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Winchester District Local Plan

Winchester District Authorities Monitoring Report

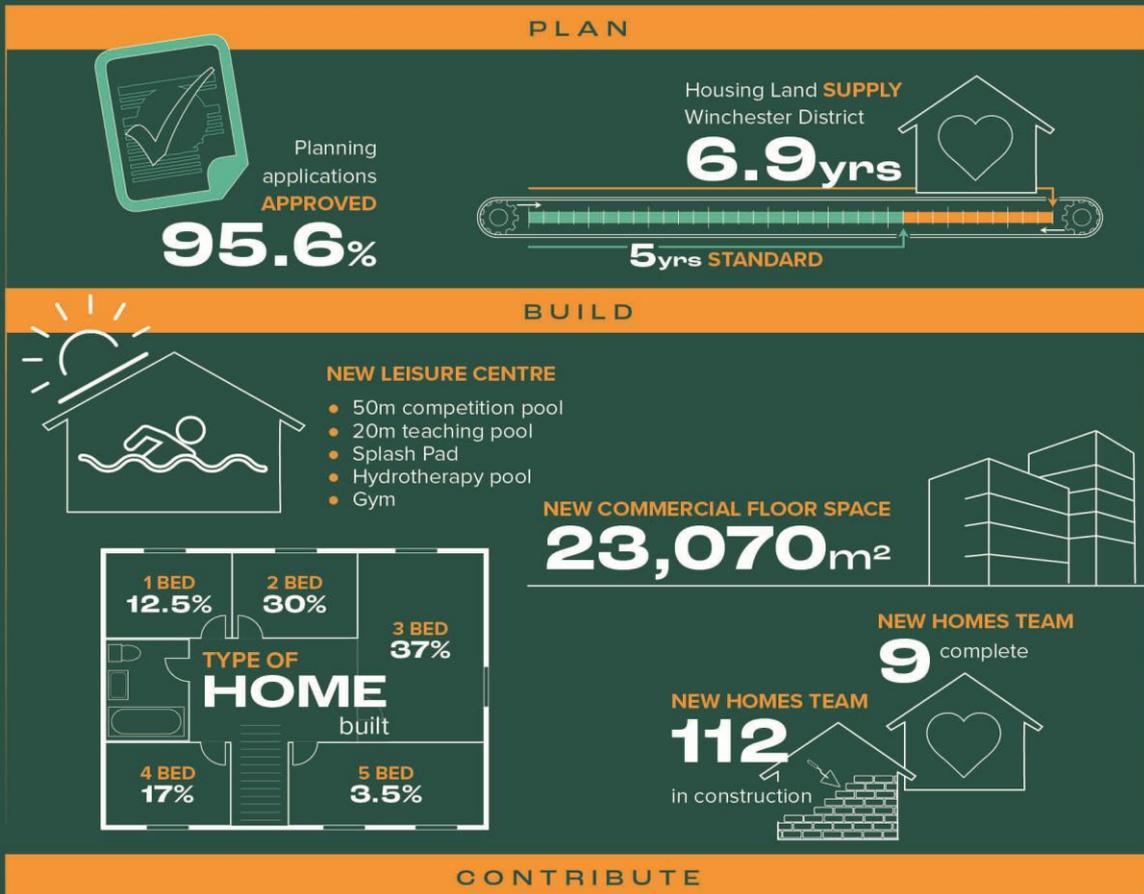
1st April 2020 – 31st March 2021



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1. Introduction and Background

- 1.1 This Authorities Monitoring Report (AMR) for the Winchester District covers the period 1st April 2020 to 31st March 2021. 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 main purpose of the AMR is to monitor the:
- effectiveness of the policies set out in the local development documents; and
 - progress of preparing and adopting the local development documents that are set out in the Local Development Scheme.
- 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.
- 1.3 The AMR can be used to;
- Review actual progress against the LDS timetable. List any adopted or approved Development Plan Documents (DPDs) or SPDs that were listed in the LDS;
 - Identify 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; and
 - Provide a commentary on the progress of local development documents, including any changes in the timetable set out in the Local Development Scheme (the timetable for producing the new Local Plan).
- 1.4 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 by the end of the December. This reflects the availability of data, much of which is not available until the autumn following the end of the financial year.

