

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Appendix to Winchester District
Authorities Monitoring Report

1st April 2020 – 31st March 2021



Winchester
City Council

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Appendix 1 – Glossary

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

Core Strategy	The lead Development Plan Document which sets out the spatial vision and objectives for the future of the planning area and establishes a development strategy to be followed For the Winchester District the Joint Core Strategy: Local Plan Part 1 was adopted in March 2013.
Department of Communities and Local Government (DCLG)	Government Department, source of information on government planning guidance, amongst other matters.
Development Plan	Comprises adopted Local Plans and Neighbourhood Plans, together with any Minerals and Waste plans. In Winchester District currently Local Plan Part 1, Winchester District Local Plan Review (2006) Saved Policies and the Hampshire Minerals and Waste Plan (2013) and Denmead Neighbourhood Plan (2015).
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination and, forms part of the Development Plan for the local authority area.
Economic Strategy (2010 – 2020)	The Economic Strategy for 2010-2020 is the principal means by which the City Council's economic vision and plans will be turned into practical outcomes for people and businesses throughout the District.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support development plan documents.
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and is chaired by an independent Planning Inspector.
Green Infrastructure	Green Infrastructure describes natural and managed green spaces, features and water bodies that together make up a network of multifunctional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local communities. The network includes green spaces such as parks and gardens on private or public land, and green links between spaces such as hedgerows and rights of way, as well as features such as blue corridors (defined above), green roofs/walls and ponds.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape. Since June 2010, now also includes residential gardens.
Hampshire Alliance for Rural Affordable Housing (HARAH)	Hampshire Authorities promoting and delivering in partnership Affordable Housing in their rural areas.
Hampshire Biodiversity Action Plan (BAP)	A detailed ten year programme of action for protecting and enriching nature in Hampshire.
Hampshire Biodiversity Information Centre (HBIC)	The Hampshire Biodiversity Information Centre (HBIC) is a partnershiped initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	County Council of Hampshire. Planning authority for minerals and waste planning. Performs certain strategic functions including highways, education and social services
Informal Open Space	These are spaces open to free and spontaneous use by the public. They are not laid out or managed for a specific function (e.g. as a park, public playing field or recreation ground) and are not managed as a natural or semi-natural habitat.
Infrastructure	A range of services and facilities necessary for development to take place, and may include: transport matters (roads, public and community transport), affordable housing, education provision (pre-

	school, primary,secondary etc), health and social services, community and recreation provision (open space, built leisure, community facilities etc), public services including water supply and waste, utility services (electricity, gas and renewable energy sources), flood defences. Etc.
Intermediate affordable housing	Housing at prices or rents above those of social-rent but below market prices or rents. This can include shared equity products (for example HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents).
Listed Building	A building officially listed as being of special architectural or historic interest as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990. They are documented in the national Statutory Lists of Buildings of Special Architectural or Historic Interest.
Local Area Design Statement (LADS)	An advisory document usually produced for part of a neighbourhood with specific design issues. The Statement might address how development should be carried out in the area in a way which respects the character of the neighbourhood. A Local Area Design Statement can be given weight by being approved as a Supplementary Planning Document
Local Development Document (LDD)	A generic name given to all constituent documents of the Local Development Framework.
Local Development Framework (LDF)	All local development documents that inform spatial planning in an area including; Development Plan Documents, Local Development Scheme, Statement of Community Involvement, Annual Monitoring Report, Community Infrastructure Levy and Supplementary Planning Documents
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Local Enterprise Partnership (LEP)	Local enterprise partnerships are partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area. The Solent and Enterprise M3 LEPs cover parts of the Winchester District.
Local Indicator (LOI)	Local Output Indicators address the outputs of planning policies and are chosen by the local planning authority
Local Nature Partnership (LNP)	Local Nature Partnerships (LNPs) are partnerships of a broad range of local organisations, businesses and people who aim to help bring about improvements in their local natural environment. They work with local decision-makers including local authorities and LEPs. The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012.
Local Nature Reserve(LNR)	Sites designated by local authorities or local naturalist trusts, under the National Parks and Access to the Countryside Act 1949, as being of local wildlife importance.
Local Reserve Site (LRS)	Sites held in reserve for extensions to WDLP Review (2006) Policy H3 settlements and released if monitoring shows that housing provision will not be achieved by other sources. Local Reserve Sites are subject to countryside policies unless and until the Local Planning Authority identifies a need for them to be released for housing.
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Localism Act	Includes some aspects of planning legislation, including Neighbourhood Plans and sets framework for Regulations on monitoring – amongst other matters.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for

	large-scale, mixed usedevelopment (2000 or more homes).
Marine Management Organisation	Responsible for preparing marine plans across the country, including the south marine planning area. The tidal part of the Hamble within the Winchester District is part of the south marine planning area.
National Park	An area designated under the National Parks and Access to the Countryside Act 1949 (as amended). Part of Winchester District lies within the South Downs National Park.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) 2012 sets out the Government's policies for planning in England.
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) 2013 provides the Government's interpretation of NPPF. It replaces advice previously expressed in planning policy guidance notes (PPGs) and good practice guidance. It is web-based and updated as and when required.
Natural Greenspace	Natural England (formerly, English Nature) has produced guidance on Accessible Natural Greenspace. This emphasises the significance and importance of natural green spaces such as accessible countryside, riverside walks and woodlands.
Neighbourhood Design Statement (NDS)	An advisory document produced by the local community, suggesting how development might be carried out in harmony with the neighbourhood. A Neighbourhood Design Statement can be given weight by being approved as a Supplementary Planning Document.
Neighbourhood Plans	Under the Localism Act local communities are given new rights and powers to produce statutory Neighbourhood Plans to allocate sites for development and outline general policies for the development and use of land in their neighbourhoods.
Open Space	Defined in the Town and Country Planning Act as land laid out as a public garden, used for the purposes of public recreation, or which is disused burial ground. It should be taken to mean all open areas of public value, including water areas, which offer important opportunities for sport and recreation, and can also act as a visual amenity.
Open Space Strategy	The City Council currently prepares, each year, an Open Space Strategy for the District which specifies the amount and types of facility currently available, together with an assessment of levels of deficiency.
Parish Plan/Community Plan	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.
Partnership for South Hampshire (PFSH)	A sub-regional Partnership of 11 local authorities from the Test Valley in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.
Previously Developed Land (PDL)	Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.
RAMSAR site	These are internationally designated sites, identified under the Ramsar Convention. They are identified in order to protect the ecological interest of wetlands.
Registered Provider	Any body which is from time to time included in the Council's list of Registered Providers with which the Council has a partnership agreement and any other body registered by the Tenant Services Authority or Homes and Communities Agency under the Housing and Regeneration Act 2008 or any successor body or eligible to be so registered and approved by the Council (such approval not to be

	unreasonably withheld) and shall include any Landlord providing social housing whose status and functions are similar to a Registered Provider as aforesaid and who is accredited as such by the Tenant Services Authority or HCA
Renewable Energy/Resources	Energy forms/resources that occur naturally and repeatedly in the environment, such as wind and solar power. Combustible or digestible waste materials are also regarded as renewable sources of energy.
Rural Exception Sites	Small sites within and adjoining existing villages, which would not otherwise be released for housing, which may be developed specifically for affordable housing to meet local needs in perpetuity.
Saved Policies	Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.
Schedule Ancient Monument (SAM)	The most important archaeological sites nationally are identified as SAMs by central government.
Settlement Gap	An area of countryside which is of special value for its role in preventing the coalescence of urban areas and protecting their separate identities. The previous distinctions between Strategic and Local Gaps no longer apply.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features. 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.
Sites of Importance for Nature Conservation (SINC)	Sites within Hampshire that are of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites). Criteria for identifying these sites have jointly been adopted by Hampshire County Council, Natural England and the Hampshire Wildlife Trust.
Social rented accommodation	Rented housing owned by Registered Providers (often Housing Associations), local authorities or other eligible bodies available to eligible households at target rent levels (target rents being determined through the national regime set out in the Government's Guide to Social Rent Reforms 2001 or equivalent rental arrangements).
Solent Recreation Mitigation Project	A project set up to develop appropriate mitigation for the effects of recreation impacts on the Solent SPA arising from new housing development as required under the Habitat Regulations. Previously called the Solent Disturbance and Mitigation Project.
Special Areas of Conservation (SAC)	Sites designated under the EC Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (the Habitats Directive) of international importance as natural habitats, designated and protected in order to contribute to the conservation of biodiversity.
Special Protection Area (SPA)	Areas identified as being of international importance for breeding, feeding, wintering or migration of rare and vulnerable bird species found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.
Statement of Community Involvement (SCI)	Sets out the standards which local authorities will achieve with regard to involving individuals, communities and other stakeholders in the preparation of Local Development Documents and in development control decisions. The Council's current Statement of

	Community Involvement was adopted in January 2007.
Strategic Housing Land Availability Assessment (SHLAA)	A key component of the evidence base needed to support the delivery of the Core Strategy. The study provides detailed information on housing land supply and aims to identify sufficient land to accommodate the District's housing need.
Strategic Housing Market Assessment (SHMA)	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
Supplementary Planning Document (SPD)	Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.
Sustainability Appraisal (SA)	A process for the evaluation and refinement of policy options, to ensure that emerging policies and proposals will be the most sustainable and deliverable for the District. The requirement to undertake SA is an integral part of the plan making process.
Use Class Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practice changes between use classes are likely to require planning permission.
Village Design Statement (VDS)	An advisory document, usually produced by local communities, suggesting how development might be carried out in harmony with the village and its setting. A village design statement can be given weight by being approved as Supplementary Planning Documents.

Appendix 2 Duty to Cooperate

Table 2.1 Duty to Co-operate main meetings / actions between 01 April 2020 to 31 March 2021.

Name	Date	Type	Form/Issues/Actions
Biodiversity Net Gain Officer Group	28/09/2020 23/11/2020 28/01/2021 01/02/2021 23/02/2021	Policy and ecology officer meetings for all Hampshire local authorities and Natural England.	To talk about BNG and the Environment Act, formation of policy for Local Plans and the use of the Metric.
Development Plans Group	25/09/2020 04/12/2020	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.
Duty to Cooperate meeting with Basingstoke and Deane Borough Council	19/10/20	Officer meeting	To discuss local plan updates from both authorities, current consultations and 5 year housing land supply.
Duty to Cooperate meeting with Havant Borough Council	10/12/20	Officer meeting	To discuss the upcoming Regulation 19 consultation from Havant and any amendments needed to the statement of common ground.
Duty to Cooperate meeting with Test Valley District Council	2/12/20	Officer meeting	To discuss local plan updates from both authorities, current consultations and 5 year housing land supply.
Gypsy & Traveller Accommodation	22/10/2020	Officer Meeting	Meeting with SDNP officers to discuss Gypsy & Traveller Accommodation Assessment work
Hampshire LPS's Liaison Meeting for Developer Contributions	02/11/20 02/12/20 09/03/21	Officer meeting	Meeting of officers to discuss S106/CIL contributions and monitoring fees and contributions reporting.
Hampshire Planning Research & Liaison Group	11/06/2020 30/07/2020 07/10/2020 03/02/2021	Officer meetings for all Hampshire local authorities.	To discuss OAN statistics, housing delivery, land supply and monitoring issues, demographics, census, current research projects and any other relevant matters.
HIPOG Sustainable Design Group meeting.	15/6/20 21/9/20 7/12/20 8/3/21	Officer meetings for all Hampshire local authorities.	Remit is to discuss innovations / approaches to sustainable design and try to achieve a consistent approach across Hampshire.
PFSH Planning Officers Group	09/04/2020 29/04/2020 15/05/2020 26/06/2020 31/07/2020	Officer meetings for all Hampshire local authorities in the PfSH area.	Joint working to develop a Statement of Common Ground and commission evidence on matters of strategic cross-boundary importance.

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Name	Date	Type	Form/Issues/Actions
	18/08/2020 26/08/2020 18/09/2020 23/10/2020 18/11/2020 04/12/2020 15/01/2021 22/01/2021 22/02/2021		
PFSH Water Quality Working Group	6/4/2020 15/05/2020 26/06/2020 31/07/2020 11/09/2020 23/10/2020 08/12/2020 08/01/2021 12/02/2021 19/03/2021	Officer meetings for all Hampshire local authorities in the PFSH area.	Joint working to address water quality issues, particularly nutrient neutrality and mitigation.
South Downs National Park Authority	5/5/20	Officer meeting	Meeting to discuss policies that we need to look to include in our Local Plan.
Southern Water: Water for Life	17/07/2020 24/11/2020.	Stakeholder workshop	Discussions around water issues within the district.

Appendix 3 – Housing

Appendix 3.1 – Five Year Housing Land Supply

5 Year Periods

The assessment of housing land availability is forward-looking, as the NPPF requires the assessment to provide five years' worth of specific deliverable housing. Therefore the five year land supply assessment at Chapter 4 of the AMR sets out 2 calculations of housing supply for the District for the periods April 2021 – March 2026 and looking ahead to the period 2022 – 2027.

Past Completions

Table 3.1.1 below shows independent dwelling completions since the start of the Local Plan period.

Table 3.1.1 Independent Dwelling Completions 2011 – 2021

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
2020 – 2021	804
TOTAL 2011 – 2021	5,026

Planning Practice Guidance advises that *'all student accommodation... can in principle count towards contributing to an authority's housing land supply'* and *'local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply'* (PPG Paragraph 034 Reference ID: 68-034-20190722 and Paragraph 035 Reference ID: 68-035-20190722) Table 3.1.2 below sets out communal completions, using information at Appendix 3.5 and locally derived ratios to determine dwelling equivalents in accordance with the advice in Planning Practice Guidance. This resulting in ratios of 3.7 for students and 1.8 for other communal accommodation.

Communal Accommodation

Table 3.1.2 Communal Completions (Dwelling Equivalents) 2011 – 2021

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
2020 – 2021	70
TOTAL 2011 – 2021	488

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

Table 3.1.3 TOTAL Housing Completions 2011 – 2021

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
2020 – 2021	874
TOTAL 2011 – 2021	5,514

The Housing Requirement

The NPPF requires authorities to *'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'* (NPPF para 74). Winchester's housing requirement was established in Local Plan Part 1, which was adopted over 5 years ago and was not formally reviewed in producing Local Plan Part 2. Therefore, the future housing requirement is based on the 'local housing need' derived using the standard method in national planning guidance, resulting in a 'local housing need' of 665 dwellings per annum (updated March 2021).

Buffer

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). It is expected that the housing requirement which the Government will use to assess housing delivery in the 4 years to April 2021 will be 2,455 dwellings, made up of 439 (2017-18) + 659 (2018-19) + 666 (2019-20) + 692 (2020-21) = 2,456.

