	0	244
Land At Pitt Manor Romsey Road Winchester	Largely completed.	1	1	0	0	0	0	0	0	0	0	0	0	0	1
Worthy Down Camp, Worthy Down Winchester	Under construction, completion expected 2022.	30	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	2
Knowle Village Business Park, Mayles Lane, Knowle	Largely completed.	2	2	0	0	0	0	0	0	0	0	0	0	0	2
Land east of village centre, Denmead	Denmead Neighbourhood Plan allocation for 90 dwellings. Detailed consent for 91 units, under construction, completion expected 2023.	82	20	40	22	0	0	0	0	0	0	0	0	0	82
Land at Coppice Hill, Bishops Waltham	LPP2 allocation for 80 dwellings. Detailed consents for 73 units in total. Under construction,	37	37	0	0	0	0	0	0	0	0	0	0	0	37

Address	Status / Commentary	Net Available	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
	completion expected 2021.														
Land at Martin Street, Bishops Waltham	LPP2 allocation for 60 dwellings. Detailed consent for 59 units under construction, completion expected 2022.	59	25	25	9	0	0	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. Under construction.	132	10	30	36	50	6	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	20	35	45	35	0	0	0	0	0	0	0	0	135
Sandyfields Nursery, Main Road, Colden Common	LPP2 allocation for 165 dwellings. Detailed consent for 169 units. Part complete, completion expected 2023.	113	45	45	23	0	0	0	0	0	0	0	0	0	113
Land at The Dean, Alresford	LPP2 allocation for 75 dwellings. Detailed consents for a total of 126 units, 10 estimated on the rest of the area. 136 units expected in total, part complete, completion expected 2025.	76	1	25	40	0	10	0	0	0	0	0	0	0	76
Land east of Winchester Road, Wickham	LPP2 allocation for 125 dwellings. Full consent for 120 units. Phasing estimated accordingly.	125	0	0	40	35	35	10	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	82

Address	Status / Commentary	Net Available	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 at Stanmore Estate, north of Stanmore Lane, Winchester	Full consent for 75 dwellings (net) on 2 sites at Stanmore. Under construction, completion expected 2022.	76	41	35	0	0	0	0	0	0	0	0	0	0	76
Kings School House, Sarum Road, Winchester	Site cleared, completion expected 2022.	33	0	33	0	0	0	0	0	0	0	0	0	0	33
Land off Hookpit Farm Lane, Kings Worthy	Full consent for 35 units. Phasing estimated accordingly.	35	0	35	0	0	0	0	0	0	0	0	0	0	35
1 <sup>st</sup> Floor, Radley House, St Cross Rd, Winchester	Under construction, completion expected 2021.	12	12	0	0	0	0	0	0	0	0	0	0	0	12
Saffronland Nursing Home, The Tiled House, Shawford	Under construction, completion expected 2021.	15	15	0	0	0	0	0	0	0	0	0	0	0	15
Meadowlands, Stockbridge Road, Winchester	Under construction, completion expected 2021.	11	11	0	0	0	0	0	0	0	0	0	0	0	11
Primayer House Parklands Business Park, Denmead	Prior Notification approval for 10 residential units, phasing estimated accordingly.	10	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	11

Address	Status / Commentary	Net Available	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
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	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	16
108 Colebrook Street, Winchester	Full consent for 15 units, phasing estimated accordingly.	15	0	0	15	0	0	0	0	0	0	0	0	0	15
Kings Worthy House, Kings Worthy	Prior Notification approval for 16 residential units, phasing estimated accordingly.	16	0	16	0	0	0	0	0	0	0	0	0	0	16
99-103 Springvale Road, Kings Worthy	Full consent for 13 units, phasing estimated accordingly.	13	5	8	0	0	0	0	0	0	0	0	0	0	13
<b>Detailed consents TOTAL</b>		<b>1395</b>	325	476	362	166	51	10	0	0	0	0	0	5	1395
<b>Sites with outline planning permission / allocated in Local Plan</b>															
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	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	20	50	100	100	37	0	0	0	307



