

WINCHESTER DISTRICT  
LOCAL DEVELOPMENT FRAMEWORK

**ANNUAL MONITORING REPORT 2010**  
(1<sup>st</sup> April 2009 – 31<sup>st</sup> March 2010)

December 2010





# CONTENTS

Contents	2
List of Tables and Figures	3
List of Indicators	4
Introduction	6
Background	8
Profile of Winchester District	11
Part One – Monitoring Policy Progress	15
Part Two – Monitoring Policy Performance	20
Theme One – Active Communities	22
Housing Supply & Strategy	23
(Trajectory, completions, SHLAA, site progress, PDL, H3/H4 settlements)	
Housing Needs	37
(Gypsy & travellers, affordable housing, exception sites)	
Housing Quality	39
(Density/mix)	
Healthy Lifestyles - Open Space/Recreation	42
Theme Two – Prosperous Economy	48
Employment	48
Retail	51
Tourism	53
Theme Three – High Quality Environment	55
Flooding/water quality	55
Biodiversity	56
Renewable Energy	60
Gaps	61
Historic Environment	61
Road Schemes	62
Settlement Site Proposals	62
<b>Appendices</b>	
1    Glossary	
2    Core Indicators Summary	
3    WDLPR Saved Policies	
4    WDLPR/SCS Relationship	
5    Large Housing Sites	
6    Trajectory	

## List of Tables and Figures

Table No	Title	Page
1	Housing completions since 2006	26
2	Housing requirement options	26
3	Large sites (10 or more dwellings)	27
4	Small sites (less than 10 dwellings)	27
5	SHLAA sites (5 or more dwellings)	28
6	Small sites allowance (less than 5 dwellings)	28
7	Total 5yr land supply	28
8	Housing requirements and supply – South East Plan	29
9	Housing requirements and supply – option 1	30
10	Completions in H3 settlements	35
11	Types of dwellings completed in the countryside	36
12	Gypsies, travellers and travelling showpersons sites	37
13	Affordable housing (NI 155)	38
14	Gross completions by bedroom type	41
15	Amounts released from open space fund 2009/2010	44
16	Sites allocated for employment/mixed use in WDLPR	48
17	Change in no. and area of SINC designation	56
18	Management status of SINCS	57
19	Conditions of SSSIs	57
20	Amount of BAP priority habitats in area	58

Fig No	Title	Page
1	New and converted dwellings on PDL	34
2	Density of new dwellings	40
3	Completions by no. of bedrooms since 2000/01	42
4	Open space fund receipts	43
5	Conditions of SSSIs 2008-2010	58
6	Trends for 50 BAP species as assessed for 2000 BAP	59
7	Trends for 50 BAP species 1999-2009	59

# List of Indicators

## Theme One: Active Communities

### Core Indicators

H1:	Plan period and housing targets
H2(a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings – for the reporting year
H2 (c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land
H4	Net additional pitches (gypsy and traveller)
H5	Gross affordable housing completions
H6	Housing Quality – Building for Life Assessments

### Local Indicators

LI. 1	Development within policy boundaries
LI. 2	Number of permissions in H.4 settlements
LI. 3	Number of net completions in H.4 settlements
LI. 4	Residential development in the countryside
L1.5	Dwellings completed on exception sites
L1. 6	Dwellings permitted on exception sites
LI. 7	Density of new dwellings
LI. 8	Average density of new dwellings
LI. 9	Percentage of residential completions 1 or 2 bed
LI. 10	Open space provided with new developments
LI. 11	Open Space Fund Receipts
LI.12	Improvement in recreational provision

## Theme Two: Prosperous Economy

### Core Indicators

BD1	Amount of floorspace developed for employment by type
BD2	Total amount and percentage of employment floorspace, on previously developed land
BD3	Employment land available – by type
BD4	Total amount of floorspace for ‘town centre uses’ (i) the amount (gross and net) within town centre (ii) the local authority area

### Local Indicators

LI. 13	Completed employment floorspace in the countryside
LI. 14	Amount of retail floorspace available (not started)
LI. 15	Number visitor accommodation bedrooms completed

## Theme Three: High Quality Environment

### Core Indicators

- E1 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
- E2 Change in areas of biodiversity importance. To show losses or additions to biodiversity habitat
- E3 Renewable energy generation
  - (a) renewable energy developments/installations granted planning permission
  - (b) completed renewable energy developments/installations

**Local Indicators**

- LI. 16 Improved local biodiversity
- LI. 17 Number of dwellings permitted in the Strategic Gap
- LI. 18 Percentage of Conservation Areas with a Conservation area Appraisal
- LI. 19 Percentage of Conservation Areas with a published Management Assessment Plan
- LI. 20 Number of Buildings at Risk in the District
- LI. 21 Land safeguarded to enable road construction
- LI. 22 Progress in meeting settlement proposals

## INTRODUCTION

1. This is the sixth Annual Monitoring Report (AMR) for the Winchester District and covers the period April 2009 to March 2010.
2. The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce an annual monitoring report. The purpose of the AMR is twofold:
  - To monitor the progress of the local development documents set out in the Local Development Scheme
  - To monitor the effectiveness of the policies set out in the local development documents.
3. This AMR is broken down into the following sections:-
  - The background section explains the role and purpose of the AMR in more detail. The implications of recent changes in government policy that affect monitoring are also outlined in this section
  - The Profile of the Winchester District gives an overview of both physical and social characteristics of the District.
  - Part one of this AMR provides further details of the current Local Development Scheme and any changes in the timetable for producing the documents of the LDF.
  - Part Two of the AMR monitors the performance of adopted policies within the Local Development Framework and is set out using the three 'themes' of the Council's Sustainable Community Strategy (2010 revision). The Introduction to Part Two explains the methodology of this in more detail.
4. The development plan monitored is the Winchester District Local Plan Review (WDLPR), adopted in 2006. As the WDLPR is a transition from the old local plan system to the new Local Development Framework system and the policies in the Local Plan were not written with a view to detailed monitoring, this AMR only focuses on those policies which can be monitored effectively.
5. The Annual Monitoring Report includes an assessment of the five year housing land supply. PPS3 'Housing' requires Local Planning Authorities to assess and demonstrate the extent to which the requirement to identify and maintain a rolling five-year supply of deliverable land for housing is met. For the purposes of this Annual Monitoring Report, the five years of supply runs from 1st April 2010 to 31st March 2015, but in accordance with the advice that assessments should be forward looking the five year period from April 2011 to March 2016 is also considered.

6. The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council and the Hampshire Biodiversity Information Centre in undertaking the monitoring of particular key indicators on behalf of the District.



## **BACKGROUND**

### **Statutory background**

7. The AMR forms part of the Council's Local Development Framework. The requirements for what should be included in the AMR can be found in both legislation and government guidance, the details of which are set out below.

### **Planning and Compulsory Purchase Act 2004**

8. Section 35 of the Planning and Compulsory Purchase Act 2004 requires planning authorities to report annually on the performance of their Local Development Frameworks (LDF). The Annual Monitoring Report (AMR) covers the period 1st April 2009 to 31st March 2010, and must be submitted to the Secretary of State, by the end of the December 2010.
9. The 2004 Act states that the AMR must report on two aspects of the LDF - the implementation of the Local Development Scheme (LDS), and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.

### **The Town and Country Planning (Local Development Framework) Regulations 2004**

10. These regulations prescribe certain requirements for the AMR. Regulation 48 sets out five key tasks that the AMR must address;
  - Review actual progress against the LDS timetable (the policy process)
  - Assess the extent to which policies are being implemented (policy performance)
  - Where policies are not being implemented, explain why and set out the steps to rectify this or to amend or replace the policy
  - Identify significant effects of policies and whether they are as intended
  - Set out whether policies are to be amended or replaced.
11. Regulation 48(7) requires AMRs specifically to report progress on annual housing requirements, in terms of the net additional dwellings completed.

### **Planning Policy Statement 12: Local Spatial Planning**

12. Planning Policy Statement 12 sets out the Government's policy on Local Spatial Planning, and was revised in June 2008. Paragraph 4.47 refers to monitoring and the content of the AMR. This section re-iterates previous guidance and emphasises that AMRs should include progress against any relevant national and regional targets, and that it is necessary to include a housing trajectory demonstrating the planned delivery of housing provision over the plan period.

13. The revised PPS12 included one new element for AMRs, which related to infrastructure. AMRs should indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the Core Strategy. AMRs should also be used to reprioritise assumptions regarding infrastructure delivery.

### **Planning Policy Statement 3: Housing**

14. Paragraph 54 of Planning Policy Statement 3 (PPS3) emphasises the need for Local Planning Authorities to identify sufficient specific deliverable sites to deliver housing in the next five years (the five year land supply) and to include this information in the Annual Monitoring Report. Therefore, Winchester City Council's five year land supply position is set out in Part Two as part of the Active Communities theme, and the Council's housing trajectories for the period up until 2026 are set out in Appendix 6.

### **Local Development Framework Monitoring: A Good Practice Guide (2005)**

15. This guidance issued by the Office of the Deputy Prime Minister remains the main guidance on preparing AMRs.

### **Core Indicators**

16. In order to monitor the Local Development Framework effectively across the country, central government has set 'core indicators' which must be included in the Annual Monitoring Report. These indicators are included in Part Two of this AMR, with a summary in Appendix 2

### **Role of Monitoring**

#### Contribution to policy development

17. The monitoring information contained within the AMR will feed into the development of future Local Development Framework policies as part of the evidence base. The AMR should assist in the identification of gaps in policy. The Core Strategy is required to set out a monitoring framework for the policies within it.

#### Links to the Community Strategy

18. A revised Sustainable Community Strategy (SCS) 2010-2020 was adopted by the Council on 4<sup>th</sup> November 2010. This sets out a long-term vision for the area, and identifies three overarching outcomes for the Winchester District. It also outlines programmes of work that will need to be put in place to achieve these outcomes. The Local Development Framework is a key delivery mechanism for the SCS, as it is intended that the LDF will translate a number of the identified actions and priorities into future planning allocations or policies for the District. Accordingly, the Core Strategy is being developed around the three outcomes and the

monitoring of adopted policies in Part Two of this AMR also follows the structure of the SCS.

## **Developing the Annual Monitoring Report**

### The Annual Monitoring Report 2010

19. In addition to the Core Indicators set by central government, the 2010 AMR continues to monitor the Local Output Indicators (LOIs) included in previous AMRs, where the data is still collected. Contextual Indicators are included within the Profile of the District (for more information on indicators see Part Two Introduction). Where available, information is presented as a time series rather than as a one off piece of data.

### Future Monitoring Reports

20. The first new Development Plan Document scheduled to be adopted is the Core Strategy. Therefore the saved policies of the WDLPR will continue to be monitored in any future AMRs until after the Core Strategy is adopted.
21. The infrastructure delivery plan associated with the LDF will require annual updating through the AMR and this will commence once the Core Strategy has been adopted.
22. The government has announced that it intends to make fundamental changes to the planning system, primarily through a proposed Decentralisation and Localism Bill. It is not yet known what those changes may imply for future development of the LDF and for the future of AMRs. The government intends to abolish Regional Strategies and it has already abolished the Regional Assemblies. Local Government Offices are also scheduled to be removed.
23. The government has also announced that it proposes a fundamental review of National Indicators, with the aim of considerably reducing the number required by central government. The government has also made various announcements stating their desire to remove 'top-down' monitoring and unnecessary centralised targets and control. It is therefore likely that any future monitoring may be very different from that within this AMR. However, it is not possible to say what changes will be made exactly at this point, or indeed when they will occur.

# PROFILE OF THE WINCHESTER DISTRICT

## Key Characteristics:

- The District covers an area of 250 square miles (66,107 hectares).
- It is amongst the twenty most affluent districts in the country.
- It is the least densely populated district in Hampshire, with over 50 rural settlements.
- 40% of the District is within the new South Downs National Park.

## POPULATION

Total population	113,300	%	
0-19	28,700	25.3	
20-64	64,200	56.7	
65-79	14,000	12.4	65+ = 18%
80+	6,400	5.6	

**Source: ONS 2009 mid-year estimate**

## HOUSING

In March 2009, there were known to be 47,993 dwellings in the Winchester District (**source: WCC**).

Average household size is 2.35 persons. (**source: WCC**)

Tenure - 72% are owner occupied, 15% privately rented and 13% housing association or Council rented. (**source: WCC**)

Average house price is - £375,684, compared to £291,241 for the South East and £246,387 for England & Wales as a whole. This is a rise of 10.6% from the previous year (**source BBC News, Land Registry April-June 2010**)

	2009 ratio median house prices to median earnings
Winchester	9.03
South East	7.28
England	6.27

**Source HCC 'Winchester Key Facts and Figures' (HM Land Registry)**

## ECONOMIC

Earnings (info from HCC 'Winchester Key Facts and Figures')

Average gross weekly (median resident earnings)	Winchester (£)	C.I % +/-	GB (£)	C.I % +/-
Males	650	14.0	490	0.2

Females	300	13.0	310	0.3
All workers	480	8.2	400	0.2
Full time workers	620	9.7	490	0.2

**Source: Annual Survey of Hours and Earnings 2009 (Resident based query), National Statistics. Earnings rounded to the nearest ten.**

Average gross weekly (median workplace earnings)	Winchester (£)	C.I % +/-	GB (£)	C.I % +/-
Male	490	9.1	490	0.2
Female	290	12.0	310	0.3
All workers	410	7.3	400	0.2
Full Time workers	520	6.3	490	0.2

**Source: Annual Survey of Hours and Earnings 2009 (Workplace based query), National Statistics. Earnings rounded to the nearest ten.**

NOTES: C.I % +/- is the confidence interval around the estimate at the 95% level (0.05). As a rule of thumb, the higher the percentage value the less reliable the data. Any value above 10% should be viewed with caution.

**Unemployment (info from HCC 'Winchester Key Facts and Figures')**

Claimant Count Nov 2010	Male	Female	Persons
Claimants	608	245	853
Rate %	1.7	0.7	1.2
UK Rate %	4.9	2.1	3.5

**Source: DWP Claimant Count, National Statistics**

**Business Sectors (info from HCC 'Winchester Key Facts and Figures')**

Sector	2009 Employee estimate	LQ against GB
Primary, Energy & Water	400	0.30
Construction	3,100	0.97
Engineering	1,500	0.58
Other Manufacturing	1,700	0.52
Transport, Information & Communication	6,200	1.12
Wholesale, Retail, Accommodation & Food Services	12,500	0.82
Business, Financial and Professional Services	13,400	1.00
Public Admin & Defence, Health & Education	24,600	1.31
Culture, Recreation & Other services	2,900	0.97
Total Employee estimate	66,300	-

**Source: Business Register and Employment Survey 2009**

Note. LQ against GB compares local sector with GB as a whole: 1.00 is equivalent; more than 1.00 indicates a greater representation at the local level etc.