Total housing completions (Table 3.1.3 above) for the 4 years 2017-2021 were 3,034 dwellings, which is 124% of the anticipated Housing Delivery Test requirement of 2,456 dwellings. With completions of 124% of the expected Housing Delivery Test requirement there has not been '*significant under delivery of housing over the previous 3 years*' (NPPF paragraph 74) and a 5% buffer is applied to the housing requirement (see Table 3.1.4 below).

Previous Shortfalls

Account also needs to be taken of any shortfall since the start of the Local Plan period. The Local Plan trajectory (LPP2 Appendix F) can be used to determine the requirement up until April 2018, when the housing requirement reaches 5 years old and the 'local housing need' figure must be used to determine the annual requirement thereafter.

The Local Plan trajectory expects provision of 3,226 dwellings to April 2018 and the standard methodology would expect 659 dwellings in 2018-19, 666 dwellings in 2019-20 and 692 in 2020-21, giving a 2011-2021 requirement of 5,243 (3,226 trajectory requirement 2011-2018 + 659 + 666 + 692 standard methodology requirements = 5,243). Total completions (including independent and communal dwellings) since April 2011 are 5,514 dwellings (Table 3.1.3) so there is no shortfall to be added to the future 5-year requirement.

To calculate the requirement for 2022 - 2027, 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, 692 dwellings in 2020-21, and 665 dwellings in 2021-22, giving a 2011-2022 requirement of 5,908 (3,226 trajectory requirement 2011-2018 + 659 + 666 + 692 + 665 standard methodology requirements = 5,908). Projected completions (dwellings and communal) for 2021/22 are used, based on the expected development rates shown in the updated trajectory at Appendix 3.7 and 3.8 (1,197) and for communal dwellings at Appendix 3.5 (37) giving a total of 1,234 expected total completions in 2021/22. These are

added to completions for 2011-2021 (5,514) resulting in an estimated provision of 6,748, resulting again in no shortfall.

The total 5-year requirements are set out in Table 3.1.5 below, including a 5% ‘buffer’.

Table 3.1.5 Housing Requirements

5 Year Period	5 Year Requirement (Local Housing Need Assessment 665 x 5)	+ 5% Buffer
2021 – 2026	3,325	3,491
2022 – 2027	3,325	3,491

Housing Supply

The supply of future housing comes from a variety of sources.

Commitments and Planning Permissions

These are sites which, at April 2021, have planning permission or are allocated in a statutory development plan. The 2021 NPPF (Annex 2) advises that *‘sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years’*. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

The phasing of large sites (10 or more dwellings) is individually assessed on an annual basis. Appendix 3.4 includes separate lists of sites with detailed planning consent, sites with outline permission or allocated in the Local Plan (there are no further sites with permission in principle or from the brownfield register) and strategic allocations, so as to satisfy the requirements of the NPPF. Each site has a brief commentary regarding its planning status, progress towards detailed consent and expected delivery timescales. All Local Plan allocations were subject to a site selection process and viability assessment, tested through the examination process, with most now having planning consent. There are detailed schedules of large and small site completions at Appendix 3.2 and outstanding small site consents, including dwellings under construction, at Appendix 3.3

The development profiles for each large site at Appendix 3.4 are updated every year to take account of known progress, constraints, developers’ plans and discussions with the local planning authority. The housing trajectory at Appendix 3.7 and 3.8 includes all the large sites listed at Appendix 3.4 but only strategic sites and sites with detailed consent / reserved

matters approval are treated as ‘deliverable’ for 5-year land supply purposes, so as to reflect the NPPF definition of ‘deliverable’.

Accordingly, none of the sites which have only Local Plan allocations or outline consent are included in the 5-year land supply calculation, given the potential delays in these being brought forward (some are not projected to achieve significant completions within the 5-year period anyway). This is very much a ‘worst case’ approach but seeks to reflect Government advice and current issues in terms of the impact of nutrients.

The resulting deliverable supply within the relevant 5-year periods from sites which are committed/permitted is shown below in Table 3.1.5 (large sites) and Table 3.1.6 (small sites). The ‘Deliverable Dwellings’ figures for large sites (Table 3.1.5) include only sites with full planning consent and the strategic allocations. The figures in the ‘Total Dwellings’ column show the total commitments on large sites, based on the trajectory at Appendix 3.7 and 3.8. so also includes sites with outline consent or Local Plan allocations.

Table 3.1.5 Large Site Commitments (10 or more dwellings)

Monitoring Period	Total Dwellings (District Total)	‘Deliverable’ Dwellings (District Total)
2021 – 2026	4,502	4,030
2022 – 2027	4,226	3,524

For large sites, any delay in implementation is already taken into account in the profile for each site (Appendix 3.4) and reflected in the ‘Deliverable Dwellings’ figures in Table 3.3.1 above, so there is no need for a non-implementation discount.

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

The total number of independent dwellings outstanding on small sites at 1 April 2021 was 487 (including 54 in the South Downs National Park), excluding communal dwellings (see Appendix 3.3). For the available supply in the period 2022 -2027, 4/5ths of this figure is used

(390). Table 3.1.6 sets out the expected supply from small sites with planning permission during the two monitoring periods.

Table 3.1.6 Small Sites (less than 10 dwellings)

Monitoring Period	Expected Dwelling Completions (District Total)
2021 – 2026	487
2022 – 2027	390

Sites Identified in the SHELAA

The Strategic Housing Land Availability Assessment (SHELAA) has been updated on a regular basis since it was first produced in 2009, with a new Strategic Housing and Employment Land Availability Assessment (SHELAA) produced following a ‘call for sites’ in 2020 (the 2021 SHELAA update has not been used as this was produced after the monitoring period). The sites included are listed in Appendix 6 and do not include any within the South Downs National Park, as the SDNP Authority now produces its own SHELAA, nor any communal accommodation. Therefore, the figures in Table 3.1.7 below are likely to slightly under-estimate the contribution of all SHELAA sites at the District level.

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

SHELAA sites do not have planning consent, so the revised NPPF means that care is needed if these are to be treated as ‘deliverable’ in terms of 5-year land supply. Additionally, the current issue in relation to the impact of nutrients on Solent European Sites means that future planning consents may be held back, potentially limiting the delivery of 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 the 5-year periods.

Therefore, Table 3.1.7 below indicates the total number of dwellings that could potentially be delivered on SHELAA sites during the relevant 5-year periods, but also indicates the number which can currently be considered ‘deliverable’ in terms of 5-year land supply. Only SHELAA sites within the existing defined built-up areas of settlements are included, as any countryside sites would require a change of policy for them to be brought forward. These are not, therefore, currently ‘available’ (unless they already have permission or are allocated, in which case they are included as ‘commitments’ in Tables 3.1.5 and 3.1.6).

Table 3.1.7 - SHELAA Sites (5 or more dwellings)

Period	Total Potential Dwellings	'Deliverable' Dwellings
2021 – 2026	143	57
2022 – 2027	107	43

To calculate the potential SHELAA supply for each 5-year period, the following assumptions about completions are made. For 2021 – 2026 4/5ths of sites within the SHELAA period 2020 – 2025 are counted as potentially available (143 dwellings) as only 4 years of this 5 year period remain along with 1 year's worth of the SHELAA 2025 – 2030 dwellings (one fifth of 0 dwellings = 0). For the 2022 – 2027 period, 3/5ths of sites within the SHELAA period 2020 – 2025 are counted (107 dwellings) along with 2 years' worth of the SHELAA 2025 – 2030 dwellings (two fifths of 0 dwellings = 0). This results in totals of 143 dwellings in 2021-2026 (143 + 0 = 143) and 107 dwellings in 2022-2027 (107 + 0 = 107). The 'Deliverable Dwellings' in Table 3.1.7 are calculated as 2 years' worth (2/5ths) of these totals.

Windfall allowance

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

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

A further 'Assessment of Windfall Trends and Potential' was published in February 2021 as part of the evidence base for the emerging Local Plan 2039. This showed that the estimates of windfall in the previous study of 70 dwellings per annum had been significantly exceeded, with an average of over 200 dwellings per annum from windfall sites in the period 2012 – 2019. Having analysed past windfall trends and likely future delivery and ensured no double counting

of sites identified within the SHELAA, the 2021 Windfall Assessment concludes that a total windfall allowance for Winchester District (outside the South Downs National Park) of 115 dwellings per annum is justified and robust.

Although the 2021 Windfall Assessment is the most up to date, it has not been tested fully through the Local Plan consultation and examination processes. Therefore, for this year’s AMR the older and lower windfall estimate of 70 dwellings per annum is retained.

Windfall sites do not yet have planning consent and the revised NPPF means that care is needed if these are to be treated as ‘deliverable’ in terms of 5-year land supply, especially in view of issue of nutrient impacts on Solent European Sites, which means that future planning consents may be held back. Accordingly, it is assumed that windfall sites will only contribute completions from 2024/25, similar to SHEELA sites.

Therefore, a total of 140 dwellings on windfall sites are deliverable in the 2021-26 5-year period and 210 dwellings in the 2022-27 period – see Table 3.1.8 below.

Table 3.1.8 Windfall Allowance

Period:	Windfall completions expected 2021-2026	Windfall completions expected 2022-2027
2021/22	0	0
2022/23	0	0
2023/24	0	0
2024/25	70	70
2025/26	70	70
2026/27	-	70
Total	140	210

Communal Accommodation

It is necessary to add expected completions in communal accommodation, adjusted by the relevant ratio, as advised in Planning Practice Guidance (PPG paragraph 034 Reference ID: 68-034-20190722 and paragraph 035 Reference ID: 68-035-20190722). Details of schemes with outstanding planning consents are set out at Appendix 3.5 along with a commentary on whether these are expected to be delivered within the 5 year period. The schemes which are certain enough to be included within the 2021-26 5-year land supply total are 240 student bedrooms in three schemes (2 under construction), equating to 78 dwelling equivalents, and 104 beds in three care schemes (all under construction), equating to 58 dwelling equivalents. One of the student schemes comprises self-contained flats, so the normal ratio for discounting student housing is not applied, reflecting PPG advice, whereas

for the care schemes a ratio of 1.8 is applied. The total of 136 dwelling equivalents on communal sites are added into the expected housing supply, set out in Table 3.1.9 below for the 2021-26 period.

Most of the same schemes are expected to contribute in the 2022-27 5 year period except for the self-contained student scheme and one of the care schemes which will be completed in 2021/22. The schemes total 152 student bedrooms (equating to 41 dwelling equivalents) and 94 beds in care schemes (equating to 52 dwelling equivalents). The total of 93 dwelling equivalents on communal sites are added into the expected housing supply, set out in Table 3.1.9 below for the 2022-27 period

Conclusion - Total 5-Year Land Supply

Taking account of the various components of housing supply described above, Table 3.1.9 sets out the total 'deliverable' housing land supply for the 5-year periods from April 2021 and April 2022 respectively.

Table 3.1.9 Total 5 Year Land Supply

Sources of supply	2021 -2026 Monitoring period	2022 -2027 Monitoring period
Commitments (large) – Table 3.1.5	4030	3524
Commitments (small) – Table 3.1.6	487	390
SHELAA Sites – Table 3.1.7	57	43
Windfall – Table 3.1.8	140	210
Communal accommodation – Appendix 3.5	136	93
TOTAL	4,850	4,260

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

Table 3.1.10 - 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

The table above shows that there is ample land availability, for both the 2021 – 2026 and 2022 – 2027 monitoring periods. It will be noted from the housing trajectory (Appendix 3.7 and 3.8) that as the major developments in the District continue to come on-stream, along with sites allocated in the Local Plan Part 2, land peaks in the 5 years from 2021 to 2026.

The information used to determine the housing supply reflects Government advice that only deliverable sites should be included, as defined in the NPPF (Annex 2). This includes all small (non-major) sites and all major sites (10 or more dwellings) with full consent. All other sites (with outline consent, Local Plan allocations, SHELAA sites and windfall sites) have been discounted, either in part or in total, to accord with Government advice and achieve a cautious estimate of their contribution.

While an assessment of housing supply over the coming 5-6 years cannot be a precise science, if anything it errs on the side of caution. For example, the sources of supply above do not include any allowance for allocations or windfall sites within the South Downs National Park area, even though the South Downs Local Plan makes some allocations in settlements within Winchester District, as well as allowing for windfall development. Similarly, the assessments of windfall potential (Table 3.1.8 above) use estimates of windfall completions that do not include any allowance for the development of residential gardens (to reflect NPPF advice at the time), but there are no policies that prevent these sites from coming forward and it is expected that they will continue to contribute to housing supply.

The main source of uncertainty regarding housing supply relates to the economic situation, now recovering from the Covid pandemic. Housing completions were at a relatively low level during the previous recession, consistent with Hampshire and national trends, but recovered to now exceed pre-recession levels. The substantial economic uncertainty associated with the pandemic has now largely settled, with the housing market being very buoyant and house building continuing. There are many and varied development opportunities in the District, controlled by a variety of housebuilders, ranging from the 3 strategic development sites (with planning consent for almost 6,400 remaining dwellings), through 27 large sites (of 10 or more dwellings) with full planning consent (over 1,100 dwellings) and 12 large sites with outline consent or allocated in the Local Plan (totalling over 1,200 dwellings), and numerous small sites of less than 10 dwellings with permissions for almost 500 dwellings.