Address	Status / Commentary	Net Available	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 at Hillpound The Lakes Swanmore	LPP2 allocation for 140 dwellings. 91 units completed. 2 full applications for remaining area (32 units and 71 units) under consideration. Phasing (of Local Plan balance, 49 units) estimated accordingly.	49	0	0	0	20	29	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	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	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	10
Clayfield Park, Main Road, Colden Common	LPP2 allocation for 53 dwellings. No consent, phasing plan provided, phasing estimated accordingly.	53	0	0	0	15	0	20	0	13	0	0	0	5	53
Land east of Sun Lane, Alresford	LPP2 allocation for 325 dwellings. Outline consent for 320 units. 320 units expected in total, phasing estimated accordingly.	325	0	0	20	40	50	50	50	50	50	10	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	100

Address	Status / Commentary	Net Available	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
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	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	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	75
Spencer House, 59 - 63 Romsey Road, Winchester	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	10
<b>Outline consents / Local Plan allocations TOTAL</b>		<b>1227</b>	<b>0</b>	<b>0</b>	<b>43</b>	<b>160</b>	<b>264</b>	<b>240</b>	<b>200</b>	<b>163</b>	<b>87</b>	<b>10</b>	<b>0</b>	<b>60</b>	<b>1227</b>
<b>Strategic Allocations</b>															
Grainger Site, West of Waterlooville,	Part of LPP1 policy SH2 allocation. 5 phases currently under construction and 4-6 phases expected to be under construction in each of the next 5 years. Phasing estimated accordingly.	1499	125	175	200	200	200	150	100	100	100	75	50	24	1499

Address	Status / Commentary	Net Available	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
North Whiteley	LPP1 policy SH3 allocation. Outline consent granted July 2018 (reserved matters for 8 phases / cells approved / under consideration). Under construction, phasing estimated accordingly.	3496	120	191	230	277	300	300	350	300	350	300	300	478	3496
Barton Farm, Andover Road, Winchester	LPP1 policy WT1 allocation. Phase 1b largely complete, Phase 1a under construction. Reserved matters applications for Phases 3-4 under consideration. Phasing estimated accordingly.	1758	100	115	115	115	115	115	115	115	115	115	115	508	1758
<b>Strategic Allocations TOTAL</b>		<b>6753</b>	<b>345</b>	<b>481</b>	<b>545</b>	<b>592</b>	<b>615</b>	<b>565</b>	<b>565</b>	<b>515</b>	<b>565</b>	<b>490</b>	<b>465</b>	<b>1010</b>	<b>6753</b>
<b>TOTAL Large Sites Supply</b>		<b>9,375</b>	<b>670</b>	<b>957</b>	<b>950</b>	<b>918</b>	<b>930</b>	<b>815</b>	<b>765</b>	<b>678</b>	<b>652</b>	<b>500</b>	<b>465</b>	<b>1,075</b>	<b>9,375</b>

## Appendix 6 Communal Accommodation Completions and Consents

Communal Accommodation - Completions 2019 - 2020					
Completed Sites	Student bedrooms	Apply Ratio (3.7*)	Care bedrooms	Apply Ratio (1.8**)	Total Dwelling Equivalents
Parklands Business Park, Denmead (14/00446/FUL)	0	0	60	33	33
The Tiled House Nursing Home, Southdown Road, Shawford (17/03218/FUL)	0	0	-26	-14	-14
Devenish House, 49 Southgate Street, Winchester (loss of 21 care units to residential scheme, under construction)			-21	-12	-12
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>7</b>	<b>7</b>

\* 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 2020									
Outstanding Sites	Scheme Status / Commentary	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Total 2020-2025	Total 2021-2026
<b>Student</b>									
Pine Cottage, 4 Sparkford Road, Winchester, (17/01595/FUL)	88 studio student flats (self contained). Under construction, completion expected during 2020/21.	88						88	0
180 Greenhill Road, Winchester (16/00517/FUL)	134 units permitted on appeal Oct 2018. Under construction, completion expected from 2021/22.		70	64				134	134
The Cavendish Centre, Winnall Close,	88 student beds as part of mixed-use	-	-	-	-	-	-	-	-