## Employment by Occupation

Categories	Winchester %	National Average
Managers and senior officials	19.7	15.2
Professional	17.2	11.2
Associate professional and technical	15.8	13.8
Administrative and secretarial	11.9	13.2
Skilled trades	9.6	11.6
Personal services	5.9	6.9
Sales and customer services	5.9	7.7
Plant and machine operatives	4.3	8.4
Elementary occupations	9.7	11.8

*(source: WCC)*

## Deprivation

Winchester has an average ranking of 340 out of 354 local authorities in the 2007 Index of Multiple Deprivation. The three most 'overall' deprived Super Output Areas of Winchester are:

	WCC Rank	Nat percentile
St Luke (Stanmore North)	1	38.47 %
St John (Stanmore West)	2	39.49 %
St Barnabas (Weeke West)	3	48.55 %

## TRAVEL

67% of workers living in Winchester District travel between 0-10km to work each day (including home working), 18% travel between 10-30km and 15% travel over 30km per day. *(source 2001 Census)*

## Car ownership

Cars per household	Winchester %	National Average
0	15.7	26.8
1	39.4	43.7
2	34.5	23.6
3	10.4	5.9

*Source: 2001 Census*

## HEALTH AND WELLBEING

### Cancer mortality

<b>Mortality rates from all cancers under the age of 75 in Winchester</b>
---

Year	Males (rates per 100,000)	Female (rates per 100,000)
2005	120.5	102.4
2006	105.7	87.8
2008	115.6	91.4
2008 South East ave	116.0	97.5
2008 Eng & Wales ave	127.0	103.2

**Source: NHS Information Centre for Health and Social Care Compendium**

### Circulatory disease mortality

<b>Mortality rates from all circulatory diseases under the age of 75 in Winchester</b>		
Year	Males (rates per 100,000)	Female (rates per 100,000)
2005	97.3	38.1
2006	80	36.3
2008	71.62	39.6
2008 South East ave	85.3	38.3
2008 Eng & Wales ave	105	46.4

**Source: NHS Information Centre for Health and Social Care Compendium**

### Sport participation

<b>Adult participation in sport and active recreation (National Indicator 18)</b>	
2005-06 (APS1)	25.9 %
2007-08 (APS2)	25.4 %
2008-10 (APS3)	25.6 % (Hants CC – 23.7%)

**Source: Sport England Active People Survey**

### Home support

<b>Extent to which older people receive the support they need to live independently at home (NI 139)</b>	
2008	27.6%
2009	36.2%

**Source: WCC Citizen's Panel November 2009**

### Crime

<b>% who consider anti-social behaviour a big/fairly big problem in their area (NI17)</b>	
2008	7.8
2009	6

**Derived from WCC Citizen's Panel/Place Survey 08/09**

## AMR PART ONE: Monitoring Policy Process

1. The 2004 Planning Act requires AMRs to report on the implementation of the LDS and the 2004 Regulations state that AMRs must review progress against the timetable in the LDS. This is otherwise known as the policy process.
2. Part One of this AMR reviews the progress of production of the policy documents of the LDF. It describes the progress that has been made during the monitoring year in general and discusses future development. Specific mention is made of progress against the LDS timetable and how the LDS itself has been subject to alteration during this period and how it is planned to proceed in the future.

### Summary of key achievements for Winchester's LDF during 2009/2010:

#### *Achievements of LDF 2009/2010*

Date	Action
6 <sup>th</sup> March 2009	2009 LDS – submitted to GOSE
14 <sup>th</sup> April	LDS – GOSE issued holding direction
22 <sup>nd</sup> April	Approved Core Strategy Preferred Option for Reg 25 consultation (Council)
May	Preferred Option Consultation May – July 09
18 <sup>th</sup> June	WDLPR Policies Saved
Summer	LDF/Core Strategy – advice from PINS and PAS
20 <sup>th</sup> October	1.Feedback on Preferred Options consultation (Chap 1-3) 2.Revised LDS (Key Decision)
15 <sup>th</sup> December	LDS – revised version agreed by GOSE 1. Feedback on Preferred Options consultation (Chap 4-6) 2. SPD Residential Parking Standards
Feb 2010	LDS 'brought into effect' Cabinet 3 <sup>rd</sup> February 2010
12 <sup>th</sup> March 2010	1. Feedback on Preferred Options consultation (Chap 7-16) 2. SPD Littleton Village Design Statement Revision
22 <sup>nd</sup> July	LDF Update (revised timetable) Revisions to PPS3 LDF Update on Evidence Studies

#### *Evidence Base Work 2009/2010*

Date Completed	Title
May 2009	Sustainability Appraisal/SEA of Preferred Options
May 2009	HRA Screening of Preferred Options
February 2010	Low Carbon Planning Policy Viability Study
April 2010	Affordable Housing Viability Study
May 2010	Green Infrastructure Study
June 2010	Local Connections Housing Study



Oct 2010	Facilities Survey (yet to be published)
Oct 2010	Retail Study Up-date
Nov 2010	Bushfield Camp Viability Study (yet to be published)
Nov 2010	Infrastructure Study
Dec 2010	SHLAA
Dec 2010	Employment Study update (yet to be published)
On-going	Rural Masterplanning
	Strategic Site Assessments – Whiteley, WOW, Hedge End

3. There are also other studies and programmes (e.g. on Climate Change, Open Space funding and Planning for Housing in Economic Downturn) which have been produced by the Council and these all form part of the general evidence for the LDF.
4. The Core Strategy Preferred Option proceeded to consultation as proposed in the 2009 LDS. It can also be seen that considerable progress has been (and is continuing to be) made in developing the evidence base, in particular in relation to infrastructure and housing requirements.
5. During this monitoring period, relevant policies in the WDLPR were saved on 18<sup>th</sup> June 2009, to remain in place until replaced by appropriate LDF policies.
6. Revisions to the planning regulations in 2008/9, removed the requirement to publish details of planned SPDs within the LDS. SPDs are however, continuing to be produced as and when required. Specifically during this monitoring period, two SPDs have been produced and approved – one on Parking Standards and one a revised Village Design Statement for Littleton.

### **The Local Development Scheme (LDS)**

7. Production of policy documents should be reviewed against the timetable in the LDS. However, there were in fact two LDS in operation during this monitoring period and further changes made in December 2009 as a result of a direction issued by GOSE. The evolution of the LDS is described below:
8. For the beginning period of this monitoring year, the relevant LDS would be that adopted in 2007, which was intended to cover the three years up until 2010. However, by the end of 2008, it was apparent that changes would need to be made to the timetable and other aspects of the LDS, as was recognised in the 2008 AMR. Accordingly, a revised LDS was submitted to GOSE on 6<sup>th</sup> March 2009. Following negotiations and discussions with PINS and PAS an altered LDS was subsequently agreed by the Government Office on 15<sup>th</sup> December 2009. This process is discussed in more detail in the 2009 AMR.

9. The result of this is that the adopted 2007 LDS was in place until December 2009. Although the revised LDS was not 'brought into effect' until February 2010, it may be more helpful to consider progress against the 2009 LDS for the monitoring year 2009/10, as the timetable in the 2007 LDS had become very outdated by this time.
10. The 2009 LDS stated that the Core Strategy Preferred Options should be consulted during May/July 2009 and this was achieved.
11. The next stage within the 2009 LDS was to have been the Pre-Submission consultation on the Core Strategy during October 2010, followed by formal submission in December 2010. However, this has not occurred and the following section explains the reasons for this and the intended future programme for the LDF.

### **LDF Changes 2010**

12. Since April 2010, there has been a change in government and the Coalition government has indicated its intention to make some major changes to the planning system commencing with the abolition of Regional Spatial Strategies and the abandonment of regional housing targets. Although it is outside this AMR monitoring period, it became obvious during the early summer 2010, that the proposed changes to the planning system would create new challenges to the LDF process, generating a need for further work on the evidence base. This will have implications for the LDF timetable.
13. The adopted 2010 LDS stated that pre-submission consultation on the Core Strategy should take place in October 2010, followed by formal submission in December 2010. On 22 July 2010 the Council's LDF Cabinet agreed to formally postpone the Pre-Submission consultation. It was also concluded that a new timetable could not be set in detail at that time, as there were many outstanding issues that needed clarification before decisions could be made. Two factors were considered vital in this.
14. Firstly, there is the need for housing targets to be evolved based on local requirements, in the likely future absence of regional targets. In order to achieve this and to embrace other aspects of localism, the Council created a new consultation tool 'Blueprint' to seek local community views on their needs and aspirations for future development in their areas. The continuing development of the SHLAA will also assist in this process. Blueprint commenced on 4<sup>th</sup> October and continued until early December 2010 and will be influential in determining local requirements for future development. This information will not be available until 2011, so it will not be possible to plan for the strategic development of Winchester District until this process is complete. It is therefore not considered practical or feasible to progress the Core Strategy until after this time.

15. The other important factor in postponing the pre-submission Core Strategy is that the Government's publication of the Decentralisation and Localism Bill, due in late 2010, which is likely to propose changes to the planning system. It is considered likely that this will impact on both the process and content of LDFs and therefore the Core Strategy in ways that are not known at this current time.
16. It was therefore considered prudent by the LDF Cabinet Committee meeting on 22 July 2010 to postpone the publication of the Core Strategy until these factors became clearer. It was estimated that production of the Core Strategy would be delayed by a period of some 6-12 months.

### **LDF 2011 and Beyond**

17. It is intended that following the Blueprint exercise and the publication of the updated SHLAA in December 2010, a revised Core Strategy will be developed during 2011 following consideration of the responses received. It is anticipated that a pre-submission publication of the Preferred Options will be possible by mid 2011, followed by formal submission by the end of 2011. Further delay could however occur if significant changes are announced through the Decentralisation and Localism Bill.
18. The 2009 LDS also planned for the Pre-Submission consultation on the proposed Development Management DPD in December 2011 (to coincide with adoption of the Core Strategy) and for its formal submission in March 2012. As a result of the delay to the Core Strategy, the Development Management DPD will consequently also be delayed for a similar period of time.
19. This is the timetable that is currently being worked to. It is hoped that the future form of development plans for in Winchester will be clearer by 2011 and that it will then be possible to consider whether a revised LDS should be produced. Officers will continue to report to the LDF Cabinet on progress on this situation.

### **Interim Policy Aspirations**

20. It is recognised that some of the WLPR saved policies are now out of date (or were not 'saved') and that there may be a policy vacuum in some areas until the Core Strategy is adopted. Accordingly, the Council has developed several 'Interim Policy Aspirations', which are due to be adopted in January 2011 after they have been approved by the full Council meeting on 12<sup>th</sup> January. These represent policy aspirations and reflect emerging Core Strategy policies in areas relating to spatial policy areas, housing/housing mix and climate change/sustainability and will be given appropriate weight when making planning decisions (CAB 2064 LDF 6<sup>th</sup> October 2010 refers).

As these Policy Aspirations have not yet been adopted they are not considered further in this AMR.

## **PART TWO – MONITORING POLICY PERFORMANCE**

21. The structure of this section of the AMR is centred on indicators relating to the three themes set out in the Sustainable Community Strategy 2010-2020. The Local Development Framework has strong links with the Sustainable Community Strategy (SCS), with the LDF putting into action the land use aspects of the strategy. It is intended that the LDF Core Strategy will follow the themes and desired outcomes of the SCS and it is therefore considered appropriate that this AMR follows a similar structure.
22. The original SCS had five themes and previous AMRs have been structured around those. A revised SCS has just been adopted by the Council on 4<sup>th</sup> November 2010. The themes of 'Health and Wellbeing' and 'Inclusive Society' have now been subsumed into the 'Safe and Strong Communities' theme, which is now titled 'Active Communities'.
23. The three themes of the revised Sustainable Community Strategy 2010 are:-
- Active Communities
  - Prosperous Economy and
  - High Quality Environment

For ease of reference, Appendix 3 sets out the WDLPR policies assigned to each of the Sustainable Community Strategy themes

24. There are two main types of indicators: Core Output Indicators and Local Output Indicators. Core Output Indicators are set by national government with the main purpose of measuring quantifiable physical activities that are directly related to, and a consequence of, the implementation of planning policies. The first set of Core Output Indicators was published in 2005 and was revised in 2008. Local Output Indicators address the outputs of planning policies not covered by the Core Output Indicators and are chosen by the local planning authority.
25. Both sets of indicators are intended to measure the effect of policies contained within Development Plan Documents. The first DPD which will be adopted by Winchester City Council will be the Core Strategy. Until the adoption of the Core Strategy, the saved policies of the WDLPR remain the development plan for the District, and it is these policies which are monitored.
26. Contextual Indicators can also be useful to provide information on the background within which planning policies operate. Planning policies may have some effect on these matters, but they will not be the only, nor necessarily the most important, influence on them. Examples of Contextual Indicators are indicators of the general health and wellbeing

of the population and wider socio-economic data, such as crime, health and lifestyle information. Some Contextual Indicators and other information which provide a useful background to the Winchester District are located within the Profile section of this AMR.

27. Significant Effects Indicators are designed to assess the sustainability assessment objectives and targets, enabling a comparison to be made between the predicted effects and actual effects measured during the implementation of the policies. The draft Core Strategy Sustainability Assessment has recently been published and Significant Effects Indicators have not yet been developed.

28. Due to the nature of the policies in the WDLPR, monitoring of relevant outputs is not always possible as some are not quantifiable in terms of meeting aims and targets. Because of this, the AMR 2010 concentrates on the saved policies of the WDLPR which can be monitored and are relevant to the progress of the LDF.

## THEME ONE: ACTIVE COMMUNITIES

29. The 2010-2020 SCS theme of 'Active Communities' seeks to promote active communities where people can access the services they need, where there are low levels of crime where everyone feels safe, and where people have the opportunity to pursue active and healthy lifestyles. Of particular relevance for planning polices, is that this includes the achievement of high quality and affordable housing, opportunities for recreation and the provision of appropriate facilities and services.

30. These issues were previously covered in the SCS and the AMR within the three areas of 'Inclusive Society', 'Safe and Strong communities' and 'Health and Wellbeing'. Indicators that were previously contained within these sections of the AMR are now covered within this 'Active Communities' chapter of the AMR.

31. The following WDLPR policies are considered to fall within the Active Communities (only those identified in bold text are monitored in this section).

Chapter	Issue	Winchester District Local Plan Review Policies
3. Design and Development Principles	Aerodrome Safety	DP3, DP7
4. Countryside & Natural Environment	Gypsies & travelling showpeople	CE.27*
6. Housing	All Housing Chapter inc housing supply, housing needs, housing mix	H1- H10 H8*
8. Town Centres, Shopping & Facilities	Facilities and services	SF6, SF7
9. Recreation and Tourism	Recreation	RT1, RT2, RT3, <b>RT4, RT 5 RT6,RT7*, RT8*</b> , RT9, RT10*, RT11 – RT13
11. Winchester	Bushfield Camp Proposed footpaths and bridleways	<b>W3</b> <b>W10, W11</b>
13. Settlements	Site Proposals	<b>S4, S9</b>

\*policy not saved post July 2009

32. The provision of suitable housing is a key aspect of the Active Communities theme of the SCS and a major element of planning

policies in the WDLPR and the future LDF. This includes achieving an adequate supply of housing to meet identified needs, by the provision of suitable affordable housing and obtaining the right mix of housing at the right density in the right location. There are many Core and Local Indicators relating to housing and these are detailed below. The provision of suitable housing also has implications for the Prosperous Economy and High Quality Environment themes, including design and the protection of the countryside. However, for ease of reference, all housing policies are considered in this section of the AMR.

### **Housing Supply (H1-H4) - Five-year Land Supply Assessment.**

33. This five year land supply assessment sets out the housing supply for the District for the period 2010 – 2015 and also looks ahead to the period 2011 – 2016. It is based on requirements and advice which are set out in current Government policy and takes account of the Coalition Government's intended revocation of regional spatial strategies. The basis on which a 5-year housing requirement has been calculated is set out in the following section.

### **Policy Requirements for Housing Provision**

34. The South East Plan replaced the Hampshire County Structure Plan Review when it was approved by the Secretary of State in May 2009. The South East Plan itself was revoked following a statement by the Secretary of State for Communities on 6 July 2010. This decision was found to be unlawful by the High Court and regional plans have been reinstated. However, the Government has reiterated its intention to revoke regional strategies and the City Council was already in the process of reviewing its local housing needs. In doing so the City Council was taking account of advice in a letter from the Government's Chief Planning Officer (6 July 2010) giving guidance to planning authorities on housing provision and land supply.
35. The Chief Planning Officer's letter is clear that "Local planning authorities will be responsible for establishing the right level of local housing provision in their area" and "may decide to review their housing targets", but that authorities that decide to review their targets "should quickly signal their intention to undertake an early review so that communities and land owners know where they stand". Reflecting this advice the Council's Cabinet (LDF) Committee agreed a series of recommendations in relation to its Local Development Framework and housing requirements on 22 July 2010. The key points in relation to housing requirements are:
- "to continue the development strategy for the PUSH part of the District proposed in the Core Strategy Preferred Option, of meeting large-scale housing requirements through strategic allocations in the 'South Hampshire Urban Areas' spatial area (including at West of Waterlooville and Whiteley)" and;



- “to undertake research and consultation to determine the local housing needs and requirements for the ‘Winchester Town’ and ‘Market Towns and Rural Area’ parts of the District (including that part within PUSH)”.