Appendix 3.2 Net Completions 2020-21 by Parish

Application No	Address	Net Gain
Alresford		
16/01854/FUL	HUXLEY UK LTD THE DEAN	0
16/02961/FUL	37 LAND ADJACENT TO MITFORD ROAD	0
17/02316/FUL	LAUREL HOUSE JACKLYNS LANE	2
17/02657/PNACOU	BLACK BARN NEWHOUSE FARM	2
17/02852/PNACOU	LAND AT DROVE LANE	1
18/00463/FUL	7 REAR GARDEN SPRING GARDENS	1
18/00886/FUL	WINCHESTER HOUSE NEW FARM ROAD	4
18/01937/PNACOU	FRANKLYNS FISH FARMS LTD DROVE LANE	1
19/02317/FUL	25 CHILTERN COURT SEARLES CLOSE	1
19/02477/FUL	DERRYVEAGH BRIDGE ROAD	0
20/00353/FUL	FORMER NEW FARM ENGINEERING SITE AND THE GABLE HOUSE NEW FARM ROAD	4
18/00163/PNACOU	PINGLESTONE BARN FOBDOWN FARM ABBOTSTONE ROAD	0
Bighton		
16/03523/FUL	HAWTHORNS BARNETTS WOOD LANE	1
16/03523/FUL	HAWTHORNS BARNETTS WOOD LANE	-1
Bishops Sutton		
18/01932/HOU	WEST BARN WATER LANE	1
19/00253/PNACOU	NORTHSIDE FARM BARN NORTHSIDE LANE	0
Bishops Waltham		
15/02914/FUL	LAND AT MARTIN STREET MARTIN STREET	41
18/00254/REM	ALBANY FARM LAND AT WINCHESTER ROAD	27
18/01803/HOU	NORTH HOUSE ST PETERS STREET	1
17/03237/FUL	LAND SOUTH OF COPPICE HILL	18
18/01144/REM	LAND TO THE EAST OF TANGIER LANE	7
Boarhunt		
17/00872/HOU	HILLSIDE COTTAGES 3 TRAMPERS LANE	-1
17/01315/PNCOU	THE YARD TRAMPERS LANE	1
17/02641/FUL	MOUNT FOLLY COTTAGE SOUTHWICK ROAD	1
18/01547/FUL	NORTH BOARHUNT METHODIST CHURCH TRAMPERS LANE	1
Colden Common		
17/01928/REM	SANDYFIELDS NURSERIES 107 MAIN ROAD	84
18/00353/FUL	ST HELIER LAND ADJACENT UPPER MOORS ROAD	2
Compton and Shawford		
20/00351/PNACOU	WINDRUSH COTTAGE LAND ADJACENT SHEPHERDS LANE	0
20/01085/FUL	SILKSTEDE PRIORS COTTAGE SHEPHERDS LANE	-1
17/01152/FUL	INWOOD SOUTHDOWN ROAD	0
17/01964/FUL	SMALLWOOD CROSS WAY	3
17/03218/FUL	THE TILED HOUSE SAFFRONLAND NURSING HOME SOUTHDOWN ROAD	15
18/02712/FUL	3 STATION TERRACE SHAWFORD ROAD	2
15/02867/FUL	ERDELY CLEASE WAY	1
Curdrige		
18/02170/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	22
18/02606/REM	NORTH WHITELEY URBAN EXTENSION PHASE 1 B1 LAND TO THE NORTH OF BRIDGE FARM BOTLEY ROAD	39

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Application No	Address	Net Gain
19/00419/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	38
19/01142/REM	LAND AT WOODLANDS CHASE WHITELEY WAY BOTLEY ROAD	0
17/03089/FUL	THE WHITE HOUSE VICARAGE LANE	1
18/01775/FUL	SOUTH WINDS LAND ADJ TO WICKHAM ROAD	1
18/02607/REM	NORTH WHITELEY URBAN EXTENSION PHASE 1 B2 LAND TO THE NORTH AND EAST OF WHITELEY LANE	112
Denmead		
14/02571/PNCOU	5 & 6 THE SPINNEY PARKLANDS BUSINESS PARK FOREST ROAD	7
14/02572/PNCOU	7 - 8 THE SPINNEY PARKLANDS BUSINESS PARK FOREST ROAD	7
17/00335/FUL	LAND BOUNDED BY TANNERS LANE & KIDMORE LANE & ANMORE ROAD	49
17/00907/FUL	THE HAVEN HAMBLEDON ROAD	4
18/00769/FUL	REAR OF MEADOWLEA HAMBLEDON ROAD	2
19/00105/FUL	ASHTREE BUNKERS HILL	-1
17/02762/PNCOU	WCI TECHNOLOGY HOUSE PARKLANDS BUSINESS PARK FOREST ROAD	0
19/01573/FUL	HAMELIN HAMBLEDON ROAD	-1
Durley		
16/03390/PNACOU	DURLEY BROOK FARM DURLEY BROOK ROAD	3
19/00835/FUL	CHURCH FARM COTTAGES CHURCH LANE	-2
19/02177/FUL	MIRSH COTTAGE HEATHEN STREET	0
Headbourne Worthy		
19/00969/FUL	CASITA WELLHOUSE LANE	-2
13/02257/REM	BARTON FARM ANDOVER ROAD	67
Hursley		
17/00375/FUL	144 LADWELL HOUSE HURSLEY ROAD	-1
17/00375/FUL	144 LADWELL HOUSE HURSLEY ROAD	1
17/01083/PNACOU	FLAGSTAFF STABLES CLARENDON WAY	1
Kings worthy		
18/01083/FUL	99-103 SPRINGVALE ROAD	6
19/00048/FUL	LAND OFF BURNET LANE	0
Knowle		
18/02874/FUL	1 FARM COTTAGES MAYLES LANE	1
Littleton and Harestock		
19/00474/FUL	VALETTA DEANE DOWN DROVE	-1
17/01845/FUL	HIGH BEECH 11 HARESTOCK ROAD	2
17/02724/FUL	THE COACH HOUSE 109 HARESTOCK ROAD	1
17/02887/FUL	THE PINES 116 HARESTOCK ROAD	-1
18/00185/FUL	9 CHESTNUT AVENUE	1
19/00993/FUL	37 DEAN LANE	-1
Micheldever		
19/02716/FUL	MICHELDEVER SHOP CHURCH STREET	0
16/01310/FUL	8 CANADA COTTAGES OVERTON ROAD	1
Newlands		
16/02621/REM	BEREWOOD PHASE 3A EAST OF NEWLANDS AVENUE NEWLANDS AVENUE	26
17/01772/REM	PHASE 13A DEVELOPMENT LAND TO THE WEST OF NEWLANDS	15

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Application No	Address	Net Gain
	AVENUE	
17/02956/REM	BEREWOOD PHASE 10A SOUTH OF MARRELSMOOR AVENUE	21
17/02957/REM	BEREWOOD PHASE 9B WEST OF MARRELSMOOR AVENUE	24
18/01351/REM	BEREWOOD PHASE 9A WEST OF MARRELSMOOR AVENUE	0
Otterbourne		
17/00163/FUL	MELROSE PARK LANE	-1
18/00023/FUL	THE DELL PARK LANE	0
19/01380/FUL	RICHMOND HOUSE MAIN ROAD	-1
19/01222/FUL	OLD DEEDS MAIN ROAD	-1
Shedfield		
17/01987/FUL	37 LAND ADJACENT HEATHLANDS	1
17/02521/FUL	SANDY HILLS FARM WINCHESTER ROAD	0
18/00802/FUL	WICKHAM VINEYARD BOTLEY ROAD	-1
17/01766/PNACOU	GAMBLINS FARM SOLOMONS LANE	0
17/03030/FUL	LABURNUM HOUSE SOLOMONS LANE	3
18/00920/FUL	GLENVILLE TWYNHAMS HILL	1
19/01025/FUL	2 WINTERS CROFT TWYNHAMS HILL	0
19/01685/REM	1 WINTERS CROFT LAND ADJACENT TO TWYNHAMS HILL	0
17/02919/FUL	GILLES COTTAGE CLEWERS HILL	1
19/01244/FUL	OAK COTTAGE LITTLE BULL LANE	1
19/01323/REM	SEVEN OAKS LAND ADJACENT TO CLEWERS HILL	1
20/00902/FUL	LAND TO THE REAR OF JUBILEE COTTAGE WINCHESTER ROAD	0
17/02994/FUL	PENNYS ACRES CLEWERS HILL	1
Soberton		
17/02054/PNACOU	APPLEMORE BENT LANE	1
17/02186/PNACOU	SCOTTS HAVEN MAYBUSH LANE	1
18/00403/PNACOU	HOMELANDS INGOLDFIELD LANE	0
18/02796/FUL	LITTLE ROSE HEATH ROAD	-1
18/02796/FUL	LITTLE ROSE HEATH ROAD	1
19/00497/PNACOU	UNIT 8 SELHURST POULTRY FARM HEATH ROAD	1
19/00760/PNACOU	UNIT 7 AND PORTABLE KITCHEN SELHURST POULTRY FARM HEATH ROAD	0
19/01719/PNACOU	SELHURST POULTRY FARM HEATH ROAD	0
20/00600/FUL	INGOLDFIELD FARM FLINTWALL COTTAGE INGOLDFIELD LANE	0
South Wonston		
17/01405/FUL	OLD ORCHARD 79 DOWNS ROAD	1
17/02408/FUL	THE PINES 71 DOWNS ROAD	0
Sparsholt		
18/00320/HOU	THE POST HOUSE WOODMAN LANE	1
18/00404/FUL	WOODROWS CHURCH LANE	1
18/01133/FUL	BUSHMOOR FARM WESTLEY LANE	1
18/01896/REM	CRABWOOD LODGE SARUM ROAD	-1
Sutton Scotney		
17/01346/FUL	HAZEL COTTAGE WONSTON ROAD	0
20/00036/PNACOU	HUNTON MANOR FARM HUNTON DOWN LANE	1
Swanmore		

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Application No	Address	Net Gain
17/02469/FUL	HOPE COTTAGE FOREST ROAD	1
Upham		
18/02650/PNACOU	MERRY ORCHARD FARM ALMA LANE	1
19/01988/PNACOU	LAND OPPOSITE DURLEY HALL LANE ALMA LANE	1
Whiteley		
13/00884/FUL	BIRCH GLADE HILL COPPICE ROAD	0
15/00553/FUL	OAKMERE LADY BETTYS DRIVE	-1
Wickham		
16/00899/FUL	LAND NORTH OF KINGFISHER HOUSE MILL LANE	1
17/00475/FUL	ST GOVANS TITCHFIELD LANE	0
18/00013/FUL	UNIT D SOUTH SQUARE	0
18/00013/FUL	UNIT D SOUTH SQUARE	0
18/01282/REM	1 TO 34 LAND TO THE REAR OF SCHOOL ROAD	0
19/00114/PNCOU	WEST OAKS PRICKETTS HILL	1
19/00181/FUL	NEALS NURSERIES SOUTHWICK ROAD	1
19/01597/FUL	WATERWORKS HOUSE MAYLES LANE	0
20/01253/FUL	AVA COTTAGE PURBROOK HEATH	-1
Winchester		
13/02322/REM	PITT MANOR LAND ADJACENT ROMSEY ROAD	1
15/00781/FUL	WINCHESTER SNOOKER CENTRE, RADLEY HOUSE 8 ST CROSS ROAD	5
16/02363/FUL	1 WALPOLE ROAD	6
16/02954/FUL	192 STOCKBRIDGE ROAD	2
16/03196/FUL	THE OLD COACH HOUSE ST SWITHUN STREET	1
16/03224/FUL	FIRE STATION AND PREMISES NORTH WALLS	0
17/00641/FUL	THE VALLEY LAND AT STANMORE LANE	0
17/01169/FUL	DAWN COTTAGE ROMSEY ROAD	3
17/02578/FUL	81 ALRESFORD ROAD	2
17/02896/FUL	RADLEY HOUSE 1ST FLOOR ST CROSS ROAD	0
17/02899/OUT	WEST HANTS NHS TRUST SPENCER HOUSE 59-63 ROMSEY ROAD	0
17/02933/FUL	9 STOCKBRIDGE ROAD	-1
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	-1
17/03001/FUL	FAIR HOUSE 4 NORTHBROOK CLOSE	0
17/03099/FUL	108 COLEBROOK STREET	0
17/03139/FUL	HAMPSHIRE CONSTABULARY HEADQUARTERS ROMSEY ROAD	25
18/00160/FUL	GARAGE 1 EAST GARAGE BLOCK 1 TO 14 ROWLINGS ROAD	7
18/00405/FUL	43 CHILBOLTON AVENUE	5
18/00736/FUL	TRINITY BRADBURY HOUSE DURNGATE	0
18/01013/FUL	CAR PARK REAR OF 5 BRIDGE STREET WATER LANE	0
18/01359/FUL	74 OLIVERS BATTERY ROAD NORTH	6
18/01620/FUL	18 DEAN LANE	2
18/01758/FUL	DEVENISH HOUSE 49 SOUTHGATE STREET	9
18/01768/FUL	KINGS SCHOOL HOUSE SARUM ROAD	0
18/01792/REM	LAND AT STANMORE ESTATE NORTH OF STANMORE LANE	0
18/02553/FUL	HYDE ABBEY HOUSE 23 HYDE STREET	0

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Application No	Address	Net Gain
18/02584/FUL	38A CLIFTON ROAD	1
19/00312/FUL	WOODLAND HOUSE 23 CHILBOLTON AVENUE	1
19/00343/FUL	MEADOWLANDS STOCKBRIDGE ROAD	8
19/00369/HOU	MELBURY HOUSE STRATTON ROAD	1
19/00837/PNCOU	EMMAUS COMMUNITY BAR END ROAD	8
19/00870/FUL	CRANWORTH HALL CRANWORTH ROAD	2
19/01105/FUL	60 EASTGATE STREET	0
19/01831/FUL	130 AND 140 STANMORE LANE	0
19/01847/FUL	37 DEAN LANE	0
19/02162/FUL	18 SIMONDS COURT CHAUNDLER ROAD	0
19/02268/FUL	DANCE ACADEMY 21 ST PAULS HILL	0
19/02709/FUL	167 ROMSEY ROAD	-2
19/02807/FUL	6 WEEKE MANOR CLOSE	2
20/00734/FUL	30 STONEY LANE	0
20/01672/FUL	1B ST CROSS ROAD	0
Wonston		
17/03160/FUL	WONSTON LODGE WONSTON ROAD	1
17/03007/HOU	BROOK HOUSE GRANGE ROAD	1