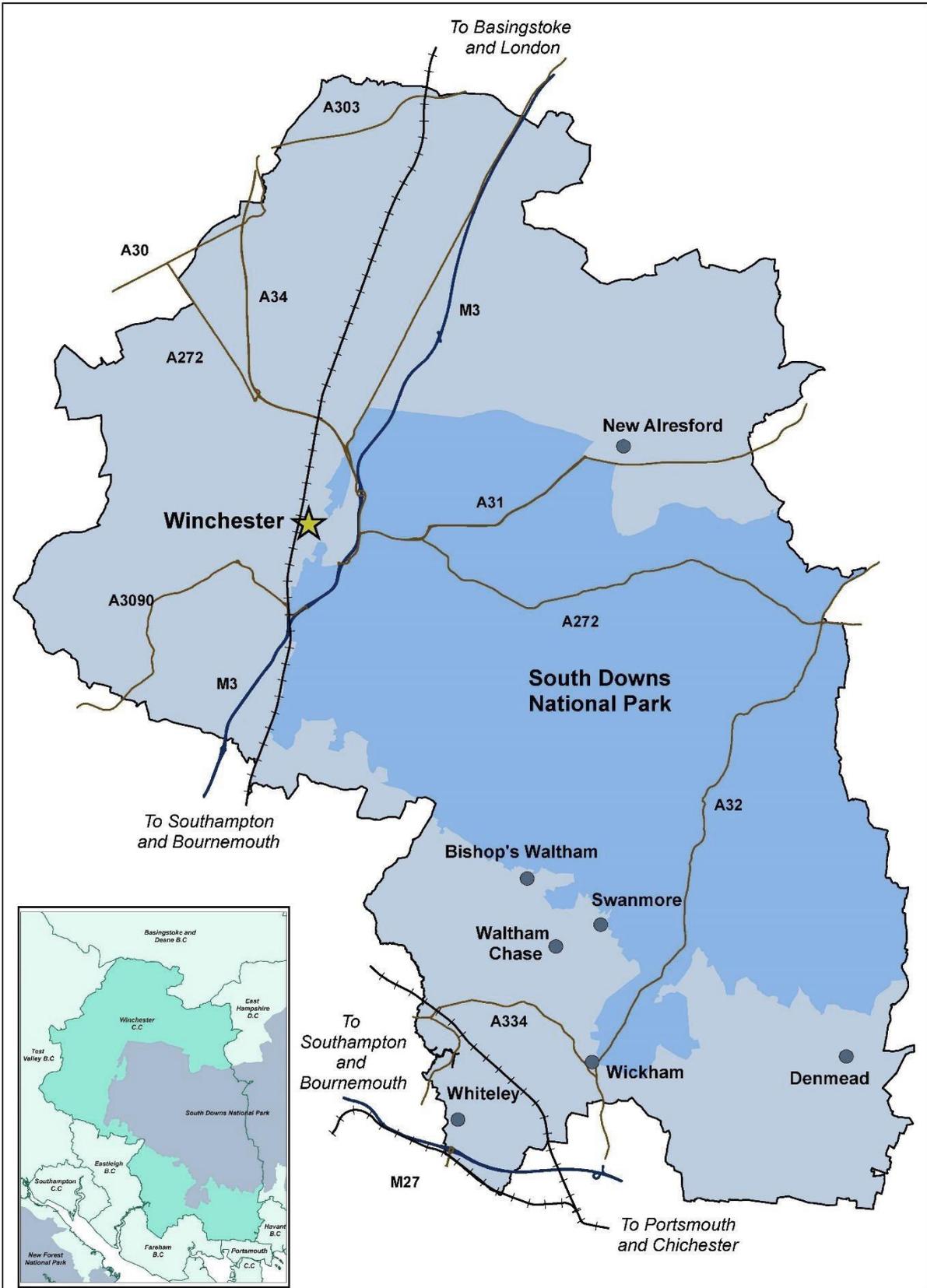


Figure 1: Winchester City Council Boundary (Light Blue Area covered by the AMR)

2. Monitoring Policy Progress

2.1.1 This chapter of the AMR reviews the progress of production of the policy documents. It describes the progress made during the monitoring year in general and discusses the future programme.

2.1.2 The Local Development Scheme (LDS)

The relevant LDS at the time, did not specify any DPDs for approval or adoption during this monitoring period and no DPDs have been approved or adopted during this time. Two Design Statements SPDs were adopted (as set out in Table 1 below) but these are not listed in the LDS.

The Council's LDS was last updated in July 2021 and sets out the timetable for producing a new Local Plan. LDS can be viewed on the Council website [here](#).

2.2 Adopted Development Plan Documents (DPD)

2.2.1 Local Plan Part 1: Joint Core Strategy

This is the key document in the Winchester District Development Framework (LDF). LPP1 was adopted by Winchester City Council on 20 March 2013 and can be viewed [here](#)

2.2.2 Local Plan Part 2: Development Management and Site Allocations

LPP2 was adopted on 5 April 2017 and can be viewed [here](#).

2.2.3 Gypsy, Traveller and Travelling Showpeople Development Plan Document

This was adopted by the Council in February 2019 and document can be viewed [here](#)

2.3 Neighbourhood Planning

2.3.1 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.

2.3.2 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 and can be viewed [here](#). Monitoring of these Plans can be found in Chapter 8 of this AMR.

2.4 Emerging Development Plan Documents (DPD) - Local Plan 2038

- 2.4.1 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.
- 2.4.2 In view of the above, the time period that the new Local Plan covers has been extended from 2038 to 2039 in order to take in account the adjustments that have been made to the timetable for preparing the Local Plan. The Local Plan covers the administrative area of Winchester City Council except for that part within the South Downs National Park, which has adopted its own Local Plan.
- 2.4.3 The city council published a SHELAA in 2020 and more recently, outside of the monitoring period Cabinet agreed a 2021 SHELAA on the 8th December 2021. As part of the work on the emerging Local Plan a number of evidence base studies have been commissioned along with a Local Plan Action Plan that considers the proposed changes that are included in the White Paper. Consultation on the Strategic Issues and Priorities document concluded outside of the monitoring period but started in February 2021. . The consultation was accompanied by a new standalone Local Plan website, linked [here](#).

2.5 Supplementary Planning Documents (SPD)

- 2.5.1 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, linked [here](#).
- 2.5.2 Village and Neighbourhood Design Statements (VDS/NDS) are produced by local groups within each parish or neighbourhood and then adopted by the Council as a SPD. Two VDS/NDS have been adopted during this monitoring period and officers are currently working collaboratively with a number of Parish Councils regarding future Village Design Statements. Details of the current SPD work are outlined in Table 2.5.2: SPD progress 2020 – 2021 below.

Table 2.5.2 SPD progress 2020 - 2021

Document	Status
Adopted or formally consulted within monitoring year	
St Giles Hill NDS	Adopted December 2020
Crawley VDS	Adopted December 2020
SPDs currently being developed/updated	
Colden Common VDS, Micheldever VDS, Littleton VDS, Soberton VDS, Compton & Shawford VDS.	

2.6 Self and Custom Build Register

2.6.1 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.

2.6.2 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 2020 (base period5) 65 individuals had been added to part 1 (those with a local connection) of the register and 18 on part 2 (those who don't have a local connection).

2.6.3 The table below sets out the totals from base period 1 to date.

Self build totals					
	Base Periods	Part 1 of Register	Part 2 of Register	Total on Register	CIL exemptions
1	01/04/16- 30/10/16	35	0	35	44
2	31/10/16- 30/10/17	53	0	53	27
3	31/10/17 - 30/10/18	46	0	46	27
	LOCAL	CONNECTION	TEST	IMPLEMENTED	
4	31/10/18 - 30/10/19	74	12	86	30
5	31/10/19 - 30/10/20	65	18	83	38
6	31/10/20 - 30/10/21	70	23	93	31
	Totals	343	53	396	197

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. Appendix 2 includes a table of all of the DTC meetings that have taken place during the monitoring year.
- 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.
- 3.1.3 A wide variety of liaison and joint working with neighbouring authorities and other organisations is undertaken under the duty to cooperate and only the important actions are discussed in the AMR.

3.2 Joint Working

- 3.2.1 The council undertakes regular and ongoing joint working meetings including with a range of statutory agencies and organisations, Boards and Partnerships as part of the work on the development of the Local Plan.
- 3.2.2 The council continues to meeting with the following groups on a regular basis to discuss matters of relevance to strategic planning issues:
- 3.2.3 Hampshire and Isle of Wight Planning Officers Group (HIPOG), Development Plans Group (DPG), Planning Research and Liaison Group (PRLG), Partnership for South Hampshire Planning Officers Group (PfSH POG), PfSH Planning Officers Group, PfSH Water Quality Working Group, PfSH Air Quality Working Group, Development Control Practitioners Group, Hampshire wide Biodiversity Net Gain Officers Group and HIPOG Sustainable Design Group.
- 3.2.4 These groups all continue to meet regularly and include officer representatives of all Hampshire borough/district councils including Isle of Wight District Council and Hampshire

County Council. Experience and information is discussed and joint approaches agreed on strategic planning matters, including the progress of Local Plans, shared technical research and the evidence base. The interpretation of government advice, new regulations 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, through Member representation on the Joint Committee and officer working groups on a number of issues. The joint work in this monitoring period includes air quality, water quality, net environmental gain and Solent Brent Geese Strategy.