The research and consultation referred to is underway (including the ‘Blueprint’ consultation exercise) but has not yet reached a conclusion.

36. The reinstatement of regional strategies means that housing land supply also needs to be assessed on the basis of the South East Plan’s housing requirements. However, given the Government’s position on the abolition of regional strategies, the South East Plan is likely to be revoked shortly and housing needs for the District are clearly ‘under review’. Therefore, the AMR needs to assess the adequacy of housing land supply, but reflecting the fact that the housing requirement is currently under review two assessments are included in this AMR: one based on the housing requirements of the South East Plan and one based on an ‘interim’ position of using ‘Option 1’ figures (the housing requirements suggested in the version of the South East Plan submitted to Government).
37. The Council’s interim position on housing requirements in advance of the completion of its research and consultation reflects the ‘Option 1’ requirements and the decisions quoted above:
38. For the PUSH part of Winchester District. Continuation of the housing requirement contained in the South East Plan (6,740 dwellings), with the provision of approximately 5,500 dwellings of the total required at West of Waterlooville (approximately 2,500 dwellings in the Winchester District part) and North Whiteley (approximately 3,000 dwellings). The requirement of 6,740 was developed by the PUSH authorities and submitted for inclusion within the South East Plan. It is, therefore, an ‘Option 1’ figure and has been tested and found to be ‘sound’ through the SE Plan’s adoption process. The requirement remaining after provision at West of Waterlooville and North Whiteley (approximately 1,240 dwellings) is subject to review in the same way as the rest of the ‘Market Towns and Rural Area’ part of the District (see ‘non-PUSH’ area below).
39. To reflect the decisions about provision at West of Waterlooville and North Whiteley, the profile of the requirement has been re-modelled because a ‘flat’ profile, which assumes the same level of provision each year for the whole plan period, would be unrealistic. The following profile is adopted:
- 2006-2011 – 750 dwellings (assuming approximately 100 dwellings at West of Waterlooville and North Whiteley and 650 dwellings elsewhere in the PUSH part of the District);
  - 2011-2016 – 1500 dwellings (assuming approximately 1000 dwellings at West of Waterlooville and North Whiteley and 500 dwellings elsewhere in the PUSH part of the District);

- 2016-2021 – 2500 dwellings (assuming approximately 2400 dwellings at West of Waterlooville and North Whiteley and 100 dwellings elsewhere in the PUSH part of the District);
  - 2021-2026 – 1990 dwellings (assuming approximately 1900 dwellings at West of Waterlooville and North Whiteley and 90 dwellings elsewhere in the PUSH part of the District).
40. For the Non-PUSH part of Winchester District. Reversion to the 'Option 1' housing requirement contained in the submitted South East Plan (3,700 dwellings), pending the completion of the review of local housing needs and requirements. As this requirement was based on developing commitments and infilling within existing settlements, it is appropriate to assume a 'flat' profile over time.

### ***Housing Provision in Winchester District***

41. There have been significant fluctuations in housing provision over the last 10 years or so. Completions were at a low level (of 241 dwellings) in 2000/01 but recovered every year until 2004/05, when they peaked at 694 dwellings. They then levelled off at around 500 dwellings a year until 2007/08, before dropping as a result of the economic recession to 359 completions in 2008/09 and 286 in 2009/10.
42. Prospects for the housing market appear uncertain. The Halifax House Price Index (Nov 2010) suggests positive housing price growth over the last year (+1.2% nationally, +3.1% for the South East) but a mixture of negative or very slight positive growth over the last 9 months. It concludes that "the underlying pace of house price growth has turned moderately negative in recent months" but the decline is significantly less than at the end of 2008. Savills' concludes that house prices overall will continue to fall in 2011 but that 'Grade A' properties (e.g. central London) may not experience a fall. They estimate that house prices overall will rise by 12% over the next 5 years whereas prime central London prices could grow by 33%.
43. While not comparable to central London, the local housing market is traditionally stronger than nationally. The Winchester Strategic Housing Market Assessment update 2010 (DTZ) states that "Winchester appears to have experienced similar peak to trough house price falls as the South East as a whole" and that "the downturn has not fundamentally changed the position of Winchester in relation to the two market areas – the District remains more expensive on average than both Central and South Hampshire as a whole".
44. It is clear that house building rates dropped significantly in 2008/09 and 2009/10 locally, although analysis of sites under construction and in the pipeline suggests completion levels are now improving. Major development at West of Waterlooville is now underway, with the developer reporting strong buyer interest and wanting to bring forward the next phase of development. There are a significant number of other large sites (10

dwellings or more) planned to be completed over the next 5 years, especially in the non-PUSH area.

### ***The Housing Requirement***

45. The assessment of housing land availability should be forward looking, as PPS3 requires the assessment to cover “the next 5 years” (paragraph 57). Therefore the situation at a base date of April 2011 is considered, as well as at this AMR’s base date of April 2010. The housing requirement for each sub-area of the District (PUSH and non-PUSH) is set out above, with separate assessments based on the South East Plan requirements and the Council’s ‘interim’ position on housing requirements (the ‘Option 1’ requirement). These requirements amount to 6,740 dwellings for the PUSH part of the District and either 5,500 or 3,700 dwellings for the non-PUSH area, a total of either 12,240 or 10,440 dwellings from 2006 to 2026.
46. In order to determine the 5-year requirement, account needs to be taken of any under- or over-provision since the start of the period in April 2006. Completions since April 2006 are as follows:

**Table 1: Housing completions since 2006**

<b>Sub-Area/Year</b>	<b>2006/07</b>	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>Cumulative</b>
PUSH	142	222	108	76	548
Non-PUSH	354	340	251	210	1155
District	496	562	359	286	1703

47. In order to calculate the housing requirement from April 2011 it is necessary to estimate completions in 2010/11. The following estimates are based on the expected development rates shown in the trajectories (see Appendix 6). In the PUSH area completions in 2010/11 are estimated to total 246 dwellings and in the non-PUSH area 317 dwellings.
48. The level of provision so far in the PUSH part of the District (548 dwellings 2006-2010) reflects the early stage of development at West of Waterlooville and the fact that Whiteley is not due to come on stream until 2015. In the non-PUSH part of the District 1155 dwellings were completed from 2006 to 2010. This is slightly higher than the SE Plan annualised requirement of 275 dwellings per annum (5,500 dwellings divided by 20 years) and exceeds the Option 1 annualised requirement of 185 dwellings per annum (3,700 dwellings divided by 20 years). This has a knock-on effect for the remaining housing requirement:

**Table 2: Housing requirement options**

	<b>PUSH SE Plan</b>	<b>Non-PUSH SE Plan</b>	<b>PUSH Option 1</b>	<b>Non – PUSH Option 1</b>
<b>2010-2015</b>	1935	1360	1402	795

<b>2011-2016</b>	1980	1345	1456	745
------------------	------	------	------	-----

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

## Housing Supply

### *Commitments and Planning Permissions*

50. These are sites which, at April 2010, have planning permission or are allocated in a statutory development plan. They have, therefore, been through the planning process and have a strong certainty of being developed. Large sites (10 or more dwellings) are individually assessed by Hampshire County Council on an annual basis (see Appendix 5).

51. In addition, the Council contacted the owners/developers of every undeveloped site with planning permission in late 2007, to double check that there remained development interest and to clarify expected implementation dates. The exercise was repeated for all the large sites during summer 2009. The development profiles for each large site are updated every year to take account of developer progress and known aspirations. The information for each site is therefore as accurate as possible and takes account of known progress, constraints, developers' plans and discussions with the local planning authority. The estimated supply from sites which are committed/permited is as follows:

**Table 3: Large Sites (10 or more dwellings)**

Period:	PUSH	Non-PUSH	District
2010-2015	1138	590	1728
2011-2016	1188	535	1723

**Table 4: Small Sites (less than 10 dwellings)**

Period:	PUSH	Non-PUSH	District
2010-2015	93	294	387
2011-2016	74	235	309

52. The information from the survey of small sites applicants in 2007, along with work on the take-up of small site permissions undertaken for the Local Plan Review, lead to a non-implementation discount of 3% being applied to the updated small sites commitment figures in Table 4 above. For large sites, any delay in implementation is already taken into account in the profile for each site so there is no need for a non-implementation discount.

### *Sites Identified in the SHLAA*

53. The Council's first Strategic Housing Land Availability Assessment (SHLAA) was published in April 2010. As the SHLAA identifies specific sites with development potential the Council can be certain that there is no

double-counting with sites which already have planning permission (dealt with above).

54. The SHLAA 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 SHLAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods. Table 5 below indicates the number of SHLAA sites expected to deliver housing during the relevant 5-year periods. Only SHLAA sites within existing defined built-up areas are included as any sites outside existing settlement boundaries would require a change of policy for them to be brought forward and are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as commitments and permissions in Tables 3 & 4 above).

**Table 5: SHLAA Sites (5 or more dwellings)**

Period:	PUSH	Non-PUSH	District
2010-2015	288	269	557
2011-2016	255	270	525

### **Small Sites Allowance**

55. As the SHLAA only considers sites capable of accommodating 5 or more dwellings, the draft Assessment (March 2009) allowed for the contribution of smaller sites. These have traditionally formed a significant and consistent component of land supply and were expected to continue to do so. However, this was an area of substantial criticism during consultation on the draft SHLAA, given Government advice that 'windfall' sites should not be taken into account in the first 10 year period (PPS3, paragraph 59), and it has become clear from Planning Inspectorate advice that no small site allowance should be included. This is reflected in Table 7 below.

**Table 6: Small Sites Allowance (less than 5 dwellings)**

Period:	PUSH	Non-PUSH	District
2010-2015	0	0	0
2011-2016	0	0	0

56. Taking account of the components of housing supply described above, the following sets out the total housing land supply for the 5-year periods from April 2010 and April 2011 respectively.

**Table 7: Total 5-Year Land Supply**

Period:	PUSH	Non-PUSH	District
<u>2010-2015</u>			
Commitments (large)	1138	590	1728
Commitments (small)	93	294	387
SHLAA Sites	288	269	557
Small Sites Allowance	-	-	-

<b>TOTAL</b>	1519	1153	2672
<b>2011-2016</b>			
Commitments (large)	1188	535	1723
Commitments (small)	74	235	309
SHLAA Sites	255	270	525
Small Sites Allowance	-	-	-
<b>TOTAL</b>	1517	1040	2557

## Risk Assessment

57. The methodologies used to determine the housing supply reflect Government advice, to ensure that only deliverable sites are included. All of the sites now included are specific identifiable sites which either have planning permission, are allocated in an adopted development plan, or have been identified and tested through the SHLAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted). While such an assessment cannot be a precise science, if anything it errs on the side of caution. For example, it does not make any allowance for unidentified ('windfall') sites which have yet to progress through the planning process, even though these are likely to contribute housing during the 5-year period.
58. The main source of uncertainty relates to the current economic climate, which remains challenging, although account has been taken of economic forecasts. Despite the uncertainty, there remains considerable need/demand for housing. Also, Winchester has one of the strongest housing markets in Hampshire and housing transactions have not been affected as badly as in other areas. It is also a wealthy area where some people are less reliant on mortgages. The District is, therefore, likely to suffer less than other parts of Hampshire or the country.
59. Another key variable is the housing requirement itself. The Coalition Government clearly intends to abolish regional housing requirements and to enable local authorities to determine locally-based housing requirements. Its revocation of regional plans has, however, been found to be unlawful and regional strategies remain in place for the time being. There is uncertainty about precisely when regional strategies may be replaced, but the Government clearly intends that this should be as soon as possible. In order to deal with this uncertainty the AMR calculates housing land availability on the basis of both the South East Plan requirement and the 'Option 1' figures.

## Conclusion - Total 5-Year Land Availability

60. Comparison of the 5-year requirements with the available supply produces the following results, based on the South East Plan (Table 8) and Option 1 (Table 9) housing requirements:

**Table 8: Housing Requirements and Supply – South East Plan**

<b>Period:</b>	<b>PUSH</b>	<b>Non-PUSH</b>	<b>District</b>
<b>2010-2015</b>			
Requirement	1935	1360	3295
Supply	1519	1153	2672
Surplus (years supply)	-416 (3.9yrs)	-207 (4.2yrs)	-623 (4.1yrs)
<b>2011-2016</b>			
Requirement	1980	1345	3325
Supply	1517	1040	2557
Surplus (years supply)	-465 (3.8yrs)	-304 (3.9yrs)	-769 (3.8yrs)

**Table 9: Housing Requirements and Supply – Option 1**

<b>Period:</b>	<b>PUSH</b>	<b>Non-PUSH</b>	<b>District</b>
<b>2010-2015</b>			
Requirement	1402	795	2197
Supply	1519	1153	2672
Surplus (years supply)	117 (5.4yrs)	358 (7.3yrs)	475 (6.1yrs)
<b>2011-2016</b>			
Requirement	1456	745	2201
Supply	1517	1040	2557
Surplus (years supply)	61 (5.2yrs)	295 (7.0yrs)	356 (5.8yrs)

61. The table above shows that there is a shortfall of housing land when assessed against the South East Plan's requirements, particularly in the PUSH area. However, when assessed against the 'Option 1' requirements, there is an adequate supply in all sub-areas and periods, especially in the non-PUSH area. This applies both to the current situation (2010-2015) and the projected situation in the coming 5 years (2011-2016).
62. While the South East Plan currently forms part of the 'development plan' the government has made clear its intention to abolish regional strategies and to promote locally-derived targets. The Secretary of State's advice is that this intention is a material planning consideration and that local planning authorities may make decisions on housing supply 'without the framework of regional numbers and plans'.
63. The City Council has acted on this advice and is in the process of establishing a locally-derived housing requirement. In the meantime, the Option 1 figures are used as an interim requirement. As the housing requirements are currently in the process of being reviewed and the Secretary of State has advised that local planning authorities may make decisions on housing supply 'without the framework of regional numbers and plans', the City Council does not believe that substantial weight should be placed on the South East Plan's requirements.
64. The emerging Core Strategy proposes further land releases at West of Waterlooville and North of Winchester (current reserve sites), and at North Whiteley. The Council has recently re-affirmed its support for the

development of West of Waterlooville and North Whiteley, as part of a strategy for meeting its commitment to the development of the PUSH housing targets. The land supply assessment based on the South East Plan requirement assumes that all of these strategic allocations will come forward, whereas the Option 1 assessment assumes that only West of Waterlooville and North Whiteley will be developed.

65. There is currently some uncertainty about future housing requirements and how long the South East Plan will remain in force until regional strategies are abolished. The City Council views this as another reason why the Option 1 requirements should be used. Otherwise major and irreversible decisions may be made about housing provision, especially in the non-PUSH area, which would pre-judge the planning strategy for the area and prevent it from being locally-derived. Resisting such sites in the short-term will not prejudice the ability to bring them forward at a later date if the locally-derived targets indicate a need for this.

### Core Indicators

#### CI. H1: Plan period and housing targets

Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan target
2006	2026	12,240	The South East Plan
2006	2026	10,440	'Option 1' of South East Plan

#### CI. H2(a) – Net additional dwellings in previous years

#### CI. H2(b) – Net additional dwellings for the reporting year

	Year	Net additional dwellings – PUSH	Net additional dwellings – Rest of District	Total net additional dwellings
H2(a) – net additional dwellings in previous years	2004 - 2005	-	-	694
	2005 – 2006	-	-	490
	2006 – 2007	142	354	496
	2007 – 2008	222	340	562
	2008 – 2009	108	251	359
H2(b) – Net additional dwellings for the reporting year	2009 – 2010	76	210	286

#### H2 (c) Net additional dwellings – in future years



See housing trajectories (appendix 6)

## CI H2 (d) Managed delivery target

See housing trajectories (appendix 6)

### Commentary

33. Housing trajectories for the two sub-regions of the South East Plan and the Option 1 requirement are included in Appendix 6.