Appendix 3.3: Small Site Planning Permissions & Commencements 2020 – 2021

Application No	Address	Net outstanding	Commenced
Alresford			
10/00169/FUL	5 REAR OF EAST STREET	2	2
15/02219/REM	GOSCOMBE FARM GOSCOMBE LANE	1	1
18/00163/PNACOU	PINGLESTONE BARN FOBDOWN FARM ABBOTSTONE ROAD	1	1
16/01117/FUL	THREE WAYS BRIDGE ROAD	2	1
16/02961/FUL	37 LAND ADJACENT TO MITFORD ROAD	1	1
20/00353/FUL	FORMER NEW FARM ENGINEERING SITE AND THE GABLE HOUSE NEW FARM ROAD	1	0
18/01000/FUL	28 THE DEAN	2	0
19/00746/FUL	CHALK HILL NEW FARM ROAD	1	0
18/01656/FUL	CEDAR VETERINARY SURGERY NEW FARM ROAD	3	0
18/02805/FUL	36 ASHBURTON ROAD	2	0
19/02477/FUL	DERRYVEAGH BRIDGE ROAD	1	1
19/02428/FUL	10 LINDLEY GARDENS	1	0
20/00390/HOU	LONGWOOD HOUSE BISHOPS SUTTON ROAD	1	0
20/00390/HOU	LONGWOOD HOUSE BISHOPS SUTTON ROAD	-1	0
19/02519/FUL	MADDIE ATTENBOROUGH PHOTOGRAPHY STUDIO 7A EAST STREET	1	0
20/01443/FUL	68 GRANGE ROAD	1	0
20/02577/PNACOU	BIGHTON BOTTOM FARM BIGHTON LANE	3	0
Bighton			
04/02711/FUL	CEDAR BUNGALOW MALTHOUSE LANE	-1	0
15/00689/FUL	THE CADCAM CENTRE	1	1
Bishops Sutton			
17/01765/FUL	BISHOPS COURT BISHOPS SUTTON ROAD	1	0
18/02788/FUL	PILGRIMS SCHOOL LANE	1	0
19/00253/PNACOU	NORTHSIDE FARM BARN NORTHSIDE LANE	1	1
Bishops Sutton			
05/00998/FUL	SUNNYSIDE LAND ADJACENT TO THE AVENUE	1	0
18/00801/FUL	LAND TO THE WEST OF TANGIER LANE	1	0
19/01791/FUL	CHASE MILL WINCHESTER ROAD	6	0
19/02153/FUL	POST MEAD SHORE LANE	7	7
20/01870/FUL	GREENBANK COPPICE HILL	2	0
20/02128/FUL	9 CUNNINGHAM AVENUE	1	0
Colden Common			
17/02325/FUL	ELM FARM HENSTING LANE	1	0
18/01809/FUL	6 VALLEY CLOSE	1	0
20/01202/PNRCOU	20 BRAMBRIDGE	1	0
Compton and Shawford			
20/02336/FUL	WINDRUSH COTTAGE SHEPHERDS LANE	1	0
20/00351/PNACOU	WINDRUSH COTTAGE LAND ADJACENT SHEPHERDS LANE	2	2

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Application No	Address	Net outstanding	Commenced
20/01085/FUL	SILKSTEDE PRIORS COTTAGE SHEPHERDS LANE	1	1
20/02862/FUL	TY GWYN SHEPHERDS LANE	1	0
20/02862/FUL	TY GWYN SHEPHERDS LANE	-1	0
20/02503/FUL	PLOVER HILL FIELD WAY	1	0
19/00572/FUL	NAVAHO HURDLE WAY	1	1
17/01152/FUL	INWOOD SOUTHDOWN ROAD	1	1
17/02574/FUL	OVERCROSS HOUSE CROSS WAY	1	0
20/00898/PNACOU	THE MALMS FARM SHAWFORD ROAD	5	0
19/01687/FUL	THE WELL HOUSE BRIDGE LANE	1	0
19/01687/FUL	THE WELL HOUSE BRIDGE LANE	-1	0
20/00217/FUL	MAWDLAM LODGE SOUTHDOWN ROAD	2	0
20/01589/FUL	THE GARDEN HOUSE SOUTHDOWN ROAD	0	0
Crawley			
17/01782/FUL	HONEYSUCKLE COTTAGE PEACH HILL	1	0
17/01782/FUL	HONEYSUCKLE COTTAGE PEACH HILL	-1	0
20/00699/FUL	THE DUTCH BARN STOCKBRIDGE ROAD	1	0
Curdridge			
19/00142/OUT	YEW TREES HAMSWORTH FARM BOTLEY ROAD	1	0
20/02842/FUL	HOME FARM READING ROOM LANE	-1	0
20/02842/FUL	HOME FARM READING ROOM LANE	1	0
18/00514/HOU	HIGH TREES BOTLEY ROAD	1	0
18/01604/HOU	CALCOT HOUSE CALCOT LANE	1	0
19/01037/HOU	MAPLE FARM BOTLEY ROAD	1	0
20/01158/FUL	HOMELANDS CHAPEL LANE	1	0
20/01771/PNACOU	OAKWOOD CURDRIDGE LANE	1	0
21/00042/FUL	HOME FARM READING ROOM LANE	1	0
21/00042/FUL	HOME FARM READING ROOM LANE	0	0
Denmead			
17/02762/PNCOU	WCI TECHNOLOGY HOUSE PARKLANDS BUSINESS PARK FOREST ROAD	8	8
20/02351/PNCOU	MIDHURST LANDS FARM BUNNS LANE	1	0
18/01706/HOU	WESTWOOD HAMBLEDON ROAD	1	0
18/02499/FUL	FOREST FARM CHURCH ROAD	-1	0
18/02499/FUL	FOREST FARM CHURCH ROAD	1	0
18/02654/FUL	CRABBICK FARM LOWER CRABBICK LANE	0	0
19/00105/FUL	ASHTREE BUNKERS HILL	1	1
19/00095/FUL	WOODS EDGE HAMBLEDON ROAD	1	0
19/01909/HOU	OAK TREE COTTAGE MARTINS CORNER	1	0
19/01573/FUL	HAMELIN HAMBLEDON ROAD	1	1
20/02662/FUL	HOE MANOR FARM HOE STREET	1	0
19/01946/FUL	FIELDHOUSE LAND TO THE REAR OF UPPER CRABBICK LANE	1	0
19/02238/FUL	FIELDHOUSE UPPER CRABBICK LANE	1	0
20/00615/HOU	BENT FARM HOUSE BENT LANE	1	0
20/02032/OUT	INHAMS FARM HOUSE INHAMS LANE	1	0
20/02677/PNACOU	FIR TREES FURZELEY CORNER	1	0
18/00164/FUL	DENMEAD CARAVAN PARK DANDO ROAD	2	0
20/02625/FUL	LINDEN LEA UPLANDS ROAD	1	0
Durley			
10/01679/FUL	COPPER BEECH FARM GREENWOOD LANE	1	1
17/02393/FUL	GREENWOOD FARM GREENWOOD LANE	-1	0
17/02393/FUL	GREENWOOD FARM GREENWOOD LANE	1	0
19/02388/FUL	WOODLANDS GREENWOOD LANE	-1	0
19/02388/FUL	WOODLANDS GREENWOOD LANE	1	0
19/00221/HOU	FOUR WINDS DURLEY STREET	1	0
19/00835/FUL	CHURCH FARM COTTAGES CHURCH LANE	1	1
19/00835/FUL	CHURCH FARM COTTAGES CHURCH LANE	1	1

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Application No	Address	Net outstanding	Commenced
19/02177/FUL	MIRSH COTTAGE HEATHEN STREET	1	1
19/02691/PNACOU	KARMA BARN TO THE REAR OF MANOR ROAD	1	0
20/00392/FUL	LONGSIDE KYTES LANE	1	0
20/01106/FUL	FINDENS FARM BARN KYTES LANE	1	0
19/01829/PNACOU	STABLES SCIVIERS LANE	1	0
20/00832/FUL	SUNBANK DURLEY BROOK ROAD	1	0
20/00832/FUL	SUNBANK DURLEY BROOK ROAD	-1	0
Headbourne Worthy			
20/01838/FUL	167 SPRINGVALE ROAD	5	0
19/01786/FUL	THE MEADS PUDDING LANE	-2	0
19/01786/FUL	THE MEADS PUDDING LANE	1	0
19/00969/FUL	CASITA WELLHOUSE LANE	4	4
19/02002/FUL	CHESSAUMY SCHOOL LANE	1	0
19/02002/FUL	CHESSAUMY SCHOOL LANE	-1	0
20/00845/FUL	WELL HOUSE COTTAGE WELLHOUSE LANE	5	0
20/01860/FUL	ORCHARD LODGE PUDDING LANE	-1	0
20/01860/FUL	ORCHARD LODGE PUDDING LANE	1	0
Hursley			
20/00712/FUL	UPPER SLACKSTEAD FARM OLD POULTRY SHED FARLEY LANE	1	0
18/01109/HOU	17 COLLINS LANE	-1	0
18/01109/HOU	17 COLLINS LANE	1	0
20/02150/FUL	SLACKSTEAD HOUSE DORES LANE	0	0
Kings Worthy			
20/01014/FUL	150 SPRINGVALE ROAD	1	0
17/00829/FUL	PATCHINGS LEGION LANE	-1	0
17/00829/FUL	PATCHINGS LEGION LANE	1	0
20/01247/FUL	BULL FARM KINGSWAY FARM HOUSE LOVEDON LANE	1	0
18/00462/FUL	ORCHARD HOUSE MOUNT PLEASANT	1	0
19/01411/PNACOU	NORTH WINCHESTER POULTRY FARM STOKE CHARITY ROAD	1	0
19/01411/PNACOU	NORTH WINCHESTER POULTRY FARM STOKE CHARITY ROAD	2	0
18/01198/FUL	50 WILLIS WAYE	1	0
18/02428/FUL	LYNWOOD SPRINGVALE AVENUE	-1	0
18/02428/FUL	LYNWOOD SPRINGVALE AVENUE	1	0
19/00204/FUL	THE GROVE DAY SERVICES HINTON FIELDS	8	0
18/01174/FUL	DILDAWN TUDOR WAY	8	0
20/00018/FUL	5 BOYNE RISE	2	0
20/02497/FUL	ROSECROFT 136 SPRINGVALE ROAD	2	0
Knowle			
18/00013/FUL	UNIT D SOUTH SQUARE	8	8
Littleton			
17/01631/FUL	74 MAIN ROAD	1	0
17/02291/FUL	TAMARIND NEW ROAD	1	0
17/02291/FUL	TAMARIND NEW ROAD	-1	0
19/00257/PNACOU	THE OLD PUMPING STATION MAIN ROAD	1	0
19/00474/FUL	VALETTA DEANE DOWN DROVE	1	1
Micheldever			
18/01245/FUL	PEVERIL WINCHESTER ROAD	1	0
19/01381/FUL	THE ANCHORAGE NORTHBROOK	1	0
19/01381/FUL	THE ANCHORAGE NORTHBROOK	-1	0
19/02716/FUL	MICHELDEVER SHOP CHURCH STREET	1	1
19/00995/FUL	HIGHWAYS BUNGALOW LONDON ROAD	1	0
19/00995/FUL	HIGHWAYS BUNGALOW LONDON ROAD	-1	0
19/02552/FUL	THE BUNGALOW COXFORD FARM	1	0

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Application No	Address	Net outstanding	Commenced
	COXFORD DOWN		
19/02552/FUL	THE BUNGALOW COXFORD FARM COXFORD DOWN	-1	0
North Boarhunt			
17/00484/FUL	BOARHUNT GARAGE LTD SOUTHWICK ROAD	3	0
17/00484/FUL	BOARHUNT GARAGE LTD SOUTHWICK ROAD	1	0
20/01510/FUL	6A THE OLD PIGGERY FIRGROVE LANE	1	0
20/01510/FUL	6A THE OLD PIGGERY FIRGROVE LANE	-1	0
20/02253/FUL	THE YARD LAND AT TRAMPERS LANE	1	0
20/02253/FUL	THE YARD LAND AT TRAMPERS LANE	-2	0
20/02253/FUL	THE YARD LAND AT TRAMPERS LANE	1	0
Northington			
20/01182/FUL	MERRIVALE BASINGSTOKE ROAD	-1	0
20/01182/FUL	MERRIVALE BASINGSTOKE ROAD	1	0
20/01642/HOU	THE WHITE HOUSE NORTHINGTON HILL	1	0
19/02620/FUL	SWARRATON FARM	0	0
Otterbourne			
17/00163/FUL	MELROSE PARK LANE	1	0
19/01222/FUL	OLD DEEDS MAIN ROAD	4	4
Shedfield			
10/02966/FUL	MANSFIELD BARN BIDDENFIELD LANE	1	1
19/02107/FUL	THE TREE NURSERY THE BARN NORTH OF SANDY LANE SANDY LANE	1	0
17/02521/FUL	SANDY HILLS FARM WINCHESTER ROAD	1	1
17/01689/FUL	BELLCROFT BLACK HORSE LANE	1	0
18/02348/FUL	GARDEN HOUSE PRICKETTS HILL	-1	0
18/02348/FUL	GARDEN HOUSE PRICKETTS HILL	1	0
18/00945/FUL	HEATHERLEA TURKEY ISLAND	1	0
18/00945/FUL	HEATHERLEA TURKEY ISLAND	-1	0
21/00139/PNACOU	TWO WAYS BIDDENFIELD LANE	1	0
Shirrell Heath			
17/00202/FUL	LINDON HOUSE TWYNHAMS HILL	1	1
17/02027/FUL	THE GLEN HIGH STREET	1	0
17/02027/FUL	THE GLEN HIGH STREET	-1	0
18/01400/FUL	GREENACRE HOSPITAL ROAD	1	0
18/01400/FUL	GREENACRE HOSPITAL ROAD	-1	0
19/01685/REM	1 WINTERS CROFT LAND ADJACENT TO TWYNHAMS HILL	1	1
19/00853/PNCOU	LAND WEST OF GRAVEL HILL	5	0
20/00262/FUL	OAK VILLA TWYNHAMS HILL	1	0
20/00262/FUL	OAK VILLA TWYNHAMS HILL	-1	0
19/01025/FUL	2 WINTERS CROFT TWYNHAMS HILL	1	1
20/00595/FUL	EARLSFIELD HIGH STREET	1	0
20/00131/FUL	NEW HAVEN HOSPITAL ROAD	-1	0
20/00131/FUL	NEW HAVEN HOSPITAL ROAD	1	0
20/02856/PNACOU	EARLSFIELD HIGH STREET	1	0
Soberton			
20/00758/FUL	LAND ADJACENT TO THE MAPLES CHURCH ROAD	1	0
19/00885/PNCOU	SELHURST POULTRY FARM HEATH ROAD	2	0
20/00600/FUL	INGOLDFIELD FARM FLINTWALL COTTAGE INGOLDFIELD LANE	-1	0
20/00600/FUL	INGOLDFIELD FARM FLINTWALL COTTAGE INGOLDFIELD LANE	1	1
18/00403/PNACOU	HOMELANDS INGOLDFIELD LANE	1	1
19/01719/PNCOU	SELHURST POULTRY FARM HEATH ROAD	3	1
19/02726/HOU	OAK TREE FARM CHURCH ROAD	1	0