Winchester (19/01055/FUL)	redevelopment including 35 studios. Not started, programme uncertain.								
<b>Student Total</b>		<b>88</b>	<b>70</b>	<b>64</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>222</b>	<b>134</b>
<b>Apply ratio (3.7:1 except Pine Cottage as self-contained units)</b>		<b>88</b>	<b>19</b>	<b>17</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>124</b>	<b>36</b>
<b>Care</b>									
Site of former Captain Barnard PH, Otterbourne Road, Compton (19/00761/OUT)	62 bed care unit. Resubmission of previous consents approved Feb 2020. Not started, implementation in 5 years uncertain.							-	-
Humphries Farm, Hazeley Road, Twyford (SDNP/14/05196/REM)	131 bed (approx.) care unit within mixed use scheme. Industrial element implemented, no progress on care element, implementation in 5 years uncertain.							-	-
Abbeygate, 42 Quarry Road, Winchester (18/02385/FUL)	60 bed dementia and nursing care home approved May 2019. Reserved matters under consideration, not started.			30	30			60	60
The Old Parsonage, Otterbourne (18/02063/FUL)	16 x 2 bed close care apartments. Redevelopment, no net gain expected.							-	-
Burrell House , Romsey Road, Winchester (18/02229/FUL)	10 bedroom adult hospice (C2 use class). Under construction.			10				10	10
<b>Care Total</b>		<b>-</b>	<b>-</b>	<b>40</b>	<b>30</b>	<b>-</b>	<b>-</b>	<b>70</b>	<b>70</b>
<b>Apply ratio (1.8:1)</b>		<b>-</b>	<b>-</b>	<b>22</b>	<b>17</b>	<b>-</b>	<b>-</b>	<b>39</b>	<b>39</b>

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

Site Address		Site Ref	Total Estimate Housing	2020 - 2025	2025 - 2030	2030-2035
Denmead	61 Anmore Road	DE26	7	7	0	0
Denmead	The Cornerstone public house, Mead End Road	DE34	5	5	0	0
Denmead	Denmead Health Centre, Hambledon Road	DE36	9	0	0	9
Kings Worthy	Kings Worthy House / Court, Court Road	KW04	15*	15	0	0
Kings Worthy	Cornerways and Merrydale, Church Lane	KW12	31	31	0	0
New Alresford	Land on the east side of Bridge Road	NA08	8	8	0	0
New Alresford	Units 1-3, The Dean	NA10	0**	0	0	0
Winchester	Land south of 91-95 St Cross Road	WIN10	10	10	0	0
Winchester	The Masters Lodge, St Cross Road	WIN11	14	14	0	0
Winchester	Milesdown, Andover Road, Winchester	WIN15	4	4	0	0
Winchester	Milnthorpe Lane, Winchester	WIN16	45***	45	0	0
Winchester	Jewry Street / St Georges Street	WIN20	4	4	0	0
Winchester	Citygate House, City Road	WIN21	6	6	0	0
Winchester	St Peters Car Park, Gordon Road	WIN22	30	30	0	0
<b>Total</b>			<b>188</b>	<b>179</b>	<b>0</b>	<b>9</b>