34. The sources of supply for Core indicator H3 are the same as those set out in the five-year land supply section above, with the addition of sites to be allocated through the Core Strategy. The Preferred Option of the Core Strategy (May 2009), suggests allocating three strategic sites in the District to meet the South East housing provision. The three sites are:

- West of Waterlooville Extension
- North of Whiteley
- Barton Farm, Winchester

35. Although the Core Strategy is not scheduled to be adopted until 2013, developers have already, or are planning to submit planning applications during the next twelve months. The current situation for each site is set out below.

#### West of Waterlooville Extension

Sub- region	Status at 19 <sup>th</sup> November 2010		Total no. of dwellings estimated	Next stage		
PUSH	<p>A 'reserve' site in WDLPR for 1000 dwellings.</p> <p>Allocated as a Strategic site in the Core Strategy, Preferred Option.</p> <p>The landowners, Grainger, have created a new masterplan to incorporate both the extension and their part of the WDLPR major development area. The masterplan was subject to public consultation in November 2009</p>		1000	New application submitted Nov 2010		
Anticipated Completions						
Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23

No. of completions	50	200	200	200	200	150
--------------------	----	-----	-----	-----	-----	-----

#### North of Whiteley

Sub- region	Status at 19 <sup>th</sup> November 2010						Total no. of dwellings estimated	Next stage			
PUSH	Allocated as a Strategic site in the Core Strategy, Preferred Option.						3000	Submission of planning application anticipated 2012			
Anticipated Completions											
Year	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
No. of completions	80	150	250	300	330	330	330	330	300	300	300

#### Barton Farm, Winchester

Sub- region	Status at 19 <sup>th</sup> November 2010						Total no. of dwellings estimated	Next stage		
Non- PUSH	<p>Allocated as a Strategic site in the Core Strategy, Preferred Option. Previously allocated as a 'reserve' in the WDLPR.</p> <p>Application for 2000 dwellings received by Winchester City Council 23 November 2009 – (09/02412/OUT).</p> <p>Applicants have appealed against non-determination.</p> <p>Housing requirements for non-PUSH area are currently under review. This will effect whether this site should be released.</p>						2000	Appeal Inquiry scheduled to start 8 February 2011.		
Anticipated Completions										
Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23

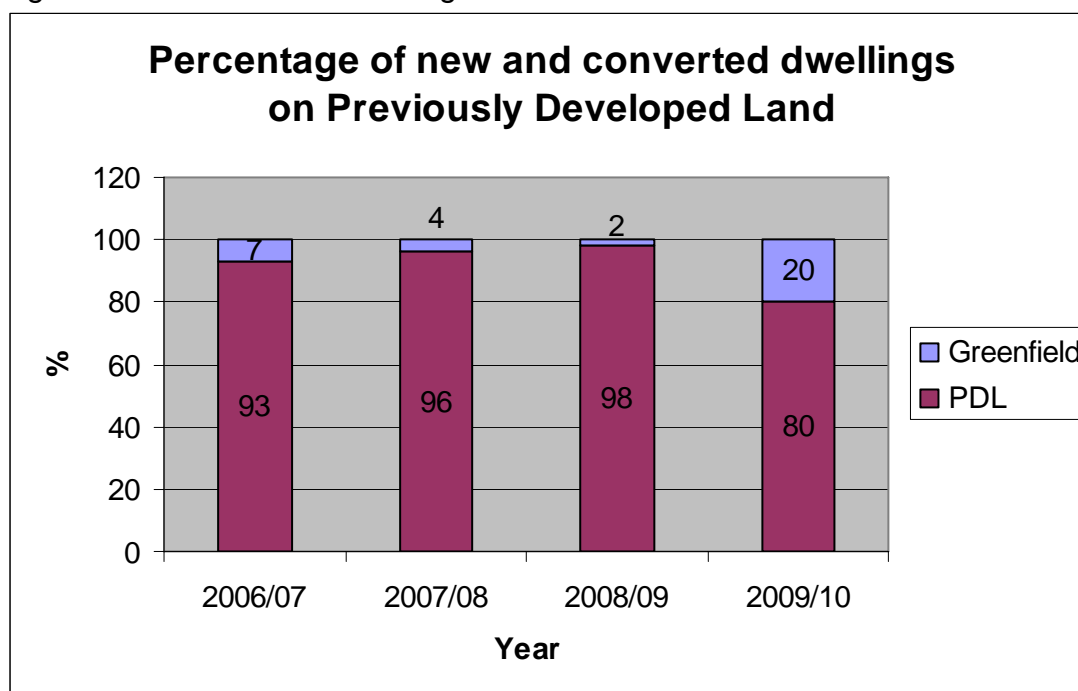
No. of completions	50	100	200	300	300	300	300	300	100	50
--------------------	----	-----	-----	-----	-----	-----	-----	-----	-----	----

36. In addition to the three strategic sites outlined above, the trajectory demonstrates that further greenfield releases would be needed in the District to meet the South East Plan housing provision. However, the Coalition government has announced its intention to abolish regional strategies and the City Council is undertaking a review to produce a locally-derived housing requirement. The need for the allocation of further sites will depend on the outcome of this review and be set out in the Core Strategy as necessary.

### CI. H3 - New and converted dwellings – on previously developed land (PDL)

Year	Number of gross new dwellings built on PDL	Number of gross dwellings built on greenfield	Total number of gross completions
2009 -2010	264 (80%)	64 (20%)	328

Fig 1: New & converted dwellings on PDL



**NOTE:** The definition of Previously Developed Land during the monitoring period (used to derive the above figures) included residential gardens. PPS3 was amended in June 2010 to remove gardens from the definition of PDL and this will be reflected in future AMRs.

### LI. 1 - Development within policy boundaries

Net number of	Net number	Net number	Net number	Total number
---------------	------------	------------	------------	--------------

completions within policy boundaries	of completions at West of Waterlooville MDA.	of completions in H4 Settlements	of completions in the countryside	of net completions
220 (77%)	22 (8%)	6 (2%)	38 (13%)	286

Table 10: Completions in H.3 settlements

H.3 Settlement	Number of net completions on previously developed land	Number of net completions on Greenfield land	Number of net dwellings completed
Bishop's Waltham	25	0	25
Cheriton	0	0	0
Colden Common	14	0	14
Compton Down	2	0	2
Corhampton	4	0	4
Denmead	2	0	2
Droxford	1	0	1
Hambledon	0	0	0
Hursley	1	0	1
Itchen Abbas	0	0	0
Kings Worthy	-6	0	-6
Knowle	0	0	0
Littleton	7	0	7
Micheldever	2	0	2
Micheldever Station	0	0	0
New Alresford	26	0	26
Old Alresford	0	0	0
Otterbourne	1	0	1
South Wonston	2	11	13
Southdown	3	0	3
Southwick	0	0	0
Sparsholt	0	0	0
Sutton Scotney	5	0	5
Swanmore	5	0	5
Twyford	4	0	3
Waltham Chase	4	0	4
West Meon	0	0	0
Whitley	0	0	0
Wickham	0	0	0
Winchester	107	0	107
Total	209	11	220

### LI.3 - Number of net completions in H4 settlements

H.4 Settlement	Number of net	Number of net	Number of net
----------------	---------------	---------------	---------------

	completions on previously developed land	completions on Greenfield land	dwellings completed
Compton Street	-1	0	-1
Crawley	1	0	1
Curdrige	1	0	1
Durley Street	1	0	1
Martyr Worthy	3	0	3
Meonstoke	2	0	2
Shirrell Heath	-1	0	-1
Total	6	0	6

#### LI.4 - Residential development in the countryside

Net number of completions on previously developed land	Net number of completions on Greenfield land	Net number of dwellings completed
7	31	38

Table 11: Types of dwellings completed in the countryside

Category	Policy	Net completions in the countryside
Exception Site	H6	26
Agricultural or forestry workers	CE.20	1
Reuse and conversion of rural buildings	CE.24 (HE.17, CE.25, CE.20)	6
Replacement dwellings	CE.23 (C19 of Local plan 1998)	3
Staff accommodation	CE.26	1
Mobile Home (for use by agricultural or forestry worker)	CE.19	1
Total		38

37.LI.1 – LI.4 illustrate that the majority (76%) of housing completions have been within policy boundaries. Within H3 settlements, all developments were on previously developed land (based on the definition in the pre-June 2010 version of PPS3), with the exception of 11 at South Wonston. Although the land on which these dwellings were developed is classed as greenfield (being former stables) it is within the H.3 settlement boundary. With the removal of policy boundaries around some smaller settlements, development at these settlements has been subject to sustainability criteria (policy H4 and SPD on Infilling). The data above shows that very few dwellings have

been permitted in these settlements. Only 6 dwellings were completed in H4 settlements during this monitoring year. All of these dwellings are on PDL (pre-June 2010 definition). Of the 38 dwellings completed in the countryside this last year, 26 were comprised of two exception sites, with 12 dwellings built at Littleton and a further 14 at Swanmore (see indicator LI.5)

### **Housing Needs (H5-H7, H9-H10)**

#### **CI. H4 - Net additional pitches (Gypsy and Traveller)**

Number of new pitches completed	Number of existing pitches lost as a result of development or closure	Net additional pitches
0	0	0

Table 12: Gypsies, Travellers and Travelling Showpersons Sites in the District

Category of site	2008 observation	2009 observation	2010 observation
Gypsy caravan sites with planning permission	9 sites, 15 caravans/mobile homes. Approx 10 pitches	9 sites, 16 caravans/mobile homes. Approx 14 pitches	9 sites, 17 caravans/mobile homes. Approx 14 pitches
Gypsy caravan sites without planning permission	4 sites, 10 caravans/mobile homes. Approx 5 pitches	7 sites, 13 caravans/mobile homes. Approx 10 pitches	7 sites, 13 caravans/mobile homes. Approx 10 pitches
Traveller sites without permission (private land)	4 sites, 22 caravans and one tent	0	Data not available
Travelling Showperson sites with planning permission*	4 sites, 11 caravans/mobile homes. Approx 7 pitches	4 sites, 13 caravans/mobile homes, Approx 11 plots/pitches	4 sites, 23 caravans/mobile homes. Approx 15 plots/pitches
Travelling Showperson sites without planning permission	2 sites, 15 caravans/mobile homes. Approx 7 pitches	1 site, 10 caravans/mobile homes. Approx 6 plots/pitches	1 site, 10 caravans/mobile homes. Approx 6 plots/pitches

\*the status of some of the plots at Micheldever is currently unclear and enforcement investigation is ongoing. The conclusion of this investigation may result in a change in the number of plots/pitches in future years.

#### Commentary

38. For this monitoring period, a second mobile home has been approved at the Rambling Renegade site, Shedfield. This does not equate to a new pitch, just an additional mobile home, as they both belong to the same household. Table 14 gives an overview of the gypsies, travellers and travelling showpersons sites in the District. In addition to the sites above, there are also five additional travelling showmen sites in the District, which have the benefit of lawful use, two of which are large sites, but the number of pitches is unknown.
39. In addition to these private sites, there is one large public site for gypsies at Tynfield, which comprises 18 pitches. The recently completed Hampshire-wide Gypsy and Traveller Assessment showed a need for 18 new permanent pitches for South Hampshire and 41 transit pitches across the whole of the County. However, the emerging Partial Review of the South East Plan dealing with gypsies and travellers is not being taken forward and the government has now stated that local authorities should plan locally for provision for gypsies and travellers. The Core Strategy will need to address this issue.
40. Following the Government Office for the South East's recommendation to the Secretary of State, Policy CE27 of the WDLPR 'Sites for gypsies and travelling showpeople' was not saved in June 2009. Nevertheless, adequate provision is still required to be made and can be considered as part of the fulfilment of housing needs under saved policy H6 of the WDLPR as above.

#### **CI. H5 - Gross affordable completions**

Social rent homes provided	Intermediate homes provided	Affordable Homes Total
67	16	83

41. The figures entered for Core Indicator H5 are based on housing completions in the District between April 2009 and March 2010. This differs from the HSSA return submitted by Winchester City Council for NI 155, which is set out in table 11 below.

Table 13: NI 155 2010

Social rent homes provided	Intermediate homes provided	Affordable Homes Total
99	17	116

42. The difference is due to the assessment of when dwellings are completed. In addition the NI 155 return includes accommodation which does not fall within the definition of a 'dwelling', used by Hampshire County Council

43. Policy H.3 of the South East Plan requires 25% of all new housing to be social rented accommodation and 10% intermediate affordable housing
44. Policy H.5 of the WDLPR sets out a range of thresholds and percentages of affordable housing. A Strategic Housing Market Assessment was carried out for the District in 2007 and the results of this will influence future affordable housing policies in the Core Strategy.
45. Affordable housing completions for 2009 – 2010 are higher than those recorded for the previous monitoring year. The completion of two exception sites, and a significant number of units being completed at large sites in the District (for example Winton house, Winchester and West of Waterlooville) have contributed to this.

## **Exception Sites**

### **LI.5 - Number of dwellings completed on exception sites 2009 – 10**

<b>Site</b>	<b>No of dwellings completed</b>
Land at Dodds Lane, Swanmore	14
Land between Rozelle Close and Larch Cottage, Main Road, Littleton	12
<b>Total</b>	<b>26</b>

### **LI.6 - Number of dwellings permitted on exception sites 2009 – 10**

<b>Site</b>	<b>No of dwellings permitted</b>
Hartridge and Sons Ltd, West Street, Hambledon	9

46. As part of providing affordable housing, Policy H.6 allows for the development of housing outside of settlement boundaries as an 'exception' to policy if the development is purely for affordable housing to meet identified local need. Two exception sites were completed during the monitoring period.
47. One further exception site was approved during the monitoring period on the edge of Hambledon. Part of the site falls within the settlement boundary, and part outside. In total 28 dwellings have been permitted, with nine being affordable housing (32%) and considered as an exception to policy as they fall outside of the H3 boundary. It is anticipated that the site will be completed by 2012.

## **Housing Quality**

### **CI. H6 - Housing Quality – Building for Life Assessments**

#### **Commentary**

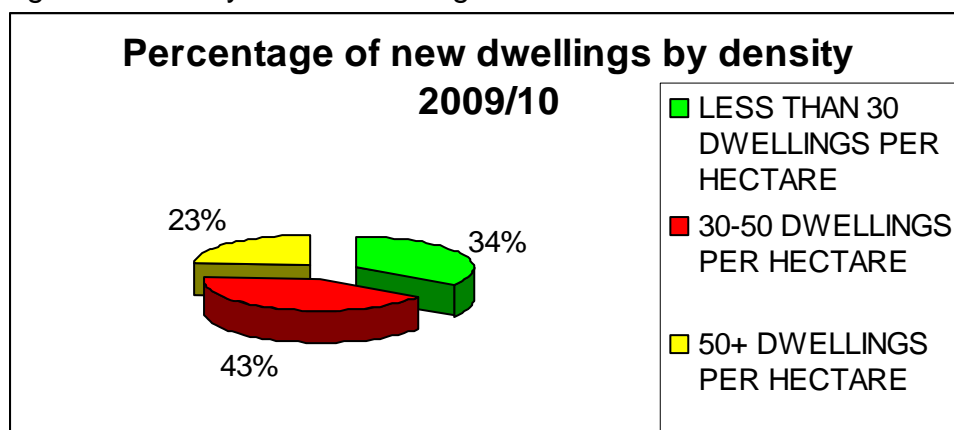


48. An indicator of the quality within new housing developments is the number and proportion of total new builds (of 10 or more) which reach very good, good, average and poor ratings against the Building for Life criteria. Building for Life criteria includes measurements of the 'future-proofing' or adaptability of a home, together with good design and layout criteria.
49. Although initial training has been undertaken, WCC does not have any trained assessors to conduct assessments of these large sites. RSLs are required to undertake self-assessments of their schemes as part of their application for grant funding. Therefore most housing association housing should have undergone some degree of Building for Life assessment. Any person can carry out an informal assessment of a scheme; however, to date no applicants have done so in this District. No schemes have been granted a Building for Life award in Winchester District, throughout the operation of the scheme.
50. The government has recently withdrawn funding for CABE, the body which administers Building for Life. The future of the scheme is therefore in doubt. WCC will consider the feasibility and costs and benefits of training formal assessors in the future, particularly taking into account the governments' intended review of monitoring requirements proposed for early 2011.