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Application No	Address	Net outstanding	Commenced
19/00760/PNACOU	UNIT 7 AND PORTABLE KITCHEN SELHURST POULTRY FARM HEATH ROAD	1	1
South Wonston			
09/00745/FUL	WALLERS ASH FARM ALRESFORD DROVE	1	1
17/02408/FUL	THE PINES 71 DOWNS ROAD	2	2
18/02875/FUL	131 DOWNS ROAD	1	0
Sparsholt			
14/01925/FUL	NORTHWOOD FARM NORTHWOOD PARK	1	0
14/01925/FUL	NORTHWOOD FARM NORTHWOOD PARK	-1	0
20/00010/FUL	2 WINSLEY COTTAGE NORTHWOOD PARK	0	0
Sutton Scotney			
16/01736/FUL	OLD SADDLERS STOCKBRIDGE ROAD	1	0
20/01662/HOU	UPTON GRANGE WONSTON ROAD	1	0
Swanmore			
14/00649/FUL	WOODSIDE MANOR THE LAKES	-1	0
14/00649/FUL	WOODSIDE MANOR THE LAKES	1	1
17/01175/FUL	EDENWOOD BROAD LANE	6	0
19/00696/FUL	LAND OFF CORONATION ROAD CORONATION ROAD	1	0
19/02397/REM	SINGLETONS FARM LAND AT LOWER CHASE ROAD	5	0
19/02022/PNACOU	WASSALLS HALL BISHOPS WOOD ROAD	2	0
20/01943/FUL	DUNROMIN CHAPEL ROAD	1	0
20/01943/FUL	DUNROMIN CHAPEL ROAD	-1	0
20/01850/FUL	COLLINGWOOD LOWER CHASE ROAD	1	0
20/02866/FUL	LAND ADJACENT TO DUNROMIN CHAPEL ROAD	1	0
Upham			
21/00106/PNACOU	OAKTREE FARM SCIVIERS LANE	1	0
Waltham Chase			
20/00269/FUL	BLACK HORSE FARM SOLOMONS LANE	-1	0
20/00269/FUL	BLACK HORSE FARM SOLOMONS LANE	1	0
13/01856/FUL	NORTHCROFT FARM SANDY LANE	1	0
17/01766/PNACOU	GAMBLINS FARM SOLOMONS LANE	1	1
19/02009/HOU	CHASE VIEW CLEWERS HILL	1	0
19/02368/PNACOU	BLACKHORSE FARM BARN SOLOMONS LANE	1	0
19/02151/FUL	9 AND 10 LAND TO THE REAR OF CLUBHOUSE LANE	1	0
19/02700/OUT	FERNHURST LOWER CHASE ROAD	-1	0
19/02700/OUT	FERNHURST LOWER CHASE ROAD	1	0
20/01256/PNACOU	OAKLANDS FARM LOWER CHASE ROAD	5	0
20/00902/FUL	LAND TO THE REAR OF JUBILEE COTTAGE WINCHESTER ROAD	3	1
21/00065/FUL	EDENBRIDGE WINCHESTER ROAD	0	0
Whiteley			
16/01079/FUL	CHESTNUT RISE WHITELEY LANE	1	1
13/00884/FUL	BIRCH GLADE HILL COPPICE ROAD	1	1
15/00553/FUL	OAKMERE LADY BETTYS DRIVE	1	1
18/02835/FUL	THE SPINNEY LADY BETTYS DRIVE	6	0
Wickham			
16/03331/FUL	THE WILLOWS FAREHAM ROAD	1	0
18/01348/FUL	GRASMERE TANFIELD LANE	1	0
19/00457/FUL	MOORS HILL FARM FONTLEY ROAD	-1	0
19/00457/FUL	MOORS HILL FARM FONTLEY ROAD	-1	0
19/00457/FUL	MOORS HILL FARM FONTLEY ROAD	2	0
20/02879/FUL	LAND ADJACENT TO FIRGROVE SOUTHWICK ROAD	1	0
19/01065/FUL	3 LOWER HOUSE COTTAGES WINCHESTER ROAD	2	0

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Application No	Address	Net outstanding	Commenced
20/00923/FUL	MOUNT HILLARY HOADS HILL	-1	0
20/00923/FUL	MOUNT HILLARY HOADS HILL	1	0
20/00598/FUL	AL MAHDI FONTLEY ROAD	1	0
20/00598/FUL	AL MAHDI FONTLEY ROAD	-1	0
Winchester			
19/02860/FUL	16 CRESCENT CLOSE WINCHESTER	1	0
19/02860/FUL	16 CRESCENT CLOSE	-1	0
05/02265/FUL	THE HERMITAGE RETIREMENT HOME CHERITON ROAD	1	0
06/02810/FUL	GEORGE S HALL LTD 7 ST CROSS ROAD	2	2
17/01493/FUL	CRABWOOD VALE FARM SARUM ROAD	-1	0
17/01493/FUL	CRABWOOD VALE FARM SARUM ROAD	1	0
12/02092/FUL	3 LAND ADJACENT TO LAKE DRIVE	1	1
12/02092/FUL	3 LAND ADJACENT TO LAKE DRIVE	0	0
13/00610/FUL	47 HIGH STREET	1	1
15/01581/FUL	UNIT 2 DEAN COURT HILLSIDE CLOSE	1	1
17/02634/FUL	LOMMEDAL MILNTHORPE LANE	1	0
15/01096/FUL	19 BEREWEEKE AVENUE	1	1
15/01414/FUL	22 QUARRY ROAD	3	0
15/01414/FUL	22 QUARRY ROAD	0	0
15/01414/FUL	22 QUARRY ROAD	1	0
19/01595/FUL	85 CROMWELL ROAD	1	1
15/02233/FUL	158 HIGH STREET	1	0
15/02233/FUL	158 HIGH STREET	1	0
16/01645/FUL	11 MOUNT VIEW ROAD	0	0
16/01645/FUL	11 MOUNT VIEW ROAD	1	0
16/01645/FUL	11 MOUNT VIEW ROAD	1	1
15/00495/FUL	13 LAND ADJACENT TO CITY ROAD	3	3
18/01269/FUL	CHINGRI KHAL SLEEPERS HILL	5	0
18/01990/FUL	FAIRWAYS 21 CHILBOLTON AVENUE	7	0
17/01083/PNACOU	FLAGSTAFF STABLES CLARENDON WAY	1	1
18/01896/REM	CRABWOOD LODGE SARUM ROAD	1	1
20/01113/FUL	50 STOCKBRIDGE ROAD	1	0
17/01680/FUL	3 WEEKE MANOR CLOSE	-1	0
17/01680/FUL	3 WEEKE MANOR CLOSE	1	0
17/00999/FUL	30 CHILBOLTON AVENUE	4	0
16/03482/FUL	EAST WINCHESTER SOCIAL CLUB 50 CHESIL STREET	1	0
17/01595/FUL	PINE COTTAGE 4 SPARKFORD ROAD	0	0
17/01149/FUL	WARRENS COTTAGE 105 HARESTOCK ROAD	2	0
17/00446/FUL	WINCHESTER COLLEGE KINGSGATE ROAD	8	0
20/01121/FUL	CLARENDON LODGE CLARENDON WAY	1	0
18/00229/FUL	LITTLE SNAKEMOOR SLEEPERS HILL	3	0
19/02005/FUL	LITTLE SNAKEMOOR SLEEPERS HILL	1	0
17/01941/FUL	38 OLD KENNELS LANE	1	0
16/01790/FUL	25 ST GEORGES STREET	1	0
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	1	0
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	1	0
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	1	0
19/02268/FUL	DANCE ACADEMY 21 ST PAULS HILL	8	2
17/02887/FUL	THE PINES 116 HARESTOCK ROAD	1	1
17/03151/FUL	23 HUBERT ROAD	1	0
17/00923/FUL	CHILCOMB ST SWITHUN STRATTON ROAD	6	0
17/01172/FUL	49 STONEY LANE	1	0
18/00803/FUL	97 TAPLINGS ROAD	1	0
18/02917/FUL	STANMORE PRIMARY SCHOOL LAND ADJ TO STANMORE LANE	9	0
18/01386/FUL	MAESBURY SARUM ROAD	1	0
18/01386/FUL	MAESBURY SARUM ROAD	-1	0

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18/00853/FUL	2 RUFFIELD CLOSE	1	0
19/00318/FUL	LITTLE SPARK SPARKFORD ROAD	1	0
18/00829/FUL	78 ALRESFORD ROAD	3	0
18/01677/FUL	18 ST JAMES LANE	1	0
18/01636/FUL	8 STONEY LANE	6	0
18/01432/FUL	THE CORNER HOUSE 15 BEREWEEK CLOSE	1	0
18/00003/FUL	STRUTS SLEEPERS HILL	1	0
18/01538/FUL	33 BEGGARS LANE	1	0
18/02271/FUL	KINGSWEAR 6 HARESTOCK ROAD	1	0
18/02271/FUL	KINGSWEAR 6 HARESTOCK ROAD	-1	0
18/01013/FUL	CAR PARK REAR OF 5 BRIDGE STREET WATER LANE	1	1
18/02454/FUL	HAZELWOOD 29 DOWNSIDE ROAD	2	0
18/02553/FUL	HYDE ABBEY HOUSE 23 HYDE STREET	1	1
19/01105/FUL	60 EASTGATE STREET	6	6
18/02699/FUL	5 OLIVERS BATTERY GARDENS	1	0
18/02487/FUL	CAPITOL HOUSE OLD STATION APPROACH	1	0
19/01831/FUL	130 AND 140 STANMORE LANE	4	2
18/02904/FUL	WINDWHISTLE 10 OLD KENNELS LANE	1	0
19/00466/FUL	GIFFARD HOUSE HOTEL 50 CHRISTCHURCH ROAD	1	0
19/00466/FUL	GIFFARD HOUSE HOTEL 50 CHRISTCHURCH ROAD	-1	0
19/00485/PNACOU	KINGS WORTHY COURT LONDON ROAD	6	0
18/02238/FUL	25 ST MATTHEWS ROAD	1	0
19/00519/FUL	THE OLD KENNELS OLD KENNELS LANE	1	0
19/00127/FUL	PITT MANOR COTTAGE KILHAM LANE	9	0
19/00953/FUL	LEVEL 10 CHURCH STANMORE LANE	1	0
19/01014/FUL	165 HIGH STREET	1	0
19/01108/FUL	120 STANMORE LANE	1	0
19/00993/FUL	37 DEAN LANE	1	1
19/01571/FUL	12 WHITESHUTE LANE	-1	0
19/01571/FUL	12 WHITESHUTE LANE	1	0
19/01159/FUL	MINSTRELS UPLANDS ROAD	1	0
19/01159/FUL	MINSTRELS UPLANDS ROAD	-1	0
19/01896/FUL	43 STONEY LANE	1	0
19/01896/FUL	43 STONEY LANE	-1	0
19/00312/FUL	WOODLAND HOUSE 23 CHILBOLTON AVENUE	5	5
19/00714/FUL	2 FIONA CLOSE	1	0
19/00714/FUL	2 FIONA CLOSE	-1	0
19/02817/FUL	44 BEREWEEKE AVENUE	-1	0
19/02817/FUL	44 BEREWEEKE AVENUE	1	0
19/01583/FUL	2-4 SALTERS ACRES	4	0
19/02709/FUL	167 ROMSEY ROAD	4	0
19/02751/FUL	16 UPLANDS ROAD	-1	0
19/02751/FUL	16 UPLANDS ROAD	1	0
19/02162/FUL	18 SIMONDS COURT CHAUNDLER ROAD	1	1
19/01847/FUL	37 DEAN LANE	1	1
19/01055/FUL	THE CAVENDISH CENTRE WINNALL CLOSE	1	0
19/01472/FUL	21 CITY ROAD	1	0
20/00312/FUL	MINSTRELS UPLAND ROAD	1	0
20/00686/FUL	MOOR VIEW EASTON LANE	-1	0
20/00686/FUL	MOOR VIEW EASTON LANE	1	0
20/00465/FUL	148 GREENHILL ROAD	-1	0
20/00465/FUL	148 GREENHILL ROAD	1	0
20/00471/HOU	54 QUARRY ROAD	1	0
20/00290/FUL	43 CROMWELL ROAD	1	0

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19/01047/FUL	5 AIRLIE CORNER	1	0
20/00734/FUL	30 STONEY LANE	1	1
20/00169/FUL	DASHWOOD HOUSE SLEEPERS HILL	1	0
20/00681/LIS	WALCOTE CHAMBERS HIGH STREET	-2	0
20/00896/FUL	BRINKHILL LAND ADJACENT WINTON CLOSE	1	0
19/02677/FUL	6 WOODPECKERS DRIVE	3	0
19/02852/FUL	93-95 OLIVERS BATTERY ROAD SOUTH	7	0
20/00324/FUL	PROSPECT HOUSE 15 MAGDALEN HILL	1	0
20/01420/HOU	THE WHITE HOUSE COLEBROOK STREET	1	0
20/01450/FUL	BLUE BELL COTTAGE 1 CHESTER ROAD	1	0
20/01672/FUL	1B ST CROSS ROAD	1	1
20/01694/FUL	TEG DOWN FARM SARUM ROAD	1	0
20/01694/FUL	TEG DOWN FARM SARUM ROAD	-1	0
20/01156/FUL	3 EASTGATE STREET	1	0
20/02172/FUL	43 SHEPHERDS ROAD	1	0
20/02389/FUL	5 GREATFIELD ROAD	1	0
20/02482/FUL	24 LANGTON CLOSE	1	0
20/02484/FUL	53 ROMSEY ROAD	1	0
20/02818/FUL	GOODWORTH HOUSE 53 ST CROSS ROAD	7	0
21/00023/FUL	93 OLD KENNELS LANE	-1	0
21/00023/FUL	93 OLD KENNELS LANE	1	0
21/00107/FUL	SALTERS STORES ST LEONARDS ROAD	4	0
16/00517/FUL	180 GREENHILL ROAD	1	1
Wonston			
17/01346/FUL	HAZEL COTTAGE WONSTON ROAD	1	1
18/01790/FUL	ELMBROOK WONSTON ROAD	-1	0
18/01790/FUL	ELMBROOK WONSTON ROAD	1	0

Appendix 3.4– Large Sites Phasing

Address	Status / Commentary	Net Available	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
Detailed consents														
Police Headquarters Romsey Road Winchester	Under construction, completion expected 2023.	219	119	100	0	0	0	0	0	0	0	0	0	219
Worthy Down Camp, Worthy Down Winchester	Under construction, completion expected 2025.	30	0	0	0	30	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	2
Knowle Village Business Park, Mayles Lane, Knowle	Largely completed.	2	2	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 2022.	33	33	0	0	0	0	0	0	0	0	0	0	33
Land at Coppice Hill, Bishops Waltham	LPP2 allocation for 80 dwellings. Detailed consents for 73 units in total.	1	1	0	0	0	0	0	0	0	0	0	0	1

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Address	Status / Commentary	Net Available	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
	Largely completed.													
Land at Martin Street, Bishops Waltham	LPP2 allocation for 60 dwellings. Detailed consent for 59 units under construction, completion expected 2022.	39	30	9	0	0	0	0	0	0	0	0	0	39
The Vineyard, Tangier Lane, Bishops Waltham	LPP2 allocation for 120 dwellings. Detailed reserved matters consents issued for 132 units in total. Under construction.	111	35	10	20	35	11	0	0	0	0	0	0	111
Albany Farm, Winchester Road, Bishops Waltham	LPP2 allocation for 120 dwellings. Reserved matters consent for 125 units and full consent for additional 10 units. Part complete, completion expected 2024.	108	45	45	18	0	0	0	0	0	0	0	0	108
Sandyfields Nursery, Main Road, Colden Common	LPP2 allocation for 165 dwellings. Detailed consent for 169 units. Part complete, completion expected 2022.	29	29	0	0	0	0	0	0	0	0	0	0	29
Land at The Dean,	LPP2 allocation for	76	35	31	0	10	0	0	0	0	0	0	0	76