3.4 Bird Aware Solent (Solent Recreation and Mitigation Partnership (SRMP))

3.4.1 WCC is part of Bird Aware Solent (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 Bird Aware Solent is to coordinate implementation of the mitigation measures necessary to address the impact of additional recreational pressure on the Solent Special Protection Areas (SPAs) arising from new housebuilding, which would be funded by developer contributions. Contributions have been collected from relevant developments within a 5.6km radius of the SPAs.

3.5 Cooperation with Neighbouring Local Planning Authorities

- 3.5.1 The Council has continued to liaise with neighbouring planning authorities on a number of important issues including emerging Local Plans and DPD's produced by neighbouring authorities
- 3.5.2 The council also engages with neighbouring authorities specifically under Duty to Cooperate regarding the provision of new Local Plans and has Statements of Common Ground..
- 3.5.3 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 that are close to or

straddle the boundary. The SDNP local plan is now adopted and discussions continue with SDNP in respect of VDS for settlements that 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 (close to the boundary with Fareham Borough), Welborne (in Fareham Borough but bordering the southern boundary of Winchester District).
- 3.6.2 The West of Waterlooville Forum is administered by WCC and includes representatives of Havant Borough Council, Hampshire County Council, Denmead Parish Council and Southwick and Newlands Parish Council. Development of the major development area is well underway and the Forum focuses on the development of the new community including delivery of community infrastructure.
- 3.6.3 The Joint West of Waterlooville Planning Committee was formed by agreement of Havant Borough Council and Winchester City Council to consider some planning applications within the major development area.
- 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. Winchester City Council is safeguarding the area of green infrastructure in its development plan (policy CP18) under its Duty to Cooperate.

3.7 Infrastructure Delivery Agencies and Other Bodies

- 3.7.1 Hampshire County Council (HCC) is the minerals and waste, education and highway authority and is therefore responsible for various issues that affect the Local Plan. It also deals with some flood risk management as lead local flood authority, 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.

- 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 Curdridge Parish.
- 3.7.4 Local Planning Authorities are required to liaise with Local Enterprise Partnerships (LEPs). In the WCC planning area it is the Enterprise M3 LEP.
- 3.7.5 Local planning authorities are required to liaise with Local Nature Partnerships (LNPs). The Hampshire and Isle of Wight Local Nature Partnership (HioWLNP) 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 is also involved with the Hampshire and Isle of Wight Wildlife Trust on a number of projects on a periodic basis.
- 3.7.6 The table which provides a summary of the main specific actions undertaken during the monitoring year 2020 – 2021 can be found in Appendix 2.

4 Housing Land Supply

4.1 This section sets out the 5 year housing land supply situation for the 5-year period from April 2021 to March 2026, and for the period 2022-2027.

4.1.1 This meets the requirement at paragraph 74 of the National Planning Policy Framework (NPPF) to *'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'* The detailed information used to compile the 5-year land availability assessment is included in Appendix 3.1, including net completions during the Local Plan period and information on the delivery of large sites, small sites and SHELAA sites.

4.1.2 Comparison of the 5-year requirement with the available supply produces the following results (see Table 4.1.2 below for full calculation):

Table 4.1.2 - 5 Year Land Availability		
	2021 - 2026 District Total	2022 - 2027 District Total
Requirement (including 5% buffer)	3,491	3,491
Supply	4,850	4,260
Years supply	6.9 Years	6.1 Years

4.1.3 The table above shows that there is substantially more than 5 years' supply for both the 2021-26 and 2022-2027 monitoring periods. The housing trajectory (Appendix 3.8 and 3.9) 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.

4.1.4 The table above shows that there is substantially more than 5 years' supply for both the 2021-26 and 2022-2027 monitoring periods. The housing trajectory (Appendix 3.8 and 3.9) 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.

4.1.5 **Table 4.1.5 - Full 5 Year Land Availability Calculations (2021-2026)**

5 Year Period: 2021-2026			
a	2011- 2021 requirement (housing trajectory & local housing need)		5,243
b	Completions to Apr 2021 (including communal)		5,514
c	Shortfall at 2021	(a - b)	0
d	Remaining years of Plan		10 years
e	Annual shortfall 2021-2031	(c / d)	0
f	5 Year shortfall	(e x 5)	0
g	5-year requirement from 2021 (local housing need)	(665 x 5)	3,325
h	5 Year requirement + shortfall	(f + g)	3,325
i	Total requirement with 5% buffer	(h + 5%)	3,491
Therefore			
j	Annual requirement for 5 years	(i / 5)	698
k	Supply over 5 years		4,850
l	District 5 year land supply	(k / j)	6.9 years

4.1.6 **Table 4.1.6 Full 5 Year Land Availability Calculations (2022 – 2027)**

5 Year Period: 2022-2027			
a	2011- 2022 requirement (Local Plan trajectory & local housing need)		5,908
b	Completions to Apr 2022 (projected, incl. communal)		6,748
c	Shortfall at 2022	(a - b)	0
d	Remaining years of Plan		9 years
e	Annual shortfall 2022-2031	(c / d)	0
f	5 Year shortfall	(e x 5)	0
g	5-year requirement from 2022 (local housing need)	(665 x 5)	3,325
h	5 Year requirement + shortfall	(f + g)	3,325
i	Total requirement with 5% buffer	(h + 5%)	3,491
Therefore			
j	Annual requirement for 5 years	(i / 5)	698
k	Supply over 5 year period		4,260
l	District 5 year land supply	(k / j)	6.1 years

5 Local Plan Part 1: Core Strategy 2013

5.1 This chapter provides a snapshot on the Council’s position in relation to targets from the adopted Core Strategy (2013).

5.2 All supporting documentation within this section is available on the website. Please see Appendix 4 for data from 2011 – 2021. The council consulted on a new draft Local Plan and is using all the feedback received from the Strategic and Priorities consultation to help inform and develop the new draft Local Plan (‘Regulation 18’ stage)

5.3 For the full text of the policies and explanatory text please see the following links:

5.3.1 Chapters 1 – 3 (Introduction and Background, Profile of Winchester District, Development Strategy) can be viewed [here](#)

5.3.2 Chapters 4 – 6 (Spatial Strategy Winchester Town, South Hampshire Urban Areas, Market Towns and Rural Area) can be viewed [here](#)

5.3.3 Chapters 7 – 10 (Active Communities, Prosperous Economy, High Quality Environment, Implementation and Monitoring with appendices) can be viewed [here](#)

5.4 Development Strategy

5.4.1 The council is in the process of updating the Local Plan and as part of the consultation on the Strategic Issues and Priorities document a table was included in this document that identified whether a policy would be potentially replaced by a national policy or there was scope for a Local Plan policy.