## DENSITY

### LI.7 - Density of new dwellings

Figure 2: Density of new dwellings



### LI.8 - Average density of new dwellings

Year	Average density of new dwellings
2009 – 2010	37 dwellings per hectare
2008 – 2009	37 dwellings per hectare
2007 – 2008	44 dwellings per hectare

2006 – 2007	58 dwellings per hectare
<b>2006 – 2010</b>	<b>46 dwellings per hectare</b>

### Commentary

51. Planning Policy statement 3 (PPS 3) states that local planning authorities may wish set out a range of densities across the plan area rather than one broad density range. The pre-June 2010 version of PPS3 was current during the monitoring period and advised that 30 dwellings per hectare (d.p.h) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. The South East Plan sets out an overall regional target of 40 dwellings per hectare over the Plan period. Local Plan Policy H7 requires residential developments capable of accommodating 2 or more dwellings to achieve a net density of 30 – 50 dwellings per hectare, and the potential for a higher density to be utilised on sites close to town centres or public transport corridors.

52. As set out above, the monitoring of the density of residential completions should be based on the net area. However it is not always possible to establish this and so the local indicator is based on a mixture of net and gross figures.

53. Local Indicator 7 shows that 66% of completions in 2009/10 in the District were at a density of 30 dwellings per hectare or above. Of the 34% of sites with a density of fewer than 30 d.p.h, a significant proportion is on single dwelling sites.

54. Local Indicator 8 demonstrates that overall, the average density of residential completions continues to exceed the 40 d.p.h sought by the South East Plan.

## **MIX**

### **LI 9 -Percentage of residential completions 1 or 2 bed**

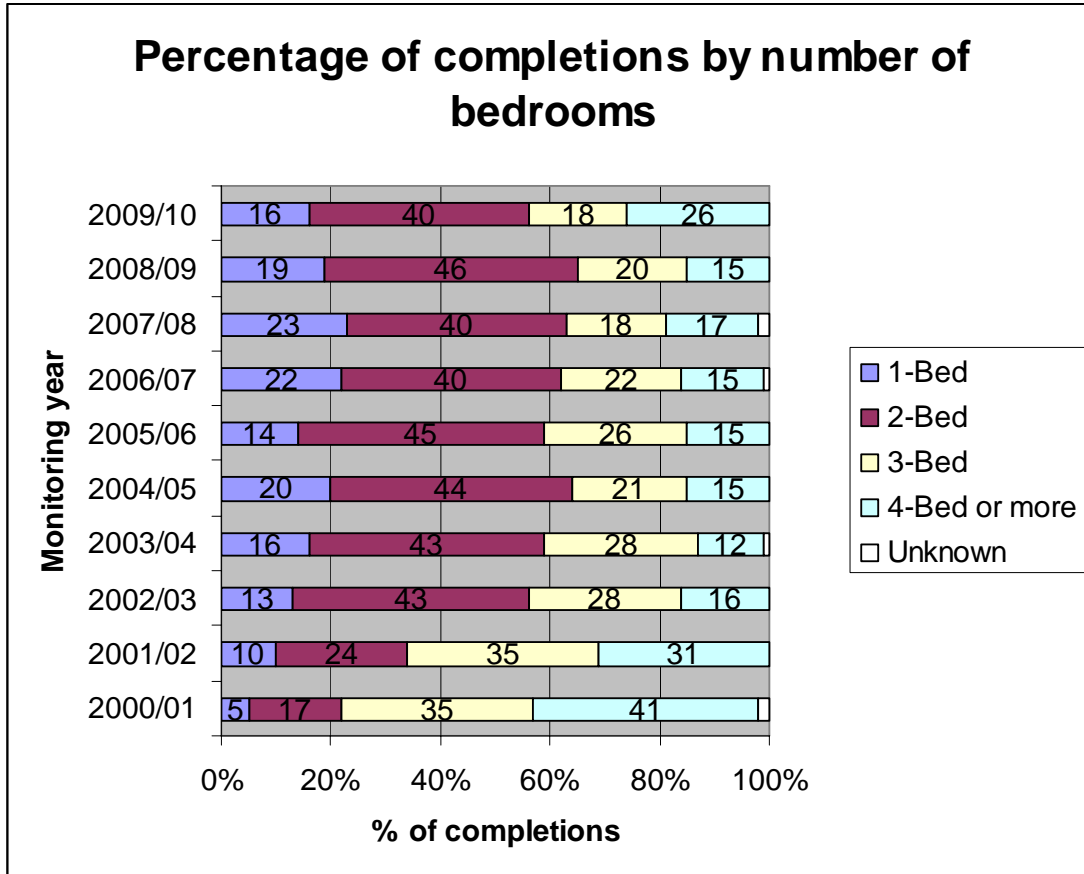
	<b>50% of residential completions to be 1 or 2 bed Units</b>	<b>Target met</b>
<b>2009/2010</b>	<b>56%</b>	✓
<b>2008/2009</b>	<b>65%</b>	✓
<b>2007/2008</b>	<b>63%</b>	✓

Table 14 Gross completions by bedroom type 2009 – 2010 (source: Hampshire County Council)

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed or more</b>	<b>Mobile</b>
<b>Gross completions</b>	54	131	85	84	1

<b>Percentage of gross completions</b>	16%	40%	18%	26%	0%
--	-----	-----	-----	-----	----

Figure 3: Completions by number of bedrooms since 2000/01



Commentary

55. The housing mix policy was introduced as Supplementary Planning Guidance in 2000 and was carried forward as Policy H7 (i) of the WDLPR. It requires 50% of housing development to be small (1 or 2 bedroom) units. It was initiated as a response to the trend for building larger houses, resulting in a lack of a range of dwelling types and sizes and tenures provided.

56. For the 2009 – 10 period 56% of all completions were for small units. This continues the trend of meeting the 50% target which has been exceeded since the 2002/03 monitoring period.

57. The evidence base for the Core Strategy has demonstrated that there is now a shift in the housing mix requirement towards 2 and 3 bed family houses. This need is reflected in draft policy CP17 of the Core Strategy Preferred Option and in the Interim Policy Aspirations which are in the process of being adopted as non-statutory policies.

**Healthy Lifestyles – Open Space and Recreation**

58. The SCS aims towards healthy lifestyles. Contextual Indicators relating to the health and wellbeing of society are in the Profile section of the AMR, as they have only an indirect relationship with planning policies. These include statistics relating to death rates, participation in sport and perceptions of anti-social behaviour. This is an important theme of the SCS as repeated surveys have indicated that fears relating to crime and personal safety are very important to the local population. DP.3 sets out the general design criteria for new developments. This includes natural surveillance of routes and spaces and links to the principles of 'Secured by Design'. One of the aims of the policy is to reduce the opportunity for, and fear of, crime and antisocial behaviour. Safe and secure environment also has links to other policies relating to design, landscaping and housing. No indicator has been developed to monitor DP3. The wide-ranging nature of this policy does not lend itself to numerical evaluation. However, the contextual indicators on people's perception of crime are set out in the Profile of the District.

59. There are land use implications arising from the desire for healthy lifestyles. The planning policies of the Council seek to provide opportunities for recreation and sport via the protection of recreation/amenity space (RT1, RT2, RT3) and the allocation of sites for future recreational use (RT5). RT4 seeks the provision of open space in relation to new developments and is linked to a well established Open Space Strategy and funding system to attain this. Local indicators below report on the recent achievements of this scheme.

### Recreation (RT4)

#### LI.10 - Open Space provided in association with new developments 2009-10

Site	Area Provided 2009 - 2010
The Copse, Colden Common	385 m <sup>2</sup>
John Arlott Drive, Alresford	301 m <sup>2</sup>
Downlands Way, South Wonston	1325 m <sup>2</sup>
Thornton Close, Alresford	892 m <sup>2</sup>
Meon Grange, Corhampton	3382 m <sup>2</sup>

#### LI.11 - Open Space Fund Receipts

2009 – 2010: £255,350.39

Figure 4: Open Space Fund Receipts 1996-2010

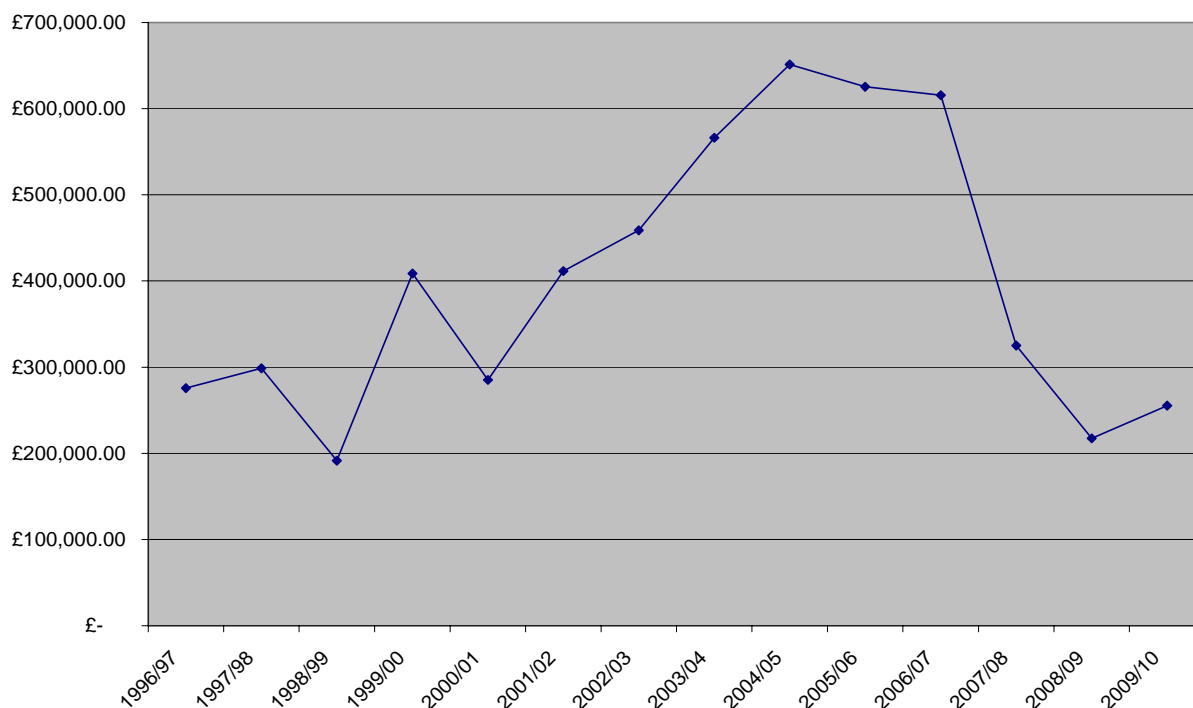


Table 15: Amounts released from the Open Space Fund 1<sup>st</sup> March 2009 – 28<sup>th</sup> February 2010

Parish	Scheme Details	Date	Amount Released
Bighton	New public open space and play equipment	Jun-09	23,344.00
Bishops Waltham	new play equipment at Priory Park	Feb-10	65,796.00
Compton & Shawford	safety surfacing to play area	Dec-09	13,865.00
	play equipment	May-09	11,046.00
Meonstoke	safety surfacing	May-09	3,371.00
	sports equipment	Mar-09	325.50
Curdridge	tree work to sports ground	Dec-09	5,049.00
	new access to sports ground	Jul-09	5,531.50
	tree work to play ground	Mar-09	1,312.00
Denmead	recreation ground car park work	Feb-10	90,000.00
	playground re-furbishment	Jul-09	20,000.00
	professional fees	May-09	3,750.00
Hursley	fencing to play area	Mar-09	1,266.00
Itchen Valley	cricket pavilion improvements	Nov-09	10,000.00
Kingsworthy	over 60's exercise equipment	Mar-09	12,244.00
	landscape improvements to Firs Cres POS	Mar-09	4,845.82

	contribution to Henry Beaufort School MUGA	Jun-09	1,000.00
	access improvements to Eversley park	Jul-09	6,061.00
	improvements to Church Green POS	Jun-09	27,462.20
Littleton & Harestock	Henry Beaufort sport contribution	Jun-09	7,500.00
	play equipment	Oct-09	5,629.00
Micheldever	Play area at east Stratton Village Hall	Jul-09	22,478.00
New Alresford	Petanque court	Mar-09	3,850.00
	new play equipment	Jun-09	5,508.00
	professional fees	Jun-09	450.00
	new benches in Arlebury Park	Jul-09	1,270.00
Owslebury	play and sport improvements	Jan-10	7,117.57
Shedfield	changing facilities at Rec	Apr-09	58,331.72
Soberton	play facility	Apr-09	18,808.00
South Wonston	play equipment	Jan-09	527.37
	vehicular barrier in Park	Jan-10	1,257.00
	South Wonston sports pavilion	Jan-10	5,097.95
Swanmore	skateboard equipment	May-09	1,815.00
	benches, bins and bike racks	May-09	1,478.12
	gates to recreation ground	Jun-09	457.57
Twyford	play equipment Ballards Close	Oct-09	6,000.00
West Meon	play equipment	Oct-09	6,900.00
Winchester	play area surfacing Walpole Road	Mar-10	20,265.53
	swings and safety surfacing Taplings Rd	Mar-10	12,565.00
	play equipment Somers Close	Jan-10	75,250.00
	play equipment Teg Down Meads	Jan-10	15,500.00
	play equipment Dean Park	Jan-10	34,229.36
	artificial turf pitch H. Beaufort School	Jun-09	130,000.00
	basket ball facility Somers Close	Oct-09	2,686.00
	safety surfacing Somers Close	Jul-09	4,840.00

#### Commentary

60. Policy RT.4 requires new residential developments to provide appropriate amounts of space and facilities provision for children's play sports grounds and general use, where a deficit exists. The above local indicators give details of the income and the amount released from the fund during the monitoring period. Figure 1 above shows a slight increase compared to the previous year; however the amount of income is still significantly lower than in the years up to 2007. This reflects the smaller amounts of housing starts/completions in recent years.

61. The Open Space fund has now been in place in parts of the District for 18 years. It is recognised that open space and recreation now forms

an essential part of the wider infrastructure needs associated with new development and there is likely to be a need for changes to the approach currently applied through the Open Space Fund, with a broadening of matters falling under the 'open space' umbrella. This will be introduced either in the Core Strategy or another Local Development Document, as appropriate, and will also be dependant on whether and when the Community Infrastructure Levy is introduced. In the meantime, the current Open Space Funding System will continue to operate, and the District will continue to rely on the annual assessment of play areas and sports grounds contained in the Open Space Strategy.

### **LI.12 - Improvement in recreational provision (RT5 and other allocations)**

Allocation	Current status
Bushfield Camp (W.3)	Part of a Strategic Allocation in the emerging Core Strategy.
North of Stockbridge Road/west of Littleton road, Winchester (RT.5)	No progress – unlikely to be implemented.
East of Mill Lane, Wickham (RT.5)	No progress
Area between Abbey Mill and Palace House (S.4)	No progress, although planning applications on adjacent site may provide for improvements in this area
Public footpaths proposed in Kings Worthy (S.9)	Completed

#### Commentary

62. In addition to promoting improvements in recreational provision in all settlements in the District, RT.5 also allocates land adjacent to the larger settlements with the most serious shortfalls, identified through the annual assessment of play areas and sports grounds, set out in the Open Space Strategy. The requirement for the allocation of land for future recreational use is being reviewed as part of the emerging Core Strategy in the light of the Council's Open Space Sports and Recreation Study which was completed in 2008.