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Address	Status / Commentary	Net Available	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
Alesford	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.													
Land east of Winchester Road, Wickham	LPP2 allocation for 125 dwellings. Full consent for 120 units. Under construction.	120	5	35	35	35	10	0	0	0	0	0	0	120
Land east of School Road, Wickham	LPP2 allocation for 80 dwellings. Reserved matters consent for 82 units, under construction.	82	30	35	17	0	0	0	0	0	0	0	0	82
Land at Stanmore Estate, north of Stanmore Lane, Winchester	Full consent for 76 dwellings on 2 sites at Stanmore. Under construction, completion expected 2022.	76	76	0	0	0	0	0	0	0	0	0	0	76
Kings School House, Sarum Road, Winchester	Full consent for 33 units. Under construction, completion expected 2022.	33	33	0	0	0	0	0	0	0	0	0	0	33
Land off Hookpit Farm Lane, Kings	Full consent for 35 units. Under	35	35	0	0	0	0	0	0	0	0	0	0	35

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Address	Status / Commentary	Net Available	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
Worthy	construction, completion expected 2022.													
1 st Floor, Radley House, St Cross Rd, Winchester	Under construction, completion expected 2022.	7	7	0	0	0	0	0	0	0	0	0	0	7
Meadowlands, Stockbridge Road, Winchester	Under construction, completion expected 2022.	3	3	0	0	0	0	0	0	0	0	0	0	3
Primayer House Parklands Business Park, Denmead	Prior Notification approval for 10 residential units, phasing estimated accordingly.	10	10	0	0	0	0	0	0	0	0	0	0	10
Trinity, Bradbury House, Durngate, Winchester	Full consent for 11 new residential units. Under construction, completion expected 2022.	11	11	0	0	0	0	0	0	0	0	0	0	11
14 Chesil Street, Winchester	Full consent for 16 units (12 net), phasing estimated accordingly.	12	0	-4	16	0	0	0	0	0	0	0	0	12
The Old Parsonage Care Home, Main Rd, Otterbourne	Full consent for 16 units, phasing estimated accordingly.	16	0	16	0	0	0	0	0	0	0	0	0	16
108 Colebrook Street, Winchester	Full consent for 15 units. Under construction, completion expected 2023.	15	0	15	0	0	0	0	0	0	0	0	0	15

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Address	Status / Commentary	Net Available	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
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	16
99-103 Springvale Road, Kings Worthy	Full consent for 13 units. Under construction, completion expected 2022.	7	7	0	0	0	0	0	0	0	0	0	0	7
Spencer House, 59 - 63 Romsey Road, Winchester	Consent for 10 units. Under construction, completion expected 2022.	10	10	0	0	0	0	0	0	0	0	0	0	10
1-4 Woodpeckers Drive, Winchester	Full consent erection of 19 units (15 net), phasing estimated accordingly.	15	0	-4	19	0	0	0	0	0	0	0	0	15
Detailed consents TOTAL		1118	556	306	125	110	21	0	0	0	0	0	0	1118
Outline consents / Local Plan allocations														
Abbey Mill Station Road Bishops Waltham	Previous consent unlikely to be completed, planning application for 70 units + care home under consideration,	70	0	0	0	20	30	20	0	0	0	0	0	70

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Address	Status / Commentary	Net Available	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
	phasing estimated accordingly.													
Area Between Friarsgate Silver Hill, Broadway Winchester	Local Plan allocation for mixed use development. Previous consent unlikely to be implemented, SPD adopted, capacity and phasing estimated accordingly.	307	0	0	0	0	20	50	100	100	37	0	0	307
Land at Hillpound The Lakes Swanmore	LPP2 allocation for 140 dwellings. 91 units completed. Resolution to grant full application for 64 units, subject to S106. Further application for 32 units refused, appeal dismissed. Phasing estimated accordingly.	64	0	0	20	30	14	0	0	0	0	0	0	64
Land off Tanners Lane, Denmead	Denmead Neighbourhood Plan allocation for 20 dwellings (18 net) post 2019. No consent, phasing estimated accordingly.	18	0	0	-2	10	10	0	0	0	0	0	0	18

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Address	Status / Commentary	Net Available	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
Land off 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	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	10
Clayfield Park, Main Road, Colden Common	LPP2 allocation for 53 dwellings. No consent, phasing plan (48 units) provided, phasing estimated accordingly.	53	0	0	0	15	0	20	0	13	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	5	325
Morgan's Yard, Winchester Road, Waltham Chase	LPP2 allocation for 100 dwellings. Planning application for 98 units under consideration, phasing estimated	100	0	0	0	10	30	30	28	0	0	0	2	100

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Address	Status / Commentary	Net Available	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
	accordingly.													
Carfax, Sussex Street, Winchester	LPP2 mixed-use allocation (50 dwellings estimated). Previous application for commercial development - housing likely to be on Cattlemarket site (below), capacity revised accordingly.	50	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 150 to replace Carfax (above). No consent, phasing estimated accordingly.	150	0	0	0	20	50	50	30	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	75

Address	Status / Commentary	Net Available	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
Outline consents / Local Plan allocations TOTAL		1232	0	0	43	170	259	230	208	163	87	10	62	1232
Strategic Allocations														
Grainger Site, West of Waterlooville,	Part of LPP1 policy SH2 allocation. 3 phases currently under construction and 3-6 phases expected to be under construction in each of the next 5 years. Phasing estimated accordingly.	1408	117	124	121	156	179	175	150	150	100	100	36	1408
North Whiteley	LPP1 policy SH3 allocation. Outline consent granted July 2018 (reserved matters for 11 phases approved / under consideration). Under construction, phasing estimated accordingly.	3285	323	385	373	322	299	275	250	250	225	175	408	3285
Barton Farm, Andover Road, Winchester	LPP1 policy WT1 allocation. Phase 1b complete, Phase 1a	1691	75	94	115	115	114	115	115	115	115	115	603	1691

Address	Status / Commentary	Net Available	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
	under construction. Reserved matters applications for Phases 2-4 under consideration. Phasing estimated accordingly.													
Strategic Allocations TOTAL		6384	515	603	609	593	592	565	515	515	440	390	1047	6384
TOTAL Large Sites Supply		8,734	1,071	909	777	873	872	795	723	678	527	400	1,109	8,734

Appendix 3.5 Communal Accommodation Completions and Consents

Communal Accommodation - Completions 2020 - 2021					
Completed Sites	Student bedrooms	Apply Ratio (3.7*)	Care bedrooms	Apply Ratio (1.8**)	Total Dwelling Equivalents
Pine Cottage, 4 Sparkford Road, Winchester (17/01595/FUL)	70	NA (self-contained units)	0	0	70
TOTAL	70	70	0	0	70

* 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 2021									
Outstanding Sites	Scheme Status / Commentary	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Total 2021-2026	Total 2022-2027
Student									
Pine Cottage, 4 Sparkford Road, Winchester (17/01595/FUL)	88 studio student flats (self-contained). Largely completed, completion expected during 2021/22.	18						18	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	64
The Cavendish Centre,	88 student beds as part of mixed-			44	44			88	88

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Winnall Close, Winchester (19/01055/FUL)	use redevelopment including 35 studios. Not started, programme estimated accordingly.								
Student Total		88	64	44	44	-	-	240	152
Apply ratio (3.7:1 except Pine Cottage as self-contained units)		37	17	12	12	-	-	78	41
Care									
Site of former Captain Barnard PH, Otterbourne Road, Compton (19/00761/OUT)	64 bed care unit, approved Feb 2020. Under construction, programme estimated accordingly.		64					64	64
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.							0	0
Abbeygate, 42 Quarry Road, Winchester (18/02385/FUL)	60 bed dementia and nursing care home approved May 2019 (net gain 30). Under construction.		30					30	30
Burrell House, Romsey Road, Winchester (18/02229/FUL)	10 bedroom adult hospice (C2 use class). Under construction.	10						10	0
Care Total		10	94	-	-	-	-	104	94
Apply ratio (1.8:1)		6	52	-	-	-	-	58	52

Appendix 3.6 SHELAA (2020) Sites included in 5 Year Land Supply and Housing Trajectory

Parish	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
Total			188	179	0	9

- * 5 units permitted Oct 2021 (not yet included in 'commitments')
- ** 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

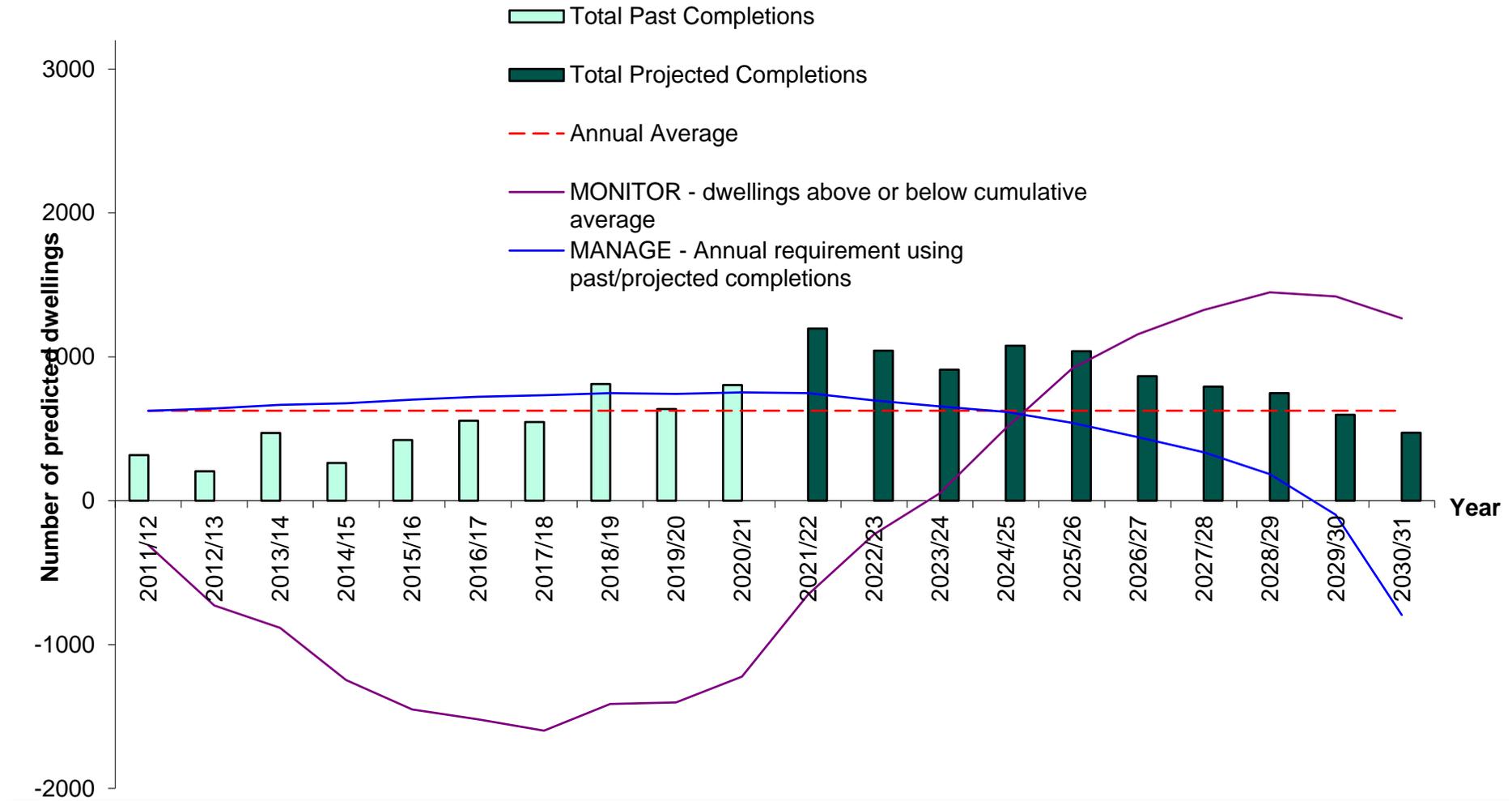
Appendix 3.7 Housing Trajectory 2011 – 2030/31

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)											556	306	168	280	280	230	208	163	87	10	2288	
Small sites											97	98	97	98	97	0	0	0	0	0	0	487
SHELAA											36	36	36	36	0	0	0	0	0	2	145	
Strategic Allocs											515	603	609	593	592	565	515	515	440	390	5337	
Windfall											0	0	0	70	70	70	70	70	70	70	490	
Total Projected Completions											1204	1043	910	1077	1039	865	793	748	597	472	8747	
Total Past Completions	317	204	470	262	421	555.00	547	810	636	804											5026	
Cumulative Completions	317	521	991	1253	1674	2229	2776	3586	4222	5030	6125	7214	8340	9479	10364	11199	11947	12669	13239	13776	13776	
Annual Average	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500	
MONITOR - dwellings above or below cumulative average	-308	-729	-884	-1247	-1451	-1521	-1599	-1414	-1403	-1220	-750	-286	215	729	989	1199	1322	1419	1364	1276	1276	