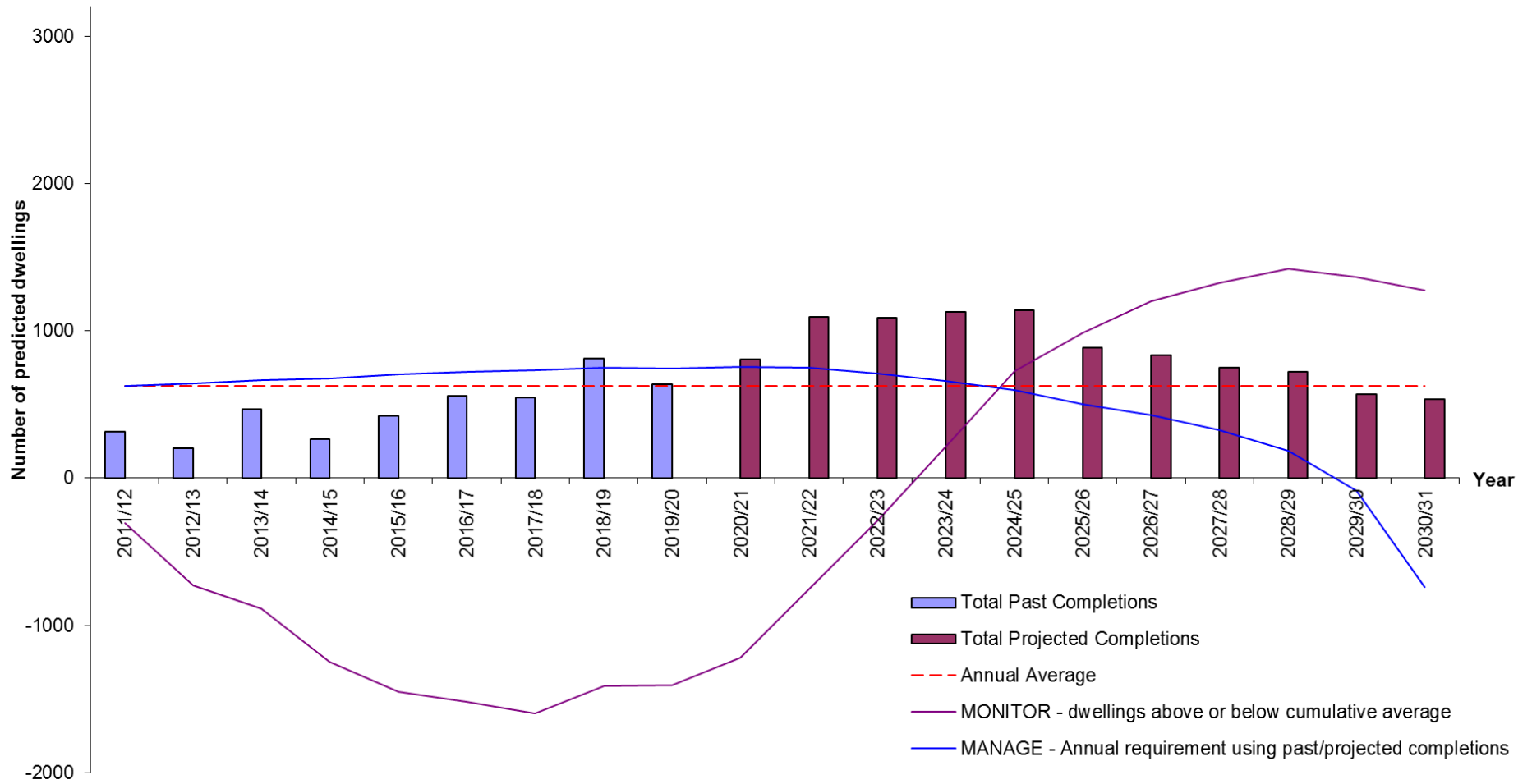
\* Excludes 16 dwellings already permitted under ref: 19/00489/PNCOU

\*\* Excludes all dwellings (already counted under Local Plan allocation NA2).

\*\*\* Excludes 3 dwellings already permitted under ref: 17/02944/FUL

## Appendix 8 Housing Trajectory

### Winchester District Housing Trajectory AMR 2019-2020



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)										325	476	405	326	315	250	200	163	87	10	0	2557	
Small sites										103	102	103	102	103	0	0	0	0	0	0	0	513
SHELLA										35	36	36	36	36	0	0	0	0	0	2	0	181
Strategic Allocs										345	481	545	592	615	565	565	515	565	490	465	0	5743
Windfall										0	0	0	70	70	70	70	70	70	70	70	70	560
Total Projected Completions										808	1095	1089	1126	1139	885	835	748	722	570	537	0	9554
Total Past Completions	317	204	470	262	421	555	547	810	636													4222
Cumulative Completions	317	521	991	1253	1674	2229	2776	3586	4222	5030	6125	7214	8340	9479	10364	11199	11947	12669	13239	13776	0	13776
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	-1403	-1220	-750	-286	215	729	989	1199	1322	1419	1364	1276	0	1276
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	722	734	748	743	753	747	708	661	594	504	427	325	184	-85	-739	0	