63. Bushfield Camp in Winchester is subject to policy W.3 which allows for open sports, informal recreation and small-scale tourism related uses on the site. It has not been possible to progress this proposal, however the emerging Core Strategy makes a strategic allocation for this site which would bring forward a large part as informal recreation.

64. Policy S.4 states that "the area between Abbey Mill and Palace House in Bishops Waltham is suitable for development as informal public open space and for the provision of a carefully designed and landscaped car park." Planning permission had been granted a mixed use scheme which would implement the requirements of this policy. A new application is now being considered by for this site the Council. Both of these applications would provide for the improvements sought by S4.

Policy S.9 provides the opportunity for public footpaths along disused railway lines in Kings Worthy. Public footpaths/bridleways have now been provided. This policy no longer needs to be monitored, but is included in this AMR for the purposes of completeness.



## THEME TWO: PROSPEROUS ECONOMY

### CI. BD1 - Amount of floorspace developed for employment by type

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross external	2887	4028	0	442	223	3549	1823	12952
Gross internal	2779	3877	0	425	215	3416	1755	12466
Net internal	1659	-1356	0	-757	215	2559	1755	4075

\*figures may not tally due to rounding

### CI. BD2 - Total amount and percentage of employment floorspace, on previously developed land – by type (gross m2)

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Total Gross (internal)	2779	3877	0	425	215	3416	1755	12466
Gross PDL completions (internal)	2779	3877	-	223	0	2152	549	9580
% gross on Previously developed land	100%	100%	-	52%	0%	63%	14%	77%

### CI. BD3 - Employment land available – by type

(i) sites allocated for employment uses in Development Plan Documents	6.30ha
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	67.28ha
Total employment land available	73.58ha

Table 16: sites allocated for employment/mixed use in WDLPR

Site location	Policy	Area of site (ha)	Status	Available ha (with no planning permission)	Available ha (with planning permission), not yet completed
West of Waterlooville	MDA1	30	Planning permission issued 01.04.08	-	30
Hilson's	S7	4.1	No planning	4.1	-

Road, Curdridge			applications received		
Solent 1, Whiteley	S13**	9.8	Remainder under construction	-	9.9
Solent 2, Whiteley	S14	8.7	Part completed, part not started, permission issued 11.08.08	-	3.19
Little Park Farm, Whiteley	S15	1.3	No planning permission	1.3	
Abbey Mill, Bishops Waltham (mixed use)	S3	1.9	Planning permission issued 07.01.08	-	2.44*
Freeman's Yard, Cheriton	S6	1.10	Planning permission issued 08.10.07 – not commenced	-	1.10
Station yard, Sutton Scotney (mixed use)	S10	1.6	No permission	0.90	-
Other sites with pp but not yet complete	-	-	-	-	22.69
Total		58.5		6.3	67.28

\* the site approved is larger than the WDLR allocation site.

\*\*policy not saved June 2009

### Commentary

65. The employment information contained within this AMR has been compiled by Hampshire County Council from planning permissions and completions information. Historically, floorspace figures have related to gross external floorspace rather than gross internal as required by the DCLG Core Indicators. The new standard 1APP form now requires net floorspace information to be submitted and came into effect on 1<sup>st</sup> April 2008. Permissions which specify amounts of net floorspace information will therefore gradually emerge over the next few years. In the interim, this AMR has estimated net floorspaces for the current year, using the formula proposed in the DCLG Core Indicators Update 2008. When calculating gross to net floorspace, a 3.75% reduction has been made, as suggested in the guidance.

66. Core Indicator BD1 shows that 12,466m<sup>2</sup> gross internal employment floorspace was completed for the monitoring period 2009 –10. 14 schemes in total were completed during this year, mainly comprised of three schemes in each of the categories B1, B1a, B8 and B1-B8 as shown in the table above. Two B1c schemes were completed. In the past, planning permissions have often allowed for industrial development to be completed for any use within B1-B8, without the amounts for each use class being further specified. With the use of 1APP, more information regarding development amounts in each sub category is becoming available and this is being reflected in the permissions granted. For this monitoring year, the amount of development within the wide-ranging B1-B8 category is slightly less than in previous years.
67. The highest amount of completed floorspace in any one category is B1a, with B8 and B1a comprising most of the rest of the floorspace. As in previous years, this illustrates the importance of office (B1 and B1a) within the District. Conversely, the low amounts of light and general industry (B1c and B2) illustrate the low levels of development in this sector. The amount of storage and distribution being built is unusually high during this monitoring period, when compared with previous years. Most of this is comprised of one development of 2,236m<sup>2</sup> at Hill Farm, Swanmore. The three B8 developments completed this year were all at farm sites. This is compared to 08/09 where there was 280m<sup>2</sup> of B8 development and 07/08 where there was none at all. A summary of the Use Class Order is set out in Appendix 8 for reference.
68. In past years there have been very large amounts of B1 and B1a development, as large sites and allocations were developed. The amount of this has fallen considerably in the last two years, as has the amount of completed floorspace overall.
69. It is likely that the overall fall in completed development and the fall in B1/B1a over the past two years is a result of the current recession, combined with the fact that some of the larger site allocations in the District have already now been completed. That there has been such an increase in the amount of B8 built as a proportion of total development is also a reflection of this combined with the fact that B8 developments tend to have large volumes of floorspace by their very nature, so that a small number of B8 schemes may have a disproportionate effect on District floorspace figures.
70. The largest single development this year was for 2,870m<sup>2</sup> gross for B1a office use, by redevelopment and extension at the existing HCC offices in Winchester. The next largest development was for 2,490m<sup>2</sup> at a new 4 storey office building for Basepoint in Winnall industrial estate, Winchester. This organisation offers start-up premises at discounted rates for small businesses. This development involved the loss of some 1,164m<sup>2</sup> warehouse from the previous use of the site, but

is still a substantial development in the town. A refrigerated storage building was completed at Hill Farm, Swanmore which involved 2236m<sup>2</sup> of B8 use. Apart from these three developments and a 918m<sup>2</sup> storage building at St Clairs Farm Corhampton, all the other completions this year have been within the range 210-684m<sup>2</sup>.

71. It is of interest to note that no progress has been made on any of the sites allocated for employment in the WDLPR in the last year, - including major allocations now with planning permission at S13 (remainder of Solent 1) and S14 (the remainder of Solent 2) - whereas this has been the case in the past. This is likely to be a reflection of the current economic situation.

## Rural Economy

### LI. 13 - Completed employment floorspace of non-residential buildings in the countryside (gross external)

	Gross floorspace completed (m <sup>2</sup> )
Floorspace developed for employment in countryside locations 2009-10	6106m <sup>2</sup>
Total floorspace developed for employment 2009 - 10	12952 m <sup>2</sup>

72. Policies in the Countryside and Natural Environment chapter related both to farming and forestry and the rural economy. Local Indicator 13 shows that 47% of employment floorspace completed in the District during 2009/10 was for the development of employment floorspace in the countryside. In fact, 9 out of the 14 developments showing completed floorspace in the last year were at farm locations, rather than at the employment site allocations or within settlements. It has already been noted that several of the largest employment developments in the last year have been for warehouse/storage and distribution developments at three farm sites within the countryside. This demonstrates that in addition to the large employment allocations set out in the WDLPR at Whiteley (Solent 1 and 2); the rural businesses make a significant contribution to the overall economy in the District.

73. The SCS encourages the development of long term employment opportunities for local people as a component of moving towards a low carbon economy. It recognises the value of the natural environment and the South Downs National Park in the District's economy. The Council also now has an adopted Economic Strategy which aims to develop the rural economy further.

## Town Centre and Retail

### CI. BD4 - Total amount of floorspace for 'town centre uses'

**(i) the amount (gross and net) within town centres**

	A1	A2	B1a	D2	Total
Gross (m <sup>2</sup> )	0	0	0	0	0
Net (m <sup>2</sup> )	0	0	0	0	0

**(ii) the local authority area**

	A1	A2	B1a	D2	Total
Gross (m <sup>2</sup> )	6218	0	0	0	6218
Net (m <sup>2</sup> )	5985	0		0	5985

**LI. 14 - Amount of retail floorspace available (with permission but not yet started)**

	A1	A2	B1a	D2	Total
Gross (Ha)	6729 sqm'	0	0	0.0	6729 sqm'

74. The Winchester District Plan Review lists six settlements with retail centres. They are Winchester, Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham. They were identified due to their importance for a range of retail and other uses. A summary of the Use Class Order is set out in Appendix 8 and this sets out the types of uses permitted within each Use Class.

75. Core Indicator BD4 (i) and (ii) is calculated using the gross internal floorspace. The DCLG guidance requests the amount (m<sup>2</sup>) of net tradable floorspace of the total gross internal floorspace. This information has yet to be monitored, due to the nature of old application forms. This data should be able to be collected from the new 1APP forms and used as and when these sites are completed.

76. The figures of completed development are likely to be an underestimate for two reasons. Firstly, HCC, who compile this data on behalf of the District, do not collect data on developments of less than 200m<sup>2</sup>. Many retail sites and town centre B1a and A2 units are smaller than this and would not therefore be monitored. The County is considering its position regarding thresholds for monitoring, given the government's intention that all changes should be recorded. Secondly, some changes of use within the 'A' Class do not require planning permission, and would not therefore, be picked up by this monitoring regime.

77. A significant scheme which gained planning permission during the monitoring period is the revised Silver Hill development in Winchester for 9,898m<sup>2</sup> (gross internal). In 2009-2010 two large retail schemes were recorded as being completed; an extension to Tesco (2,144 m<sup>2</sup> gross internal) at Winnall in Winchester and a new Waitrose store and 4 separate retail units (3,503m<sup>2</sup>) at Weeke in Winchester. The only other scheme recorded as complete is the retail element of the Emmanuel scheme at Bar End Winchester. This is a scheme primarily

comprised of live/work units for homeless people. There is a small retail element of part of the Emmanus project, where products made by the residents will be for sale. All these schemes are within Winchester urban area, but out of the designated town centre.

78. Construction has not yet started on the Aldi food store at Weeke, Winchester, that was granted on appeal in 2008. The large Silver Hill re-development at Silver Hill, central Winchester has also not started. The developers have gone into administration but it is likely that they will be taken over and the permission is still outstanding at the moment.
79. Consultants NLP have recently completed an update of the 2007 Winchester Town Centre and Retail Study (October 2010). The updated study found that there is little demand for additional retail space in the immediate future, before the economy picks up. This period has been pushed back in time due to the current economic situation. The update confirmed the findings of the earlier study that a considerable amount of new retail floorspace will be required in the longer term, over the next 20 years. This will be mainly for comparison shopping, and it is considered that Winchester town would be the best location for the majority of this.
80. To some extent the lack of completed development is a result of a lack of available sites for retail and town centre development, particularly in the town centre of Winchester. The City is constrained by its historic nature and a lack of potential sites within the existing boundaries of the town centre. The LDF will need to consider the current extent of the town centre and the possible allocation of sites to accommodate expected future growth.
81. There may be some benefits in monitoring the balance of uses within the town centres, or within the primary shopping areas; particularly the balance between A1 and other uses and also in relation to food and drink uses under SF3. Due to the fact that some changes of use in this area do not require planning permission, this would require a manual survey. As part of the Retail Study, NLP has carried out surveys of the uses within the designated Town Centres of the District. It should be possible to monitor any changes in the future from this baseline, should resources permit. It has not been possible to carry out an update as yet. Manual monitoring outside the Town Centres is not considered practicable.

## **Tourism and Leisure Developments**

### **LI 15 - Number of visitor accommodation bedrooms completed**

Location	Description	No. of bedrooms completed before April	No. of bedrooms not started April 2010	No. of bedrooms under construction	No. of bedrooms completed 2009 - 10

		2010 (listed applications only)			
Land at Morn Hill, Alresford Road, Winchester	120 bed hotel	0	0	0	120
South Winchester Golf Club, Winchester	Erection of holiday chalets	9	11	0	0
YMCA National Centre, Curdridge	72 bed accommodation building	Loss of 96	0	72	0
Total			11	172	120

Source: Hampshire County Council

82. Although Winchester is a popular visitor destination, overnight stays are only a tiny proportion of the total visitor market, which is dominated by less lucrative day visits, which also have a negative impact on the local environment. A tourism strategy has been developed by Winchester City Council, and this has informed the objectives of the Sustainable Community Strategy.

83. Policies RT.15 and RT16 relate to the development or improvement of facilities and accommodation in the District. A new 120 bed Holiday Inn hotel has been completed at Morn Hill, just outside Winchester, during the monitoring period. As can be seen from the data above, although only one development has been completed during the monitoring period, a significant amount visitor accommodation is under construction, or is in the pipeline.

## THEME THREE: HIGH QUALITY ENVIRONMENT

84. Securing a high quality environment for everyone in the Winchester District is a key outcome of the Sustainable Community Strategy. This theme links to many policies in the WDLPR. It includes the built and natural environments and also sustainability issues. It covers using resources in a sustainable way, reducing greenhouse gas emissions, valuing the natural and built environment and heritage that the District has to offer and minimizing the impact of traffic and transport.

85. WDLPR policies in the High Quality Environment Theme are as follows (only those identified in bold text are monitored in this section):

Chapter	Issues	Policies
3. Design & Development Principles	Principles for all new development, Infrastructure for new development	DP1 – DP5, DP6*, DP8*, DP9 – DP14, DP15*
4. Countryside and Natural Environment	Gaps, Essential services, landscape, Nature Conservation, extension & replacement of dwellings	CE1 – CE3, CE4 - CE6, CE7*, CE8, CE9 – CE11, CE12*, CE23
5. Historical Environment	All Historical Environment chapter	HE1 – HE12, HE13*, HE14, HE15*, HE16*, HE17
9. Recreation and Tourism	Tourist & leisure facilities in the countryside	RT18, RT19*
10. Transport	New development, transport related development	T1 – T6, T7*, T8*, T10*, T12
11. Winchester	Site proposals	W1, W4 – W7, W8*, W9
13. Settlements	Site proposals	S1, S5, S8, S16

The Core and Local Indicators relating to this area cover flooding and water quality, biodiversity, countryside gaps, conservation areas and historic buildings and site proposals which fall within this theme.

### Flooding and Water Quality

**CI. E1 - Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (DP8)**

#### Commentary



(i) Flood defence grounds

86. The information regarding this aspect of the indicator is not yet available from the Environment Agency. However, it is of note that since this indicator has been reported, no applications have been approved by the Council contrary to EA advice on flood defence grounds. In many cases where the EA has made an objection, the application has either been refused or withdrawn. In the other cases, either revisions or negotiations have resulted in the withdrawing of the objection, or it has been possible to grant planning permission with conditions that would mitigate the concerns of the EA.

(ii) Water quality

87. Information is available for the monitoring year 2009/10 for this aspect of the indicator and shows that the EA did not make any objections to planning applications on the grounds of water quality in Winchester District in this period.

## Biodiversity

### CI. E2 - Changes in areas of biodiversity importance

Designation	Area in WCC
SAC	182
SPA	23
RAMSAR	23
SSSI	1313
NNR	103
LNR	52 56
SINC	6603
SINC amounts (previous years)	6570 (2009) 5667 (2008) 6562 (2007) 6484 (2006)

88. The amount of land subject to designation has remained the same since AMR monitoring commenced in 2006, with two exceptions. This year, the area of Local Nature Reserve has increased as Claylands has been designated a LNR. The other change is an increase in the area of SINC. As can be seen from the table, the amount of land designated as SINC has so far increased on a yearly basis. 14 new SINC sites were designated by HCC in this year and together with amendments to areas of SINC sites (boundary adjustments and re-surveys) the increase in area is almost 33ha.