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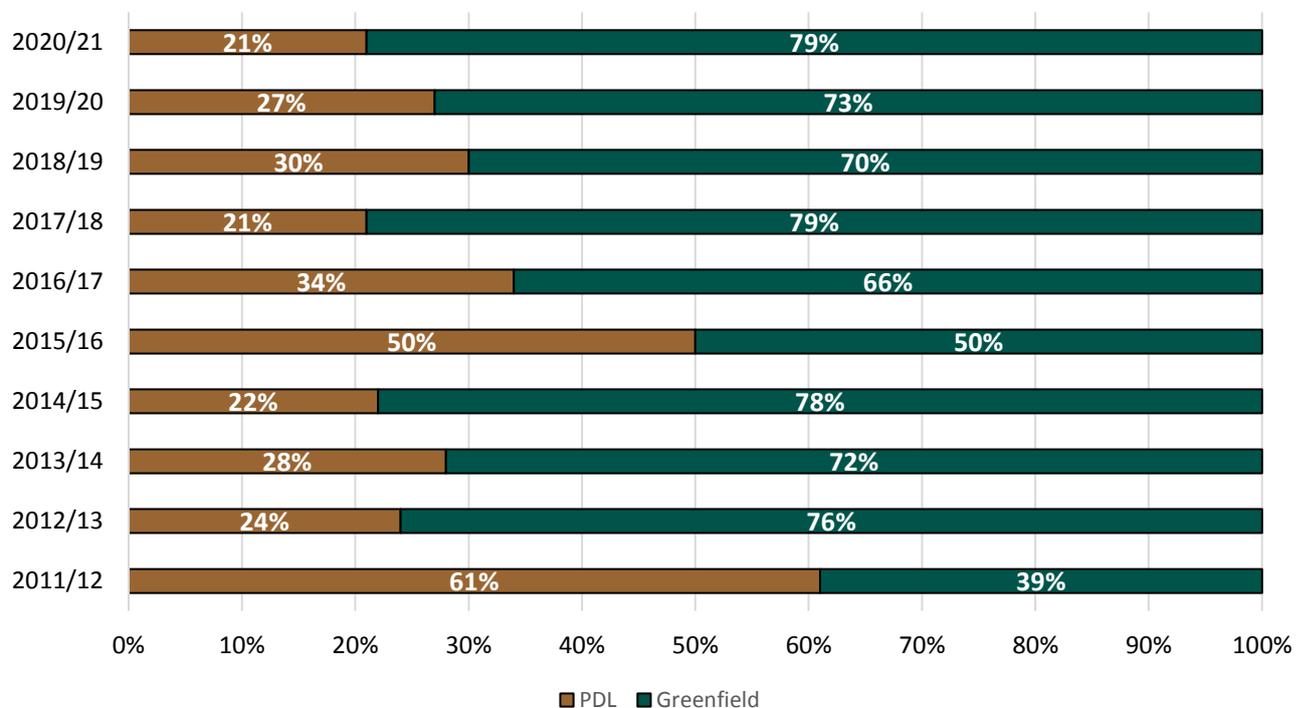
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	722	734	748	743	753	747	708	661	594	504	427	325	184	-85	-739	
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Appendix 3.8 Winchester Housing Trajectory 2011 – 2021



Appendix 4 – Local Plan Part 1

Figure 4.1 Net Completions on Previously Developed Land and Greenfield Land (2011/12 –



2020/21)

Table 4.2 Housing Completions by plan area 2011 – 2021

LPP1 Policy	Net Completions										Total
	2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	
Σ MTRA2	70	71	85	56	139	356	123	181	242	288	1611

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	MTRA3a	12	26	29	42	10	3	16	32	23	6	199
	MTRA3b	6	8	11	2	8	17	34	26	9	28	149
	MTRA4	27	3	54	9	5	27	79	86	31	13	374
South Hampshire Urban Area	SH1	49	5	0	0	0	0	0	0	0	-1	53
	SH2	28	14	107	93	76	131	121	178	180	91	1019
	SH3	0	0	0	0	0	0	0	0	4	211	215
Winchester Town	WT1	77	28	184	60	183	0	94	184	62	95	967
	WT2	0	0	0	0	0	21	80	93	65	67	326
	SDNP	45	49	17	17	9	23	13	39	11	6	229
Total		314	204	487	279	430	578	560	819	627	804	5102

Table 4.3 Net Dwelling completions by number of bedrooms (2011/12 – 2020/21)

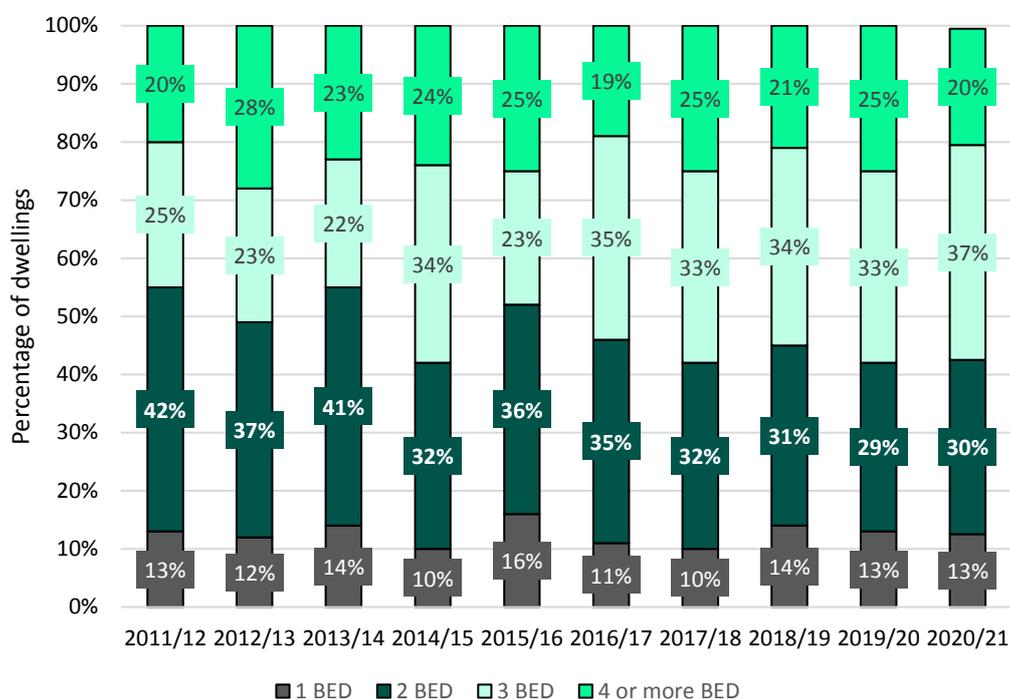


Table 4.4. Average density of new dwellings per hectare (2011/12 – 2020/21)

	Monitoring Year									
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Average Density of new dwellings (dph)	32	23	32	31	49	41	31	31	38	43

Table 4.5 Affordable net dwelling completions (2020 – 2021)

Address	Affordable Completions (net)
LAND SOUTH OF COPPICE HILL	18
LAND TO THE EAST OF TANGIER LANE	7
25 CHILTERN COURT SEARLES CLOSE	1
LAND BOUNDED BY TANNERS LANE & KIDMORE LANE & ANMORE ROAD	22
BARTON FARM ANDOVER ROAD	17
BEREWOOD PHASE 3A EAST OF NEWLANDS AVENUE NEWLANDS AVENUE	8
LAND AT MARTIN STREET MARTIN STREET	6
SANDYFIELDS NURSERIES 107 MAIN ROAD	47
BEREWOOD PHASE 9B WEST OF MARRELSMOOR AVENUE	14
ALBANY FARM LAND AT WINCHESTER ROAD	20

Address	Affordable Completions (net)
NORTH WHITELEY URBAN EXTENSION PHASE 1 B2 LAND TO THE NORTH AND EAST OF WHITELEY LANE	112
NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	7
1 WALPOLE ROAD	6
GARAGE 1 EAST GARAGE BLOCK 1 TO 14 ROWLINGS ROAD	7
EMMAUS COMMUNITY BAR END ROAD	8
Total	300

Figure 4.6 Net dwelling completions split by affordable housing and market homes (2011/12 – 2020/21)

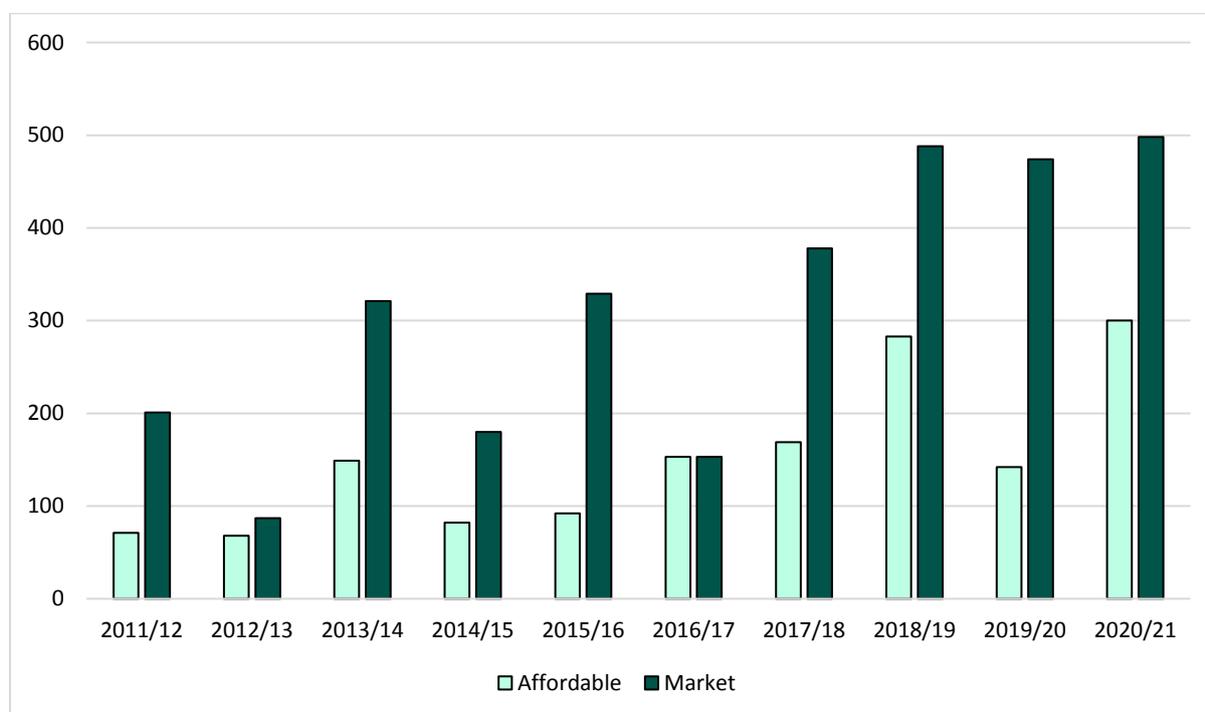


Table 4.7 Open Space Fund Receipts (2011/12 – 2019/20)

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
2020 - 2021	£0

Table 4.8 Employment gains and losses by type (2011 – 2021)

Monitoring Year	Employment Use								Net Total m ²
	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
2020/2021	17333	2283	5737	690	0	2966	23070	5939	+17,131

Table 4.9 Amount of employment floor space gains completed by type (2020-2021)

Application Reference	Type	Address	Description	Size (m ²)
452632	B1-8	FULCRUM 6, SOLENT 2	BUSINESS PARK COMPRISING B1C/B2/B8 UNITS (LOGISTICS CITY)	5211m ²
453501	B1-8	CONCORDE PARK, SEGENSWORTH NORTH	12 B1/B2/B8 UNITS	8712m ²
448886	B2	NORTH WINCHESTER FARM	CHANGE OF USE FROM AGRICULTURAL TO B2	3970m ²
443062	B1-8	PITT DOWN FARM	CHANGE OF USE FROM AGRICULTURAL TO B1/B8 USE	411m ²
447637	B1A	ST PAULS HOUSE	TWO STOREY SIDE AND ROOF EXTENSION FOR OFFICE USE	1221m ²
449457	B1A	MORELANDS COPSE FARM	CHANGE OF USE FROM RIDING THERAPY TO B1A OFFICES	564m ²
455799	B2	CHURCH HOUSE FARM	REPLACEMENT B2 UNIT AND MEZZANINE EXTENSION	1283m ²
446874	B1-8	HIGHBRIDGE ESTATE	WORKSHOP/DEPOT & TWO B1A OFFICE UNITS	1214m ²

Application Reference	Type	Address	Description	Size (m ²)
462718	B2	LAND AT BARTON INDUSTRIAL ESTATE	B2 INDUSTRIAL BUILDING	484m ²
Total				23070m²

Table 4.10 Amount of employment floor space loss by type (2020 – 2021)

Application Reference	Type	Address	Description	Loss
18/02553/FUL	B1(a)	23 HYDE ABBEY HOUSE HYDE STREET WINCHESTER	CHANGE OF USE OF REDUNDANT OFFICE BUILDING TO A SINGLE FAMILY DWELLING	780
17/01447/FUL	B2	NEW FARM ENGINEERING LTD NEW FARM ROAD NEW ALRESFORD	DEMOLISH EXISTING BUILDING AND REPLACE WITH 4 NO. PROPOSED DWELLINGS & 1NO. PROPOSED OFFICES	690
19/01656/PNCOU	B1(a)	TUPPERWARE CENTRE CLAYLANDS ROAD BISHOPS WALTHAM	PRIOR NOTIFICATION - CONVERT 3 B1A OFFICES INTO 6 FLATS	300
17/02762/PNCOU	B1(a)	PARKLANDS BUSINESS PARK WCI TECHNOLOGY HOUSE FOREST ROAD WATERLOOVILLE	CONVERSION OF EXISTING FLOORS (B1A USE) TO FORM RESIDENTIAL ACCOMMODATION (8 FLATS)	413
19/00837/PNCOU	B8	EMMAUS COMMUNITY BAR END ROAD WINCHESTER	CONVERSION OF STORAGE AREA (B8) INTO 8 BEDSIT FLATS (C3).	300
16/01854/FUL	B8	HUXLEY UK LTD THE DEAN ALRESFORD	DEMOLITION OF EXISTING BUILDINGS TO PROVIDE 45 NEW DWELLINGS	2666
16/01854/FUL	B1(a)	HUXLEY UK LTD THE DEAN ALRESFORD	DEMOLITION OF EXISTING BUILDINGS TO PROVIDE 45 NEW DWELLINGS	490
18/00886/FUL	B1(a)	WINCHESTER HOUSE NEW FARM ROAD ALRESFORD	CONVERSION OF OFFICE BUILDING TO 4 APARTMENT UNITS	300
Total losses				5939

Table 4.11 Extent of Priority habitats (as at 31st March 2021)

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2019/20 WCC area (ha)	Change in area (ha)
Grasslands							
Lowland Calcareous Grassland	Comprehensive	2,028	0.52	346	0.52	360	-14
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	3,607	0.93	9	0.01	9	0
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	1,537	0.40	292	0.44	289	3
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1,568	0.40	89	0.13	86	3
Heathlands							
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	11,875	3.06	2	0.00	2.2	0
Woodland, wood-pasture and parkland							
Lowland Beech and Yew Woodland	Not comprehensive. On-going work to distinguish from Lowland Mixed Deciduous Woodland.	438	0.11	35.4	0.05	35.4	0
Lowland Mixed Deciduous Woodland	Ongoing as all ancient and non-ancient woodland has been included yet not all surveyed for qualifying NVC types. Also ongoing to remove small clumps	35,574	9.16	5,933	8.97	6,106	-173
Wet Woodland	Fairly comprehensive. Areas will exist in LMDW that are not yet surveyed for qualifying types.	2,195	0.57	238	0.36	237	1
Wood-Pasture and Parkland	Not comprehensive. Further work needed to classify this habitat within historic parkland.	5,420	1.40	119	0.18	119	0