5.4.2 As this is the case for the purposes of this year’s AMR has only focused on the following policies:

Table 5.4.2. All policies monitored in this section

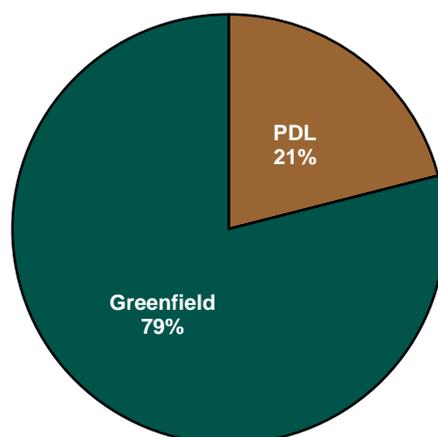
Policies	
Development Strategy and Principles	DS1
Spatial Strategy	
Winchester Town	WT1 – Development Strategy for Winchester Town WT2 – Strategic Housing Allocation – North WT3 – Bushfield Camp Opportunity Site
South Hampshire Urban Areas	SH1 – Development Strategy for South Hampshire Urban Areas SH2 – Strategic Housing Allocation – West of Waterlooville SH3 – Strategic Housing Allocation – North Whiteley SH4 – North Fareham SDA

Market Towns and Rural Area	MTRA1 – Development Strategy Market Towns and Rural Area MTRA2 – Market Towns and Larger Villages MTRA3 – Other Settlements in the Market Towns and Rural Area MTRA4 – Development in the Countryside MTRA5 – Major Commercial and Educational Establishments in the Countryside
Core Policies	
Active Communities	CP2 - Housing Provision and Mix CP3 - Affordable Housing Provision on Market Led Housing Sites CP5 - Sites for Gypsies, Travellers and Travelling Showpeople CP7 – Open Space, Sport and Recreation
Prosperous Economy	CP8 - Economic Growth and Diversification CP9 - Mix of employment land and premises in the District
High Quality Environment	CP14 - The Effective Use of Land

5.5 Policy DS1 Development Strategy and Principles

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

Net dwelling completions on Previously Developed Land (PDL) and Greenfield 2020 - 2021

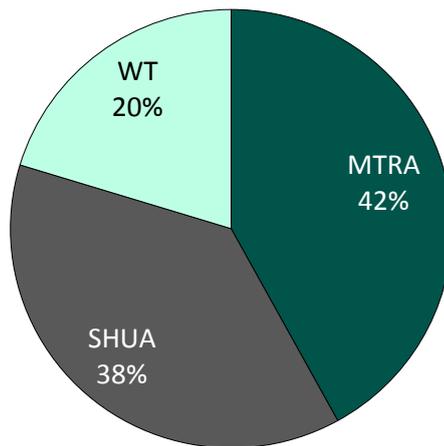


5.5.2 The increase in the proportion of housing completions on Greenfield land is due to completions on a number of sites which were previously undeveloped including various Local Plan Part 2 allocations, Kings Barton (Barton Farm), and Land West of Waterlooville which included greenfield land in their allocations. It is anticipated that the percentage of PDL development will continue to fall in the next few years as many of the sites coming

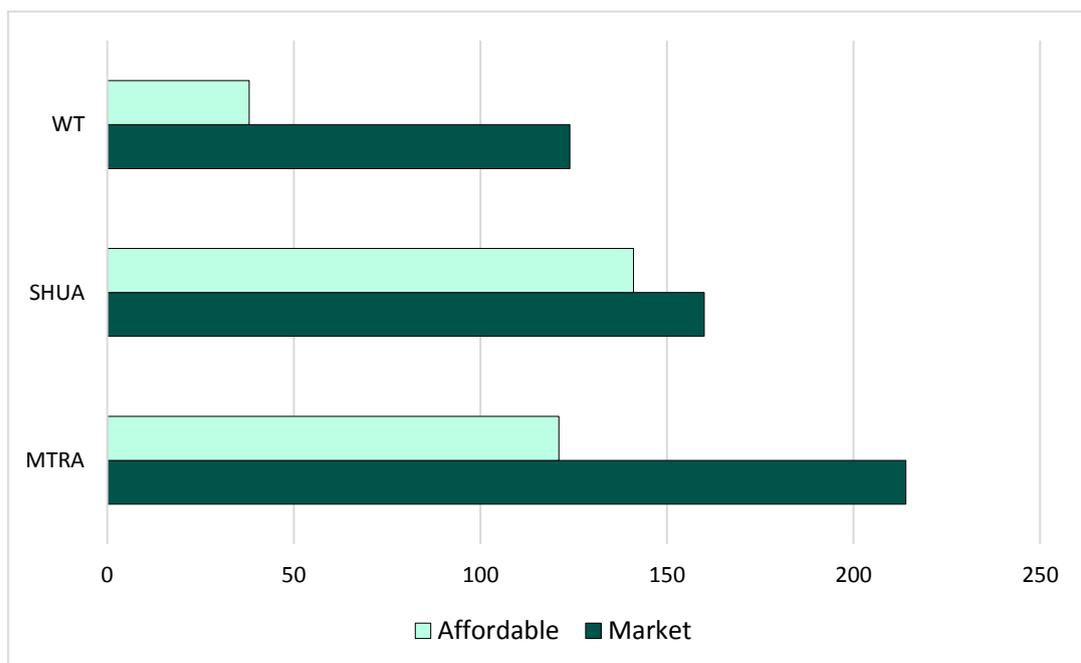
forward are now on Greenfield land albeit allocated in the plan.

5.5.3 For further details on the proportion of housing completions on previously developed land and greenfield land please see Appendix 4 – table 4.1

Net dwelling completions by policy area (Market Towns and Rural Area, South Hampshire Urban Areas and Winchester Town)



Gross dwelling completions by policy area (affordable housing and market rate)



5.5.4 For details on net dwelling completions split by affordable housing and market dwellings since 2011/12, please see Appendix 4 – table 4.6

5.6 Winchester Town Area (including Policy WT1, WT2 and WT3)

- WT1 (Development Strategy for Winchester Town): there were 95 net dwelling completions in this policy area, of which 74 were market homes and 21 were affordable housing.
- WT2 (Strategic Housing Allocation – Barton Farm): there were 67 net dwelling completions in this policy area, of which 50 were market and 17 were affordable homes.
- WT3 (Bushfield Camp Employment Site): the employment allocation at Bushfield camp has not yet come forward although it is understood that the owners of the site are in active discussion regarding bringing forward plans for the development of this site.

5.6.1 South Hampshire Urban Areas (including policy SH1, SH2, SH3 and SH4)

- SH1 Development Strategy for South Hampshire Urban Areas: there was a net dwelling loss of 1 dwelling in this policy area.
- SH2 Strategic Housing Allocation – West of Waterlooville): there were 91 net dwelling completions in this policy area, of which 69 were market homes and 22 were affordable housing.
- SH3 (Strategic Housing Allocation – North Whiteley): there were 211 net dwelling completions in this policy area and 92 of these dwellings were market dwellings and 119 were affordable housing.
- SH4 (North Fareham Strategic Development Area (SDA): there were no dwelling completions at Welborne in the monitoring year. The SH4 area is designated as a settlement gap to protect its open character and this is achieved under policy CP18.