Table 17: Change in Number and Area of SINC Designation

SINCS	WCC sites (no)	WCC sites (area)
Total sites (2008/09)	648	6,570.28

New sites	14	30.16
Amended sites	29	2.60
Deleted sites	-	-
Total sites (2009/10)	662	6,603.04
Net change	14	32.76
Net change	-	0.50

## LI. 16 - Improved local biodiversity (NI 197)

Table 18: Management status of SINC's

	Positive		Negative		Unknown	
	2010	2009	2010	2009	2010	2009
WCC	44	43	4	4	52	52
HCC	44	42	7	6	49	52

89. This indicator looks at the proportion of local sites where positive conservation has been or is being implemented. Although not a DCLG Core Indicator, this information is a National Indicator, which can assist in identifying where management schemes have been implemented as part of a planning permission. There are very little changes from last year's figures and it is unfortunate that the management status of most SINC's is still unknown.

Table 19: Conditions of SSSIs

	Favourable	Favourable	Unfavourable Recovering	Unfavourable Recovering	Unfavourable No Change	Unfavourable No Change
	Ha	%	Ha	%	Ha	%
WCC	400.51	30.5	483.33	36.8	237.44	18.1
HCC	15404.36	30.5	29,426.67	58.2	1,830.07	3.6

	Unfavourable Declining	Unfavourable Declining	Part Destroyed	Part Destroyed	Destroyed	Destroyed	total
	Ha	%	Ha	%	Ha	%	
WCC	175.98	13.4	0	0	15.38	1.2	1,312.64
HCC	3,861.82	7.6	4.6	0	27.04	0.1	50,554.73

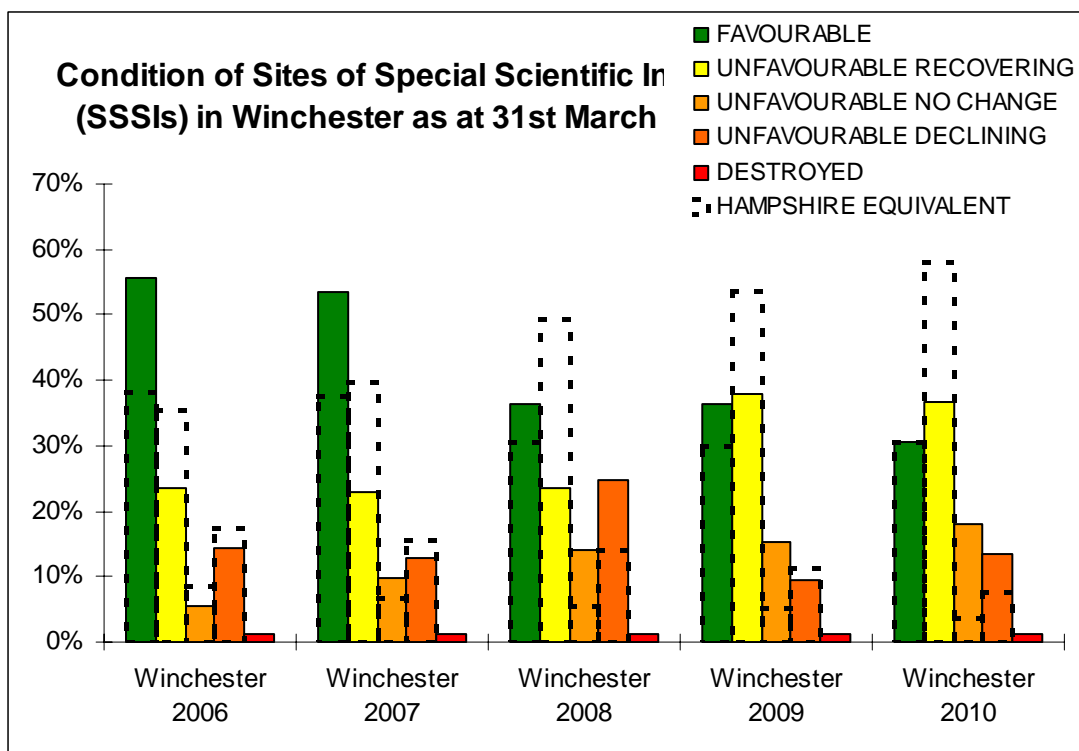


Fig 5: Condition of SSSIs in Winchester 2008 - 2010

#### Local Indicators on Priority habitat and Priority Species

90. Priority habitats and species are those identified as such in the Hampshire Biodiversity Action Plan (BAP). Changes in priority habitat and species by type was a Core Indicator until the government's revision of Core Indicators in 2008. Despite this, HBIC is continuing to gather this information, particularly as much BAP habitat and many BAP species lie outside the designated sites. The full extent of priority habitats and species is not yet known and is difficult to calculate because of the dynamic state of the countryside and the difficulty in accessing areas. Currently, most changes in areas of habitats are likely to be due to more comprehensive recording or re-classification, rather than actual gains/losses in sites.

#### Extent of BAP Priority Habitats in Winchester and Hampshire

Table 20: Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha)

BAP Priority Habitat	Hants 2008	Hants 2009	WCC 2008	WCC 2009
Arable Field Margins	31	31	1	1
Lowland Calcareous Grassland	2,180	2,200	433	428
Lowland Heathland/Lowland Dry Acid Grassland	14,094	14,707	14	13
Coastal Saltmarsh	1,727	1,728	2	2

Intertidal Mudflats	3,692	3,618	6	6
Lowland Mixed Deciduous Woodland	46,862	46,283	6,578	6,578
Wood-Pasture and Parkland	4,690+	1204 +c4,690	-	120
Lowland Meadows	1,877	1,777	339	322
Purple Moor Grass and Rush Pastures	234	333	36	45
Coastal and Floodplain Grazing Marsh	8,187	857	1,105	1
Wet Woodland	1,774	1,949	250	254
Rivers	632	632	118	118

91. There is a UK BAP list of some 1149 priority species. A selection of 50 representative species has been selected in Hampshire, which have a general geographic spread and for which data is widely available.

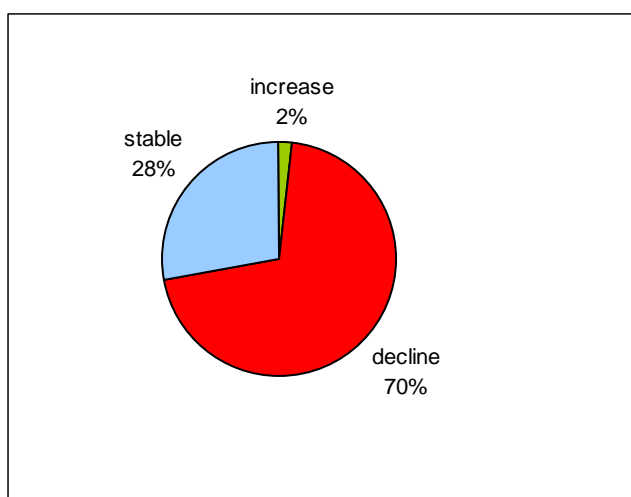


Fig 6: Trends for 50 Hampshire BAP species as assessed for 2000 BAP

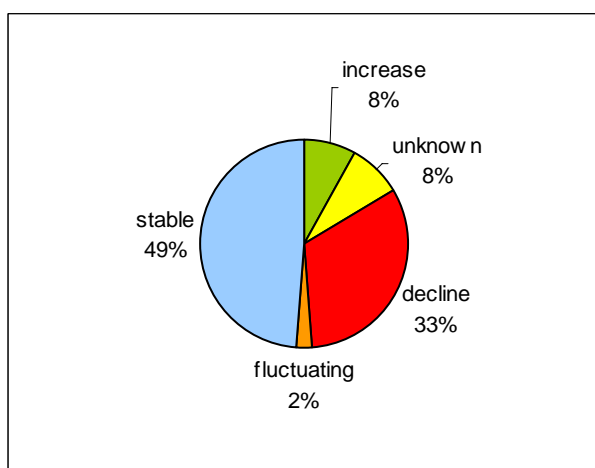


Fig 7: Trends for 50 Hampshire BAP species 1999 - 2009

92. The last decade has seen rates of declines slowing for many of Hampshire's BAP priority species. There are, however, concerns that "Stable" for some species means stabilised at low levels i.e. the species had previously declined by a lot and has now levelled off at low levels, rather than stabilising at a high (long-term sustainable) level. Since reporting in 2009 the number of species showing a decline has dropped from 42% to 32%, whilst several species have moved into the 'unknown' categories where there is uncertainty in the long term as to whether populations are actually increasing or decreasing.
93. The number of the 50 BAP species present in each local authority area has been revised slightly since last year, based on more complete data that HBIC now holds. Whilst it might appear that some species might be expanding or contracting in range more often than not it is about recorder effort
94. Conclusion on habitats and species: The area of designated sites in Winchester appears to be increasing year on year. This may be an indicator that policies CE8-CE10 are working. However, the condition of some of sites may be decreasing; this is a cause for concern when over half of all SINC's do not have management schemes in place. Regarding priority habitats and species, it is clear from HBIC records that trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not.

## Renewable Energy Schemes

### Cl. E3 - Renewable energy generation (DP15\*)

	MW
a) renewable energy developments/installation granted planning permission	3 domestic schemes. Capacity unknown
b) completed renewable energy developments/installations	0

#### Commentary

95. No major renewable energy schemes were granted planning permission during this period. The figures above refer to a number of minor applications that were granted. These applications were all for the installation of solar panels on domestic properties. Many small renewable energy generating schemes such as solar panels and domestic wind turbines do not normally require planning permission, so would not be picked up by this indicator. On occasions, the installation of solar panels has been included in a planning permission as part of a larger development, but no details of capacity have been included.

96. An application for three wind turbines has recently been approved at Crawley, near Winchester, but this is outside of the monitoring period. It is recognised that the amount of renewable energy capacity shown for the District is low. The presence of the South Downs National Park has limited the schemes which would be permitted in that area.

97. \*Policy DP.15 of the WDLPR dealt with renewable energy schemes. However, this policy was not saved post July 2009 as policies NRM15 and NRM 16 of the South East Plan reflected more recent national guidance and provided more detailed requirements. With the government's intention to abolish Regional Spatial Strategies, it is noted that there would be a policy gap with no up-to-date policy on renewable energy in place. In recognition of this, the Council is in the process of approving Interim Policy Aspirations which include a policy on climate change/sustainability until Core Strategy policies can be statutorily adopted. This states the Council's general support for schemes which generate renewable or decentralised energy,

## **Countryside and Natural Environment – Gaps**

### **LI. 17 - Number of developments permitted in the Strategic and Local Gaps (net)**

Year	Number of net dwellings permitted in the Strategic Gap	Number of net dwellings permitted in Local Gaps	Total number of dwellings permitted in designated Gaps (net)
2008 – 09	0	1	1

98. Policies CE.1 – CE.3 seek to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps. For this monitoring period no additional dwellings were permitted in the Strategic Gaps. One dwelling was permitted in the Local Gap between Abbots Worthy and Kings Worthy, which involved the change of use of an existing educational building back to residential use. This did not involve new development that would impinge on the countryside or Gap and therefore accorded with Gap policies.

## **Historic Environment**

99. Policies HE5 – HE8 deal with Conservation Areas. There are 37 Conservation Areas in the District. Policies HE15 and HE16 deal with Listed Buildings. There are 2262 Listed Buildings within the District of which 92% are Grade II, 5.5% Grade 2\* and 2.5% Grade I.

### **LI. 18 - Percentage of Conservation Areas with a Conservation area Appraisal – 8.1%**

**LI. 19 - Percentage of Conservation areas with a published Management Assessment Plan - 8.1%**

**LI. 20 - Number of Buildings at Risk in the District**

	Number of building at Risk
2008	56
2007	56
2006	49
2005	36

100. Number of Buildings at Risk is unchanged since last year (56) but a review is currently in progress. First indications are that there will be a substantial reduction in the number of Buildings at Risk remaining on the list because there has been much progress in resolving difficult planning issues and repair projects.

101. The measure of action on Buildings at Risk has also changed this year for monitoring purposes. Instead of measuring numbers of buildings on the list, a better measurement of the effectiveness of the council's monitoring of historic assets is to count the number of movements up, down, on or off the list during the year. Once the review is complete, this movement will be more apparent and will indicate the actions being taken by the council to negotiate change and take into account deterioration of buildings not previously on the list.

102. The workload in the Historic Environment Team remains significantly weighed in favour of development management work and there is a particular emphasis on pre-application work especially since the introduction of PPS5 which front loads the requirement for provision of more information and understanding of significance with submission and validation of applications. This work means that other project work such as completion of conservation area appraisals is slower than hoped.

**Transport**

**LI. 21 - Land safeguarded to enable road construction**

Site and proposal (policy T.12)	Status
The construction of an east-west bypass for Botley between the A334/A3051 junction and the boundary of the Local Plan area at the River Hamble	safeguarded
The completion of Whiteley Way to a junction with the A3051 Botley Road to the north of Curbridge and improvements to the A2051 between it junction with Whiteley Way and the A334.	safeguarded

103. These two proposals have been safeguarded, however they may need to be reviewed as part of the proposed strategic allocations in the emerging Core Strategy.

**Settlement Policies (including Winchester)**

## LI. 22 - Progress in meeting settlement proposals

Policy & Site	Description	Objective met	Comments
W.4 Bushfield Camp	Allows a Park and Ride car park and associated infrastructure, in association with W.3	Yes – in amended location.	Hampshire County Council constructed a Park and Ride site at Itchen Farm, during the monitoring period. This is an alternative to the Bushfield Camp Site.
S.1 Bishops Waltham ponds	Environmental improvements to the ponds		Proposals to improve south pond have been put forward in conjunction with the proposals for Abbey Mill
S.5 Bishop's Waltham transport	Environmental and safety improvements, encouraging use of distributor road around the centre	✓	Completed Policy not saved after July 2009
S.8 Denmead centre	Improvements to access and parking, pedestrian facilities and environmental enhancement	✓	Completed Policy not saved after July 2009.
S.16 Pegham Coppice (Wickham)	Resist expansion of existing commercial activities		Development on site has been regulated and countryside policies can be used to resist expansion. The policy was not saved after July 2009.