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Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2019/20 WCC area (ha)	Change in area (ha)
Arable, orchards and hedgerows							
Arable Field Margins	Incomplete. Figures only show SINCs on arable land designated for rare arable plant assemblages.	[94]	[0.02]	[2.2]	[0.00]	[2]	[0]
Open Mosaic Habitats on Previously Developed Land	No comprehensive evaluation yet carried out. Two sites with HBIC field surveys, one in Basingstoke	33	0.01				
Hedgerows	No comprehensive information for Priority hedgerows. All hedgerows mapped as linear features (km).	[16,448]	n/a	[3,036]	n/a	[3,036]	[0]
Traditional Orchards	Work to be undertaken to incorporate areas recently identified by PTES under contract to NE.	0	0.00				
Open waters							
Eutrophic Standing Waters	No comprehensive information yet available.	64	0.02				
Rivers	Incomplete data. Figures for Chalk Rivers now digitised from latest OSMM polygons as Ha not from EA linear (km) as previously	587	0.15	121	0.18	n/a	n/a
Wetlands							
Coastal and Floodplain Grazing Marsh	Work ongoing to verify all qualifying grazing marsh. Some overlap with Lowland Meadows and with Purple Moor Grass and Rush Pastures.	9,348	2.41	1,195	1.81	1,198	-3
Lowland Fens	Comprehensive.	1,901	0.49	6	0.01	5	1
Reedbeds	Not complete as OSMM translation inaccurate in places.	248	0.06	19.9	0.03	9.9	10

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2019/20 WCC area (ha)	Change in area (ha)
Coastal							
Coastal saltmarsh	EA data partly verified.	895	0.23	2	0.00	2	0
Coastal Sand Dunes	EA data partly verified.	47	0.01				
Coastal Vegetated Shingle	Comprehensive.	216	0.06				
Intertidal mudflats	EA data partly verified. OSMM update needs checking	4,448	1.15	6	0.01	6	0
Maritime Cliff and Slopes	Comprehensive.	42	0.01				
Saline lagoons	Comprehensive.	57	0.01				
Marine							
Seagrass beds	Not comprehensive. Separate HWT data available.	48	0.01				
Total		82,176	21.15	8,413	12.73	8,464	-51

Table 4.12 Extent of Nature Conservation Designations (as at 31st March 2021)

Designation	Combined Hants sites (no)	Combined Hants area (ha)	Combined Hants area (%)	WCC sites (no)	WCC area (ha)	WCC area (%)	2019/20 WCC area (ha)	Change (ha)
LNR	70	0	0	9	103	0.16	103	0
NNR	11	0	0	2	103	0.16	103	0
RAMSAR	10	4	0	1	23	0.03	23	0
SAC	13	4	0	2	182	0.28	182	0
SPA	11	5	0	1	23	0.03	23	0
SSSI	131	5	0	18	1,313	1.99	1,313	0
Stat Sites Combined	246	5	0	33	1,365	2.06	1,365	0
SINC	4,154	36,046	0	694	6,534	9.88	6,536	-2

Table 4.13 Statutory Designated Sites (as at 31st March 2021)

Designation	Site Name	Area (ha) within district
LNR	Berry Coppice	2.99
LNR	Bishops Waltham Branch Line	1.62
LNR	Claylands	5.78
LNR	Crab Wood	37.75
LNR	Dundridge Meadows	7.48
LNR	Gull Coppice	7.12
LNR	Round Coppice	6.35
LNR	Shawford Down	19.65
LNR	The Moors, Bishops Waltham	14.47
NNR	Beacon Hill	40.06
NNR	Old Winchester Hill	62.82
Ramsar	Winchester District (B)	22.92
SAC	River Itchen	158.14
SAC	Solent Maritime	23.90
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

Table 4.14 Extent of Priority habitats within Designated Sites (as at 31st March 2021)

Designated Sites	Combined Hants area (ha)	Combined Hants area (%)	WCC (ha)	WCC area (%)	2019/20 WCC area (ha)	Change area (ha)
Statutory sites combined	38,932	47.4	1,093	13.0	1,017	75
SINC	22,035	26.8	3,851	45.8	3,861	-10
Total combined	60,137	73.2	4,904	58.3	4,832	72

Table 4.15 Conditions of Sites of Special Scientific Interest (SSSIs) (as at 31st March 2021)

Condition	Combined Hants area (ha)	Combined Hants area (%)	WCC area (ha)	WCC area (%)	2019/20 WCC area (ha)	Change in area (ha)
Favourable	22,391.97	44.3	410.77	31.3	410.27	0.50
Unfavourable Recovering	23,613.64	46.7	627.09	47.8	636.91	-9.82
Unfavourable no Change	2,823.29	5.6	181.92	13.9	181.92	0.00
Unfavourable Declining	1,707.19	3.4	85.60	6.5	76.28	9.32
Part Destroyed	6.34	0.0				
Destroyed	17.44	0.0	7.80	0.6	7.80	0.00
Grand Total	50,559.86	100.0	1,313.17	100.0	1,313.17	0.00

Table 4.16 extent of changes to SINCS observed and recorded (1st April 2020 - 31st March 2021)

SINCS	Hants sites (no)	Hants sites (area)	WCC sites (no)	WCC sites (area)
Total sites (2019/20)	4,145	36,066.81	694	6,536.29
New Sites	10	27.02		
Amended Sites	12	-46.51	3	-2.02
Deleted sites	1	-0.92		
Total sites (2020/21)	4,154	36,046.40	694	6,534.27
Net change	9	-20.41		-2.02
% change in area		-9.90		-0.03

4.17 Major amendments to SINCS between (1st April 2020 - 31st March 2021)

Site Ref	Site Name	Reason	Old Size (ha)	New Size (ha)	Old Criteria	New Criteria
WC0071	Bushfield Camp - C	Lack of management	12.21	10.26		
WC0073	Bushfield Camp - B	Habitat Creation/Restoration			2D/6A	2B
WC0186	Round Coppice Meadow 1	Lack of management	0.95	0.88		

Appendix 5 – LPP1 & LPP2 Policies mentioned in refusals during the monitoring period 2020/21

Policy	Description	Percentage of times used in refusals
Spatial Strategy – Market Towns and Rural Area		
MTRA2	Market Towns and Larger Villages	2%
MTRA3	Other Settlements in the Market Towns and Rural Area	11%
MTRA4	Countryside	40%
Winchester Town Area		
WT1	Development Strategy for Winchester Town	3%
WT2	Strategic Housing Allocation – Barton Farm	3%
Policies		
WIN1	Winchester Town	5%
WIN2	Town Centre	5%
WIN3	Views & Roofscape	2%
WIN4	Silver Hill Mixed Use Site	2%
WIN11	Winnall	3%
Economic Prosperity		
DM7	Town, District and Local Centres	3%
DM11	Housing for Essential Rural Workers	2%
DM12	Equestrian Development	3%
High Quality Environment		
DM14	Masterplans	2%
DM15	Local Distinctiveness	37%
DM16	Site Design Criteria	47%
DM17	Site Development Principles	26%
DM18	Access and Parking	16%
DM19	Development and Pollution	2%
DM20	Development and Noise	3%
DM23	Rural Character	35%
DM24	Special Trees, Important Hedgerows and Ancient Woodlands	5%
DM25	Historic Parks and Gardens	2%
DM26	Archaeology	2%
DM27	Development in Conservation Areas	5%
DM28	Demolition in Conservation Areas	2%
DM29	Heritage Assets	3%
Development Strategy		

DS1	Development Strategy and Principles	8%
Active Communities		
CP2	Housing Provision and Mix	3%
CP3	Affordable Housing Provision on Market Led Housing Sites	3%
CP4	Affordable Housing Exception Sites to Meet Local Needs	2%
CP5	Sites for Gypsies, Travellers and Travelling Showpeople	3%
CP6	Open Space, Sport and Recreation	2%
CP8	Economic Growth and Diversification	2%
CP10	Transport	2%
CP11	Sustainable Low and Zero Carbon Built Development	2%
CP13	High Quality Design	18%
CP14	The Effective Use of Land	2%
CP15	Green Infrastructure	18%
CP16	Biodiversity	37%
CP17	Flooding	6%
CP18	Settlement Gaps	2%
CP19	South Downs National Park	2%
CP20	Heritage and Landscape Character	10%
DM1	Location of New Development	8%
DM4	Gypsies, Travellers and Travelling Showpersons	3%
Gypsy, Traveller & Travelling Showpersons Development Plan Document (Traveller DPD)		
TR7	Design guidance and Site Layout	5%
Village Design Statements, Neighbourhood Design Plans, Supplementary Planning Documents		
VDS, NDP, & SPD	St Barnabas (2) High Quality SPD (3) Shedfield VDS Soberton and Newton VDS Denmead NDP (2015) Sparsholt VDS	15%

Appendix 6 Traveller Pitch / Plot Availability

Table 6.1 Gypsy and Traveller Consents (Permanent) Since 2016 GTAA

Year	Site	Details	Pitches
Sept 2016 – Aug 2017			
	Riverside, Highbridge Road , Highbridge	Consent granted 17 Nov 2016 (16/01993/FUL)	1
	Woodley Farm, Alma Lane, Lower Upham	Appeal allowed 05 Dec 2016 (APP/L1765/W/15/3131614)	1
	Barn Farm, The Lakes, Swanmore	Appeal allowed 10 Mar 2017 (APP/L1765/W15/3141334)	5
	Stablewood Farm, The Lakes, Swanmore	Consent granted 17 Jul 2017 (17/00764/FUL)	1
	Joymont Farm, Curdridge Lane	Consent granted 16 Aug 2017 (17/00789/FUL)	1
2016-17 TOTAL			9
Sept 2017 – Aug 2018			
	Bowen Farm, Wangfield Lane, Curdridge	Consent granted 02 Feb 2018 (17/02504/FUL)	1
	Ourlands, Land East of Mayles Lane, Knowle	Consent granted 19 Apr 2018 (17/02212/FUL)	3
	Adjacent Berkeley Farm, Durley Street, Durley	Appeal allowed 16 Jul 2018 (APP/L1765/W/17/3184059)	4
2017-18 TOTAL			8
Sept 2018 – Aug 2019			
	Old Piggery, Firgrove Lane, North Boarhunt	Consent granted 01 Nov 2018 (18/01691/FUL)	4
	Riverside, Highbridge Road, Highbridge	Consent granted 24 May 2019 (19/00516/FUL)	1
	Gold Oaks Farm, Alma Lane, Upham	Consent granted 04 Jun 2019 (19/00493/FUL)	1
	Fir Tree Farm, Shirrell Heath	Consent granted 24 Jun 2019 (17/02213/FUL)	3
	Straightpath Paddock, Shedfield	Consent granted 28 Jun 2019 (18/01264/FUL)	2
	Willow Park, The Lakes, Swanmore	Appeal allowed 10 Jul 2019 (APP/L1765/C/17/3190135)	2
2018-19 TOTAL			13
Sept 2019 – Aug 2020			
2019-20 TOTAL			0
Sept 2020 – Aug 2021			
	Southwick Ranch, North Boarhunt	Appeal allowed 08 Dec 2020 (APP/L1765/C/19/3230601)	1
	Straightpath Paddock, Shedfield	Consent granted 26 May 2021 (20/02243/FUL)	3
2020-21 TOTAL			4

2016-2021 TOTAL			34
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6.2 Travelling Showpersons' Consents (Permanent) Since 2016 GTAA

Year	Site	Details	Pitches
Sept 2016 – Aug 2017			
	Plot 1, The Nurseries, Shedfield	Consent granted 19 Sep 2016 (16/00752/FUL)	2
	Plot 2, The Nurseries, Shedfield	Consent granted 21 Dec 2016 (16/00952/FUL)	1
	Plot 5, The Nurseries, Shedfield	Consent granted 21 Dec 2016 (16/00956/FUL)	1
2016-17 TOTAL			4
Sept 2017 – Aug 2018			
2017-18 TOTAL			0
Sept 2018 – Aug 2019			
2018-19 TOTAL			0
Sept 2019 – Aug 2020			
2019-20 TOTAL			0
Sept 2020 – Aug 2021			
2020-21 TOTAL			0
2016-2021 TOTAL			4

Table 6.3 Gypsy and Traveller Pitch Supply at Sept 2021

Site Type	Source	Pitches
Vacant sites	Tynefield, Whiteley	7*
Windfall	Current applications, Traveller DPD policies TR5 & TR6	3
TOTAL SUPPLY		10

* 17 vacant pitches in total (10 already counted as supply in GTAA)

Table 6.4 Travelling Showpersons' Plot Supply at Sept 2021

Site Type	Source	Plots
Allocated sites	Traveller DPD policy TR4	4
Windfall	Traveller DPD policies TR5 & TR6	3
TOTAL SUPPLY		7

* 7 plots at The Nurseries in total (3 already have consent for showpersons' use)

Appendix 7 - Community Infrastructure Levy (CIL)

Table 7.1 Amount of CIL collected, passed on and retained during the monitoring period and compares it with the previous five years.

Year	Total collected (£)	Admin (up to 5% of collected) (£)	Paid to Parish Councils and WTA (£)	Paid to Hampshire County Council (£)	Retained by WCC (£)
2015/16	674,000	33,700	101,100	134,800	404,400
2016/17	2,119,973	105,998	319,042	401,260	1,293,673
2017/18	2,883,033	141,651	430,136	565,311	1,745,935
2018/19	3,187,405	159,370	480,267	439,451	2,108,317
2019/20	4,314,673	435,594	431,686	0	3,447,393
2020/21	3,716,100	185,805	558,438	0	2,971,857
Total	16,895,184	1,062,118	2,320,669	1,540,822	11,971,575

Table 7.2 Amount of CIL funding spent on the projects in the monitoring year (2020/21)

Project	Amount Spent
Jubilee Hall Car Park extension Bishops Waltham	£10,000 (from a total of £50,000 allocated and part paid in 2019/20)
Parkour sports facility Littleton	£9,017 (from a total of £17,000 allocated and part paid in 2019/20)
Playground equipment for Wickham recreation ground	£20,000
Kitchen upgrade for Colden Common Church community facilities	£17,000
School crossing point at Durley Primary School	£10,000
Outdoor gym at Colden Common recreation area	£10,000
Car parking facility at St Swithun's Church Headbourne Worthy	£7,896 (part payment from a total allocation of £50,000)
Chilcomb sports pavilion	£93,618 (from a total of £135,000 allocated and part paid in 2019/20)
Winchester wayfinding signs	£50,000
Total Spent	£227,594