5.7 Spatial Strategy – Market Towns and Rural Area

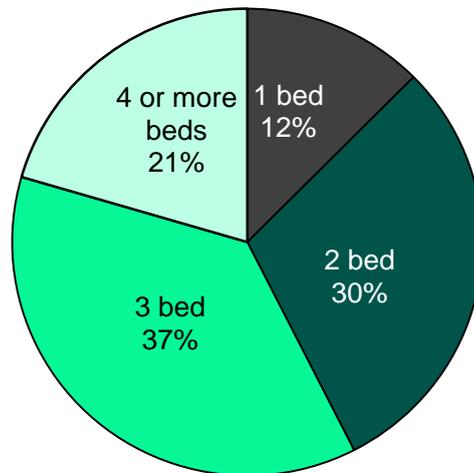
- MTRA2 (Market Towns and Larger Villages): there were 288 net dwelling completions in this policy area of which 167 were market and 121 were affordable housing.
- MTRA3a (Other Settlements in the Market Towns and Rural Area): there were 6 net dwelling completions in this policy area during the monitoring period. All of these dwellings were market housing.
- MTRA3b (Other Settlements in the Market Towns and Rural Area): there were 28 dwelling completions in this policy area in the monitoring year. All of these dwellings were market homes.
- MTRA4 (Development in the Countryside) There were 13 net dwelling completions of which all were market housing.
- MTRA5 (Major Commercial and Educational Establishments in the Countryside): there were no completions under this policy during the monitoring period.

5.8 Housing Completions by plan area 2011-2021 can be found in Appendix 4 – table 4.2

5.9 Policy CP2 - Housing Provision and Mix.

5.9.1 Policy CP2 requires a suitable housing mix of sizes, types and tenures. Table (5.8.2) below shows the variety of housing sizes on new completions in the year 2020 – 2021 by the number of bedrooms.

5.10 Net dwelling completions by number of bedrooms 2020 - 2021



5.10.1 The above chart indicates that 67% of completions were 2 or 3 bedroomed dwellings, indicating the policy is being achieved. Appendix 4 – table 4.3 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)

5.11 Policy CP3 Affordable Housing Provision on Market Led Housing Sites

5.11.1 There were 300 affordable net dwelling completions within the monitoring period and this accounts for 38% of all net dwelling completions and therefore just below the target of 40% of new dwellings to be affordable subject to viability. For details of all Affordable Housing Completions 2020 – 2021 please see Appendix 4 table 4.5

5.12 Policy CP5 Sites for Gypsies, Travellers and Travelling Showpeople

5.12.1 Policy CP5 sets out the strategic approach to traveller site provision, with policy DM4 of Local Part 2 setting pitch targets. These are translated into site allocations and relevant policies in the Traveller Development Plan Document (2019). The results of monitoring traveller provision are set out in Chapter 7 below.

5.13 Policy CP7 Open Space, Sport and Recreation

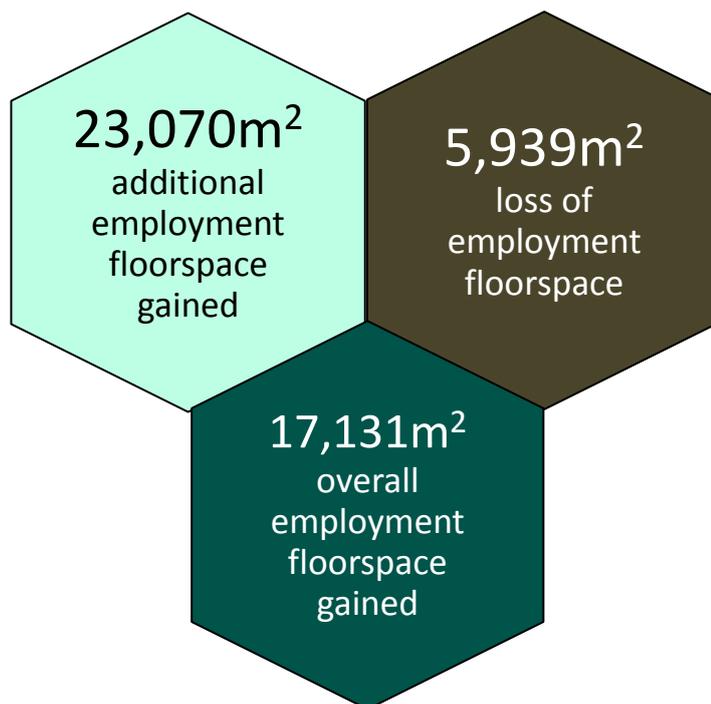
5.13.1 During that time period there were very few S106 agreements entered in to, as apart from the Major Development Areas and some of the larger sites they have been replaced by CIL. For details of Open Space fund receipts from 2011/12 please see Appendix 4 – table 4.7

5.13.2 Amount of Open Space Provided In Association with New Developments/Amount of Open space (play space & sports provision) (Public open space secured through allocations & developments) 2020-2021

- 15/01728/REM: Torbay Farm, Upham: 0.19 ha
- 16/03505/FUL: (Policy BW1) Coppice Hill, Bishops Waltham: 0.37 ha

5.14 Summary of gains and losses of employment floor space

5.14.1 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.

5.15 Policy CP8 Economic Growth and Diversification

- For details on employment floor space gains and losses by type 2011 – 2021 please see Appendix 4 table 4.8

- For further details on amount for floor space gains completed 2020-2021 by type please see Appendix 4 table 4.9
- For further details on amount for floor space losses completed 2020-2021 by type please see Appendix 4 table 4.10

5.15.1 In terms of Policy CP8 (Economic Growth and Diversification) during the monitoring period 17,131m² of overall additional (including the floor space lost during this monitoring period) employment space was completed within the district. Table 24 sets out the completions in detail below.

5.16 Policy CP9 Mix of employment land and premises in the District

5.16.1 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 planning permission is required and retaining a business use would not be reasonable.

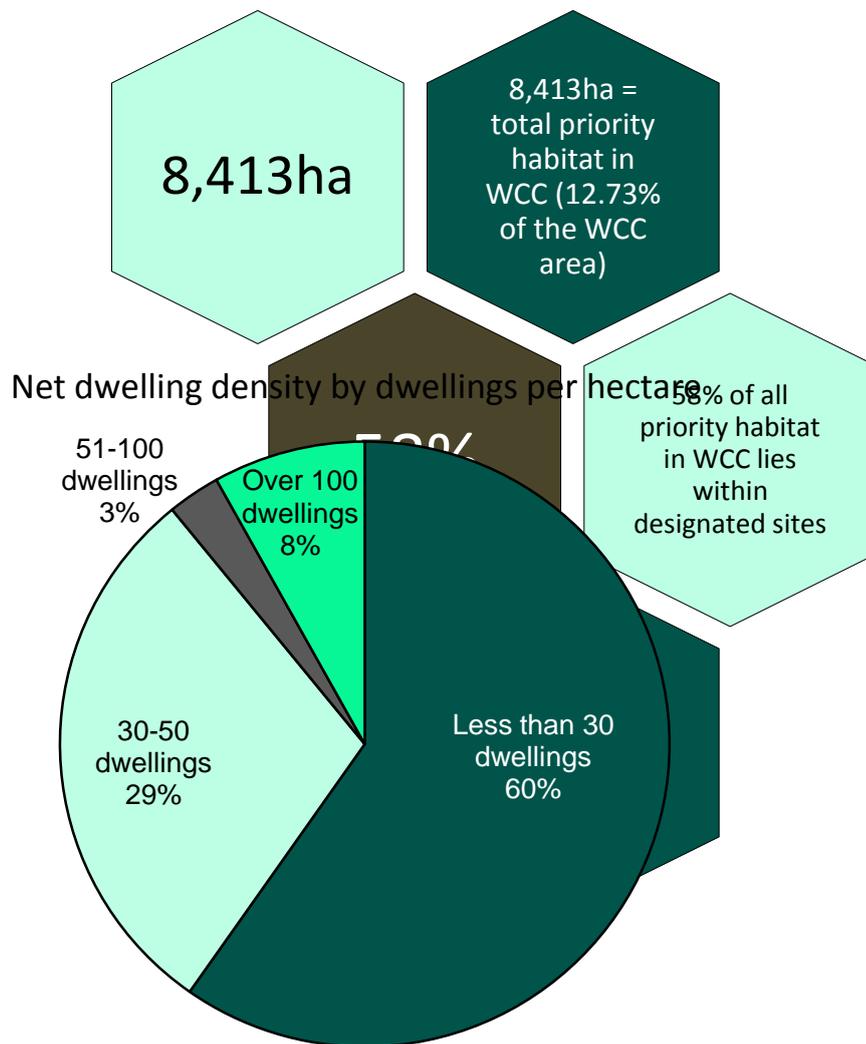
5.17 Policy CP14 The Effective Use of Land

5.17.1 The pie chart below shows the average densities of new housing developments within various settlements.

5.17.2 For the average density of completions (residential) within each monitoring year since 2011/12 please see Appendix 4 – table 4.4

5.18 HBIC Priority habitats: 2020 – 2021 summary

- No new SINC in Winchester district were approved during 2020-2021
- No SINC in Winchester City Council district were lost during 2020-2021.
- 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.
- For full details on site losses and changes over the monitoring period and from 2011, please refer to the HBIC data in appendix – Appendix 4 – tables 4.11 – 4.17. The illustration below



identifies the key messages from this data.

- For further detail on Winchester City Council’s new Biodiversity Action Plan, please see the following link: <https://www.winchester.gov.uk/planning/landscape-countryside/biodiversity>

6 Local Plan Part 2: Development Management and Site Allocations 2017 (LPP2)

6.1 Introduction

- 6.1.1 The 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 the area that lies within the South Downs National Park. The National Park Authority is the planning authority for this part of the District and has adopted its own local plan. A Neighbourhood Plan has been made for the part of Denmead Parish that is located 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 Planning applications and refusal reasons by policy

- 6.2.1 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. During the monitoring year, 1420 planning applications were determined.
- 6.2.2 This includes: Full, Listed Building Consent, Outline, Reserved Matters and Prior Approvals. Of these, 95.6% (1358) planning applications were approved and 4.4% of applications (62 planning applications) were refused.
- 6.2.3 The table below identifies the most frequently cited policies in reasons for refusal. For detail on all policies outlined in all planning application refusals, please see Appendix 5.

Policy	Policy mentioned in planning application refusals %
DM16 - Site Design Criteria	47%
MTRA4 - Countryside	40%
DM15 - Local Distinctiveness	37%
CP16 - Biodiversity	37%
DM23 - Rural Character	35%
DM17 - Site Development Principles	26%
CP13 - High Quality Design	18%
CP15 - Green infrastructure	18%
DM18 - Access and Parking	16%
Village Design Statement, Neighbourhood Plan and/or Supplementary Planning Document	15%

6.3 Development Strategy

6.4 WIN4 – Silver Hill Mixed Use Site (Central Winchester Regeneration)

- 6.4.1 This policy sets out the development principles for the redevelopment of the Silver Hill mixed use area now referred to as the Central Winchester Regeneration (CWR). The policy sets out the principles for the redevelopment to include retail, residential, community/civic uses, and other town centre uses. The Central Winchester Regeneration Supplementary Planning Document has been adopted to provide more detailed guidance.
- 6.4.2 Options were explored for development in the CWR SPD area and shared in public, after which and having considered public views, draft CWR Development Proposals were approved at Cabinet in March 2021. Outside of the monitoring period, Cabinet approved the Strategic Outline Case, including the preferred delivery route and the development site, in July 2021 and approval sought to progress to procurement of a development partner for the defined site in December 2021. Full Council approval to proceed is being sought in January 2022.
- 6.4.3 A planning consent for temporary residential use of Coitbury House was granted during the monitoring period, along with several applications for minor changes to some units fronting the High Street, which are within the Central Winchester SPD area.

6.5 WIN5 – Station Approach Area – Development Principle

- 6.5.1 This policy sets out the development principles for the redevelopment of the Station Approach area of town including the uses to be included, the requirement to relate positively to the Conservation Area and guidance on the design and scale of the proposed buildings.

Following a grant of outline planning permission for a mixed use redevelopment of the site (ref: 19/00601/OUT) the decision was successfully challenged by judicial review. The permission was quashed by the court and the application therefore remains undetermined. The council is currently considering its next steps regarding how it intends to take forward proposals to redevelop the land.

6.6 WIN6 – The Carfax Mixed Use Site

- 6.6.1 This policy sets out the development principles for the redevelopment of the Carfax land which should comprise a mix of uses. The site is part of the Station Approach major project area. This policy defines the principles for the redevelopment of the site which is expected to include office, retail or leisure, residential and car parking. No planning applications have been submitted in respect of this site during the monitoring period.

6.7 WIN7 – The Cattlemarket Mixed Use Site

- 6.7.1 This policy sets out the development principles for the redevelopment of The Cattlemarket and again, as with Carfax, will consist of a mix of uses. The redevelopment should include offices, retail or leisure, residential and car parking. This site also forms part of the larger Station Approach site. No planning applications have been submitted in respect of this site during the monitoring period.

6.8 WIN8 – Stanmore

- 6.8.1 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. Permission was granted for the main housing site in Stanmore, at The Valley, in 2017 and construction started in this monitoring year, although there were no completions. The scheme has just been finished so the dwellings built will feature in the next monitoring period. There were also four applications granted planning permission within this monitoring period (21/00598/FUL, 21/00486/HOU, 20/02784/FUL and 20/02529/DIC) but these were minor amendments to the consented development relating to amendments to elevations, extensions, an additional block which added 2 flats to 3 flats approved and a surfaces finishes plan.

6.9 WIN9 – Houses in Multiple Occupation

- 6.9.1 Policy WIN9 sets out criteria for controlling the number of HMOs and states that the Council will designate Article 4 Directions in areas where it is necessary to restrict permitted development rights in relation to the creation of HMOs. No more than 20% of properties in

the total area and 25% in any one street should be HMOs subject to some stated exceptions. Furthermore, 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. The table below lists the decisions relating to HMOs during the monitoring period.

08/08/2019	19/01707/FUL	FUL	Permitted	20 Priors Dean Road Harestock SO22 6JT	Change of use from a 6-bedroom C4 class HMO to a 7-bedroom Sui Generis HMO, including alterations to convert the storage room / garage into habitable accommodation.
02/09/2019	19/01880/FUL	FUL	Permitted	44 Fromond Road Winchester SO22 6EG	Change of use of the existing 6 bed House in Multiple Occupancy (HMO) (C4 use) to a 7 bed HMO (sui generis use) (resubmission of application 18/02853/FUL).
27/04/2020	20/00837/FUL	FUL	Permitted	28 Thurmond Road Winchester SO22 4DE	2 storey side extension to existing HMO
27/11/2020	20/02635/FUL	FUL	Permitted	7 Milner Place Winchester SO22 4AY	C4 HMO Use to Dual use C3 Residential / C4 HMO use.

6.10 WIN10 – Abbots Barton

6.10.1 This development at Hillers Way has now been completed.

6.11 WIN11 – Winnall

6.11.1 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.

6.11.2 The table below shows the planning applications that were permitted during the monitoring year for Winnall.

31/07/2020	20/01654/FUL	FUL	Permitted	Balfour House Winnall Close Winchester Hampshire	(amended plans 09.12.2020) Upwards extensions and side extensions to existing buildings including recladding to provide an additional 24 beds of purpose built student accommodation (sui generis) and 4 beds of residential (C3).
27/04/2020	20/00839/FUL	FUL	Permitted	Unit 13 Winnall Valley Road Winchester Hampshire SO23 0LD	Part retrospective B8/B1 Car Storage, installation of 4 wind catchers, installation of a new entrance door and internal alterations.

6.12 Market Towns and Rural Area

6.12.1 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.

6.12.2 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 the below table 6.12.3 Denmead’s target of 250 has been addressed through the Denmead Neighbourhood Plan.

6.12.3 Table 6.12. 3: Housing Distribution across the MTRA Area from LPP2

Settlement	Requirement	Net Completions 01.04.2011 – 31.03.2021	Net Completions 2020-21
Bishop’s Waltham	500	256	112
New Alresford	500	189	12
Colden Common	250	93	86
Denmead	250	272	68
King’s Worthy	250	160	6
Swanmore	250	192	0
Waltham Chase	250	211	2
Wickham	250	60	2
Total	2,250	1,433	288

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

Please see link here to the [Gypsy, Traveller & Travelling Showpersons Development Plan Document](#) for detailed information outlining individual policies.

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 Gypsy and Traveller DPD was adopted in February 2019.

7.1.3 Appendix 6 provides detailed information on traveller site consents since the start of the Traveller DPD period (September 2016), as well as current supply. This shows that, for gypsies and travellers, the DPD requirement for 19 pitches in the plan period has already been exceeded by the granting of 34 consents from 2016 to 2021. For travelling showpeople only 4 plots have been granted against the DPD requirement of 24 plots, due to a lack of suitable and available sites. The position in terms of 5-year land availability of traveller sites is set out below:

7.1.4 **Table 7.1.4 5-Year Traveller Pitch / Plot Availability 2021-2026**

Calculation	Gypsies & Travellers	Travelling Showpeople
a. 2016-2026 requirement + other proven need	12 + 4 = 16	21
b. Completions 2016-2021	34	4
c. Remaining 5-Year requirement 2021 – 2026	-18	17

(a – b)		
d. Buffer (5% / 20%) (c x 5% or 20%)	0	0.9 / 3.4
e. Total 5 year requirement 2021 – 2025 with 5% / 20% buffer (c + d)	-18	18 / 20 (rounded)
f. Supply 2021-2026	10	7
g. Years pitch / plot supply	N/A - negative requirement	1.9 / 1.8

7.2 TR1 – Safeguarding Permitted Sites

7.2.1 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.

7.3 TR2 – Sites with Temporary Consent

7.3.1 Policy TR2 identified two sites within the district that had temporary permission and allocated these for permanent traveller use. Both of the sites identified in policy TR2 have now gained permanent planning permission in previous monitoring periods.

7.4 TR3 – Carousel Park, Micheldever

7.4.1 The site 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 investigating the current situation on site to determine whether the use of the land is in accordance with the planning permission and therefore if further enforcement action needs to be taken if breaches of planning control are identified. The council will review the site allocation as necessary in updating the Local Plan.

7.5 TR4 – The Nurseries, Shedfield

7.5.1 Policy TR4 is allocated for the use of Travelling Showpersons'. This site currently already consists mostly of travelling showpersons' plots. There are currently 4 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.

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

7.6 TR5 – Expansion or intensification of existing sites

7.6.1 Policy TR5 allows in principle for 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 refused under this policy during this monitoring period at Greenacres, Pricketts Hill, Shedfield (20/00841/FUL).

7.7 TR6 – Planning Applications

7.7.1 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. There were four applications refused under this policy during this monitoring period, three at the Pony Paddocks, Hipley Road, World's End (20/01806/FUL, 20/00511/FUL, 20/00510/FUL) and one at Lower Paddock, Bent Lane, Hambledon. Appeals were submitted in all four cases, with a hearing awaited for the Pony Paddocks sites and the appeal at Lower Paddock was dismissed. In addition, an existing appeal at Southwick Ranch, North Boarhunt was allowed during the monitoring period (1 pitch).

7.8 TR7 – Design guidance and Site Layout

7.8.1 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. All the applications mentioned above were considered in relation to this policy.

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 used in the determination of planning applications. Policies must be in compliance with the development plan and Neighbourhood Plans cannot be used as a means to prevent 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.

8.1.4 Denmead Parish Council are currently undertaking a review of the Neighbourhood Plan.

8.2 Policy Monitoring

8.2.1 There are 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. You can read the Denmead Neighbourhood Plan [here](#)

Details and further explanation for each [policy can be found on the Denmead Neighbourhood Plan linked here - <http://denmeadneighbourhoodplan.org.uk/>

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 borrowed money 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 in to effect on 7th April 2014. The Cabinet, at its meeting on 19th March 2014 approved the CIL Regulation 123 List (now superseded by the councils' Infrastructure Funding Statement published December 2020) 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 for both the collection and implementation of CIL.
- 15% of CIL for qualifying development in a particular area to go to the appropriate Parish Council or in the case of Winchester Town Area, the Winchester Town Account (this rises to 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 (this arrangement ceased in September 2018 – see 9.2 below).
- The remaining CIL receipts to a programme to be developed for the delivery of priority infrastructure projects included on the Regulation 123 List.

9.1.3 Since 2014 the council has developed a CIL spending protocol which has evolved over time and sets out how funds will be prioritized (see section 9.2 below). The original protocol was agreed by Cabinet in June 2016 (CAB2807) and has been up-dated several times since (the Town Forum which receives 15% of income – the neighbourhood portion in the town area - has its own protocol for allocating funds). This protocol includes approval annually by Cabinet of a rolling three year spending

programme. During the reporting period this programme was approved by Cabinet in October 2020 (CAB3257) and a further report identifying future funding priorities, and monitoring up-date, was agreed by Cabinet in March 2021 (CAB3292). The CIL charging schedule, map of the charging areas, and further information regarding CIL in Winchester District can be found on the Council's [website](#). The council has placed a CIL calculator and other information on the website to assist developers in calculating their CIL liability.

9.2 Background

9.2.1 At a Cabinet meeting held in September 2018 several changes to the way CIL is allocated to projects were approved and this was further refined in March 2021 (see above – CAB3292) which enabled a more responsive and flexible approach to be taken to the allocation of these funds. The changes agreed in 2018 included:

- The proposal to appoint a CIL Implementation Officer funded from the 5% for CIL administration
- 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 community proposals with a value of between £10,000 and £200,000 which would be submitted as part of a bid invitation open (members, parish councils, community groups etc.) Bids would be submitted between 1st January and 31st March each year (details of the assessment methodology to be delegated to the Corporate Head of Regulatory in consultation with the Portfolio Holder for Built Environment)
- That the revised Regulation 123 List be consulted upon with key partners and any proposed amendments be presented to Cabinet in January 2019

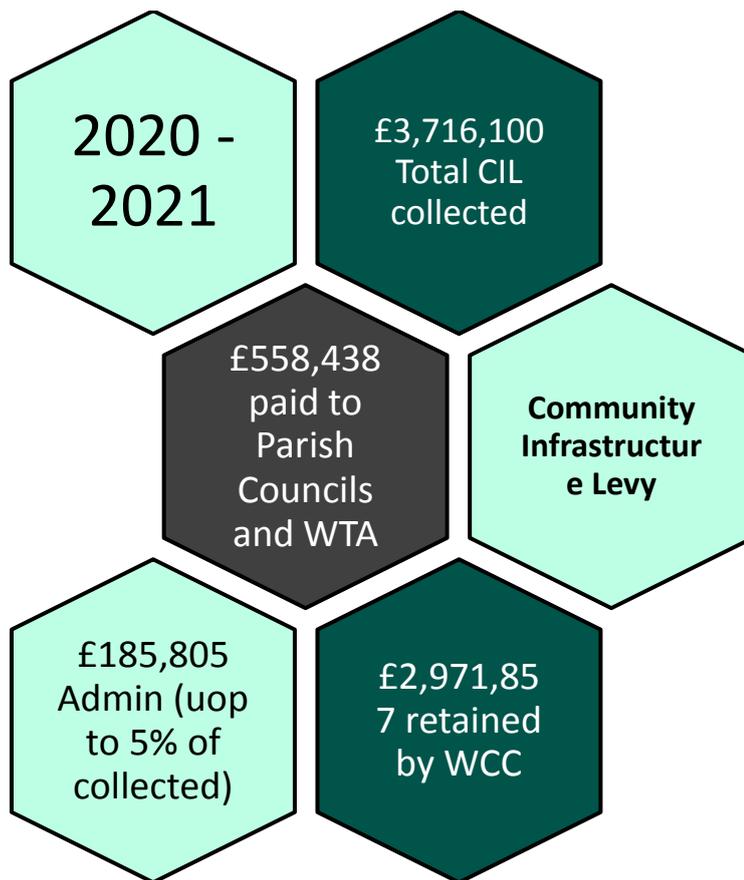
9.2.2 In June 2019 the post of CIL Implementation Officer commenced to take forward the programme of CIL funded schemes. This included both the community proposals which came forward as a result of the bidding process, and those projects which would be taken forward by the city council. As explained above, CIL funding was allocated as part of this process on an annual basis and agreed by Cabinet.

9.2.3 Since CIL was adopted by the City Council there have been various amendments to the CIL regulations. The most recent 'The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 replaced the Regulation 123 List

with a requirement to publish an Infrastructure Funding Statement, containing an Infrastructure List. The Infrastructure Funding Statement is a reporting mechanism covering the collection, and allocation of funds in relation to both CIL and s106 planning obligations. It was required to be published by 31st December 2020 and each subsequent year, thereafter. The Infrastructure List sets out the future priorities for CIL spending and replaced the previous Regulation 123 List. A link to the Infrastructure Funding Statement can be found [here](#).

9.3 Reporting for 2020/21

9.3.1 During the monitoring year 2020/21, £3,716,100 of CIL was received by Winchester City Council. The figure below sets out the amount of CIL collected, passed on to Parish Councils (including Winchester Town Account for the neighborhood portion relating the town area which comprises 15% of income), and retained during the monitoring period and compares it with the previous five years. For more information on this please see Appendix 7 - table 7.1



9.3.2 It should be noted that parish councils will receive a proportion of the council's CIL income. This equates to 15% of the funds collected within that parish, except for Denmead, which receives 25% because it has an adopted neighbourhood plan. CIL collected from qualifying development can be collected in instalments, and funds are

transferred to parish councils usually bi-annually

9.3.3 In 2020/21 £550,000 of CIL funding was allocated to the following projects:

- £500,000 to support the continuation of the funding of community projects (from an original agreed amount of £1m).
- £50,000 to fund the provision of wayfinding signs in Winchester city.

9.3.4 In 2020/21 £764,000 of CIL funding was allocated to the following projects

- £664,000 to support the continuation of the funding of community projects (specific projects agreed by Cabinet on 21st October 2020)
- £50,000 to fund a pedestrian/cycle route in association with development in Bishops Waltham (agreed by Cabinet on 21st October 2020)
- £50,000 to fund wayfinding signs for Winchester Town (agreed by Cabinet on 21st October 2020)

9.3.5 In 2020/21, £227,594 of CIL funding was spent on projects and is detailed in Appendix 7 - table 7.2

9.3.6 There has not been any CIL funding used to repay any borrowed money in 2020/21, nor any other year since the introduction of CIL in 2014.