## Appendix One - Glossary

Annual 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.
Area of Outstanding Natural Beauty (AONB)	A designation made, under the National Parks and Access to the Countryside Act 1949, to an area of countryside, the natural beauty of which it is desirable to conserve and enhance.
Brownfield land/sites Buildings at Risk (BAR)	See Previously Developed Land 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.
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 set by central government to be included in the AMR.
Core Strategy	A Development Plan Document which sets out the spatial vision and objectives for the future of the Winchester District up to 2026, with the strategic policies necessary to deliver that vision.
Department for Environment, Food and Rural Affairs (Defra) Development Plan	This comprises the South East Plan, the Minerals and Waste Development Framework and the Winchester District Local Development Framework.
Development Plan Document (DPD)	Spatial planning document that is subject to independent examination and, together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area.
Department of Communities and Local Government (DCLG) Environment Agency	A Government agency whose primary aim is to protect and improve the environment and contribute towards sustainable development through the integrated management of air, land and water. The Agency has specific responsibilities for water resources, pollution

	prevention and control, flood defence, fisheries, conservation of wetland wildlife and waterside recreation.
Evidence Base	The evidence base is a collective term for the documents, studies, reports and community feedback used to support the Local Development Framework.
Examination	The examination deals with soundness of the DPD (SPD is not subject to Examination) and will be chaired by an independent Planning Inspector whose findings will be binding on the Council. The examination is intended to reduce the adversarial nature of the Public Local Inquiry of the old system by using more round table sessions and informal hearings.
Government Office for the South East (GOSE)	The regional representative of central government.
Greenfield land/sites	Land or sites which have not previously been developed or which were developed but have now blended back into the landscape.
Gross Value Added per capita (GVA)	One of the most commonly used measures of economic well-being is GVA. This measures the contribution to the economy of each individual producer, industry or sector in the UK
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 <a href="#">partnership</a> led initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	
Hampshire County Structure Plan Review (HCSPR)	A document produced by Hampshire County Council, Southampton City Council and Portsmouth City Council setting out general land –use policies and proposals for the county. It formed part of the development plan for the District until superseded by the South East Plan in May 2009.
Infilling	New development which occupies gaps, within built-up areas or on otherwise continuously built-up frontages between existing developments.
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 Agreement (LAA)	LAAs set out the priorities for a local area agreed between central government and a local area (the local authority and local strategic partnership) and other key partners at the local level e.g. Hampshire LAA.
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) Local Development Framework (LDF)	A generic name given to all constituent documents of the Local Development Framework. The name for the portfolio of Local Development Documents. These consist of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, produced by the Local Planning Authority.
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.
Local Gap	An area of countryside designated by the Local Planning Authority as a means of conserving the separate identity of settlements. Local gaps are defined in the Local Plan to preserve the separate identities of smaller settlements at risk of coalescence and cover locally important areas of open and undeveloped land.
Local Indicator (LOI)	Local Output Indicators address the outputs of

	planning policies not covered by the Core Output Indicators and are chosen by the local planning authority
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. They will only be released if monitoring of the housing requirement 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 Strategic Partnership (LSP)	See Winchester District Partnership (WDSP).
Local Transport Plan (LTP)	A strategy produced by Hampshire County Council which outlines the policy approach to planning for transport.
Major Development Area (MDA)	An area identified in the Hampshire County Structure Plan (Review) and Winchester District Local Plan Review (2006) for large-scale, mixed use development (2000 or more homes).
Neighbourhood Design Statement (NDS)	An advisory document usually 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.
National Indicator (NI)	National Indicators is the only set of indicators on which central government uses to measure the performance of local government. It covers services delivered by local authorities alone and in partnership with other organisations like health services and the police
National Nature Reserve (NNR)	Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949 to protect sites of national and international wildlife importance.
Planning Policy Statement (PPS)	These are issued by central Government and provide policies for local authorities on planning and the operation of the planning system. PPSs replace Planning Policy Guidance (PPG).
Previously Developed Land (PDL)	Land or sites containing permanent structures and associated development, such as car-parking, which can be developed for other uses. Also referred to as 'brownfield'.
Open Space	Defined in the Town and Country Planning Act as land laid out as a public garden, used for the

Open Space Strategy	<p>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. 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.</p>
Partnership for South Hampshire (PUSH)	<p>A sub-regional Partnership of 11 local authorities from the New Forest in the west to Havant in the east, set up to co-ordinate economic development, transport, housing and environmental policy within South Hampshire.</p>
Regional Spatial Strategy (RSS)	<p>This sets out the region's strategic policies, in relation to the development and use of land and forms part of the development plan for each local planning authority area. For the South East Region the RSS is the South East Plan (adopted May 2009).</p>
Renewable Energy/Resources	<p>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.</p>
Rural Exception Sites	<p>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.</p>
Saved Policies	<p>Policies saved from the Local Plan. They will be used in the transitional period between the old local plan system and the new LDF.</p>
Schedule Ancient Monument (SAM)	<p>The most important archaeological sites nationally are identified as SAMs by central government.</p>
Sites of Importance for Nature Conservation (SINC)	<p>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.</p>
Sites of Special Scientific Interest (SSSI)	<p>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</p>

South East Plan	granting consent for development within an SSSI. The Regional Spatial Strategy for the South East. The policies within the LDF must be in accordance with this plan.
Spatial Planning	This moves the focus from a traditional land-use planning approach based on the regulation and control of land to a more inclusive approach based on the regulation and control of land to a more inclusive approach which aims to ensure the best use of land by assessing competing demands. To carry this forward social, economic and environmental factors are taken into account in producing policies or decisions which promote sustainable development and influence the nature of places and how they function.
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.
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 (SHMAA)	A report considering the different types of housing required in response to predicted population change and anticipating the affordable accommodation requirements of specific groups.
Sites of Importance for Nature Conservation (SINC)	Locally important sites of nature conservation adopted by local authorities for planning purposes.
Social rented accommodation	Rented housing owned by Registered Social Landlords (also known as 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).
Special Protection Area (SPA)	Habitats classified under the EC Directive on the Conservation of Wild Birds of international



	importance for birds, including rare and migratory species. Their purpose is to ensure the survival and reproduction of these species.
Strategic 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 general extent of Strategic Gaps is set out in the Structure Plan and defined in detail in the Local Plan and must only include land necessary to achieve these objectives.
Supplementary Planning Document (SPD)	Provides additional information and guidance in regard to the policies in Development Plan Documents. Does not form part of the Development Plan and is not subject to public examination, but must include public consultation.
Site of Special Scientific Interest (SSSI)	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
Structure Plan	See HCSPR
Sustainable Community Strategy (SCS)	The high level visioning document for an area, dealing with wide social, economic and environmental issues that affect the District. This document guides the direction of the Local Development Framework.
Sustainable Communities	Places where people want to live and work, now and in the future.
Urban Capacity Study	A study published by Winchester City Council in 2001 to establish how much additional housing can be accommodated within urban areas. Has now been superseded by the SHLAA.
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.
Wetland Sites of International Importance (RAMSAR)	Areas designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
Winchester District Local Plan Review (2006)	The current development plan for the District.

Winchester District  
Strategic Partnership  
(WDSP)

The Winchester District Strategic Partnership (WDSP) is made up of a range of partnerships working in the District towards the Sustainable Community Strategy

## Appendix Two: Core Indicators

### Housing

Core Indicator	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	2006	2026	12240	RSS 9 (2009)
H1 (B)	2006	2026	10,440	'Option 1' of South East Plan

South East Plan

		03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
								Rep	Cur	1	2	3	4	5										
H2a		603	694	490	496	562	359																	
H2b								286																
H2c	a) Net additions								563	461	539	589	693	728	890	934	1090	935	906	753	641	393	393	350
	b) Hectares																							
	c) Target								612	612	612	612	612	612										
H2d	d) Managed delivery target							637	659	665	680	691	701	701	699	677	645	582	523	446	370	279	223	52

Option 1

		03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
								Rep	Cur	1	2	3	4	5										
H2a		603	694	490	496	562	359																	
H2b								286																
H2c	a) Net additions								563	461	539	539	593	528	615	659	815	660	631	653	591	393	393	350
	b) Hectares																							
	c) Target								485	485	485	485	485	485										
H2d	d) Managed delivery target							301	361	440	451	442	407	310	591	606	604	533	435	357	279	168	45	-323

**New and converted dwellings – on previously developed land**

		Total
H3	gross	264
	% gross on PDL	80%

#### Net additional pitches (Gypsies and traveller)

	Permanent	Transit	Total
H4	0	0	0

#### Gross affordable housing completions

	Social rent homes provided	Intermediate homes provided	Affordable homes total
H5	67	16	83

#### Employment floorspace

Core Indicator		B1	B1a	B1b	B1c	B2	B1 – B8	B8
BD1	Gross m <sup>2</sup>	2779	3877	0	425	215	1755	3416
	Net m <sup>2</sup>	1659	-1356	0	-757	215	1755	2559
BD2	Gross on PDL	2779	3877	0	223	0	549	2152
	% gross on PDL	100	100	0	52	0	14	63
BD3	hectares	73.58						

#### Floospace - Town centre uses

Core Indicator		A1	A2	B1a	D2	Total
BD4	gross	6218m <sup>2</sup>	0	0	0	
	net	5985m <sup>2</sup>	0	0	0	

#### Permissions granted contrary to Environment agency advice on flooding and water quality grounds

	Flooding	Quality	Total
E1	Not known	0	0

### Change in areas of biodiversity importance

	Loss	Addition	Total
E1	0	37 ha	37ha

### Renewable Energy Generation

E3	wind onshore	Solar photovoltaics	hydro	biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (& industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	0	3 domestic schemes, capacity unknown	0	0	0	0	0			3 schemes
Completed installed capacity in MW	0	Not known	0	0	0	0	0			

## Appendix 3: Winchester District Local Plan Review Saved Policies

The following policies of the WDLPR were saved beyond 8<sup>th</sup> July 2009:

WDLPR Policy No.	WDLPR Policy
<b>Chapter 3: Design and Development Principles</b>	
DP1	Design Statement reqmt
DP2	Master Plan reqmt for large sites
DP3	Design Criteria
DP4	Landscape and the Built Environment (inc views VDS, vegetation)
DP5	Design of Amenity Open Space
DP7	Aerodrome Safety
DP9	Infrastructure for New Development
DP10	Pollution Generating Development
DP11	Un-neighbourly Uses
DP12	Pollution sensitive development
DP13	Development on Contaminated land
DP14	Public Utilities (& Telecommunications)
<b>Chapter 4: Countryside and Natural Environment</b>	
CE1	Strategic Gaps
CE2	Local Gaps
CE3	Development in Gaps
CE4	Essential Services
CE5	Landscape character
CE6	AONB
CE8	Nature Conservation – National Sites
CE9	Nature Conservation – Locally Designated Sites
CE10	Other Sites of Nature Conservation Interest
CE11	New and Enhanced Sites of Nature Conservation Value
CE13	Essential Development in Agriculture
CE14	Agri-industry Agri-distribution
CE15	Fish Farms
CE16	Farm diversification
CE17	Re-use of buildings for employment use
CE18	Existing Employment Uses
CE19	Housing for Essential Rural Workers (mobile homes)
CE20	Housing for Essential Rural Workers (permanent dwellings)
CE21	Occupancy Conditions
CE22	Dwellings for Other Rural Workers
CE23	Extension & Replacement of Dwellings
CE24	Conversion & changes of Use to residential
CE25	Conversion of Larger Buildings in Extensive Grounds
CE26	Staff Accommodation
CE28	Sustainable Recreation Facilities
<b>Chapter 5: Historic Environment</b>	
HE1	Archaeological Site Preservation
HE2	Archaeological Site Assessment

HE3	Historic Parks etc
HE4	Conservation Areas – Landscape Setting
HE5	Conservation Areas – development criteria
HE6	Conservation Areas – detail required
HE7	Conservation Areas – Demolition of Buildings
HE8	Conservation Areas – Retention of Features
HE9	Shopfronts – Retention of Existing
HE10	Shopfronts – New Shopfronts
HE11	Signage
HE12	Blinds & Shutters
HE14	Historic Buildings – Physical Alterations to
HE17	historic redundant, agricultural or industrial buildings
<b>Chapter 6: Housing</b>	
H1	Housing Strategy
H2	Local Reserve Sites
H3	Settlement Policy Boundaries
H4	Outside Policy Boundaries (infill)
H5	Affordable Housing
H6	Rural Exception Sites
H7	Housing Mix and Density
H9	Mobile Homes (New)
H10	Mobile Homes (Loss)
<b>Chapter 7: Employment</b>	
E1	Employment Strategy
E2	Loss of Employment
E4	Winchester Office Development - Outside Town Centre
<b>Chapter 8: Town Centres, Shopping and Facilities</b>	
SF1	Town Centre Development - New
SF2	Town Centre Development - Loss
SF3	Town Centre Development – Food & Drink
SF5	Primary Shopping Area
SF6	New Facilities and Services
SF7	Loss of Facilities and Services
SF8	Further & Higher Education
<b>Chapter 9: Recreation and Tourism</b>	
RT1	Important Amenity Areas
RT2	Important Recreational Space
RT3	Smaller Important Open Spaces
RT4	Recreational Space for New Housing Development
RT5	Site Allocations for Recreation
RT6	Children's Play Facilities
RT9	Recreational Routes
RT11	Equestrian Development
RT12	Golf related development
RT13	Noisy Sports
RT14	Indoor Leisure Uses



RT15	Facilities for tourism in the settlements
RT16	Tourism & Leisure Facilities in the Countryside
RT17	Camping/ Caravanning Sites
RT18	Permanent Short-Stay Tourist Accommodation in Countryside
<b>Chapter 10: Transport</b>	
T1	Development Location
T2	Development Access
T3	Development Layout
T4	Parking Standards
T5	Off-Site Transport Contributions
T6	Integrated Transport Infrastructure
T9	Freight Facilities
T11	New Road Schemes
T12	Safeguarded Land (Botley By-pass & Whiteley Way)
<b>Chapter 11: Winchester</b>	
W1	Winchester's Special Character
W2	Town Centre, Shopping & Facilities -Broadway/Friarsgate
W3	Recreation - Bushfield Camp
W4	Park and Ride
W5	Town Centre Traffic Management
W6	Parking Controls & Servicing – New Public car parks
W7	Parking Controls & Servicing – Parking Standards
W9	Environmental Traffic Management
W10	New Footpath Proposals
W11	New Bridleway Proposal
<b>Chapter 12: Major Development Areas</b>	
MDA1	Proposals for West of Waterlooville
MDA2	Proposals for Winchester City (north)
<b>Chapter 13: Settlements</b>	
S1	Bishop's Waltham – Ponds
S2	Bishop's Waltham - Malt Lane
S3	Bishop's Waltham – Abbey Mill
S4	Bishop's Waltham – Pondsides
S6	Cheriton – Freeman's Yard
S7	Curdrige – Hilsons Road
S9	Kings Worthy – footpaths
S10	Proposals for land at former station yard Sutton Scotney
S12	Proposals at Whiteley Green
S14	Whiteley – Solent 2
S15	Whiteley – Little Park Farm

The following policies expired on 7<sup>th</sup> July 2009:

<b>Policy Number</b>	<b>Topic</b>
DP6	Efficient use of resources
DP8	Flood Risk
DP15	Renewable Energy Schemes

CE7	Nature Conservation - International Sites
CE12	Agricultural Land Quality
CE27	Sites for Gypsies & Travelling Showpeople
HE13	Historic Buildings - Changes of Use
HE15	Listed Buildings - Demolition of
HE16	Listed Buildings - Setting of
H8	Special Needs Housing - accommodation for the elderly
E3	Winchester Office Development - Town Centre
SF4	Town Centre Development - Residential
RT7	Public Use of Private Facilities
RT8	Formal Recreational Facilities in Countryside
RT10	Meon Valley Bridleway
RT19	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside
T7	Re-use of railway lines
T8	Footpath cycling etc networks improvements
T10	Traffic Management B3354/B2177
W8	Parking Controls and Servicing - Service Vehicles
S5	Bishop's Waltham - transport
S8	Denmead - centre
S11	Whiteley - Whiteley Farm
S13	Whiteley - Solent 1
S16	Pegham Coppice (Wickham)



## Appendix Four: WDLPR Policies/Sustainable Community Strategy themes

Links between Sustainable Community Strategy Themes and Winchester District Local Plan Review Policies

	<b>Sustainable Community Strategy</b>	<b>Local Plan Review Strategy</b>
1	Active Communities	*Meet the needs of all sections of the community
2	Prosperous Economy	* Promote economic prosperity
3	High Quality Environment	* Protect natural and man-made environment *Encourage Development in existing built-up areas (brownfield sites) *Plan development and transport to reduce the need to travel

<b>Winchester District Local Plan Review Policy Reference</b>	<b>Description</b>	<b>Sustainable Community Strategy Theme</b>
<i>Chapter 3</i>	<i>Design and Development Principles</i>	
DP1	Design Statement requirement	3
DP2	Master Plan requirement for large sites	3
DP3	Design Criteria	3 (1,2)
DP4	Landscape and the Built Environment	3
DP5	Design of Amenity Open Space	3 (1)
DP6*	Efficient Use of Resources Energy efficient layout, renewable energy, protect groundwater resources, suds, recycled construction materials, building life and adaptability etc SAC	3,1
DP7	Aerodrome Safety	3 (1)
DP8*	Flood Risk. Development in flood risk areas	3 (1,2)
DP9	Infrastructure for New Development	1 (2)
DP10	Pollution Generating Development	3 (1)
DP11	Un-neighbourly Uses	3 (1)
DP12	Pollution-sensitive Development	3 (1)
DP13	Contaminated Land	3 (1)
DP14	Public Utilities (& Telecommunications)	3 (1, 2)
DP15*	Renewable Energy Schemes	3 (1,2)
<i>Chapter 4</i>	<i>Countryside &amp; Natural Environment</i>	
CE1	Strategic Gaps	3
CE2	Local Gaps	3
CE3	Development in Gaps	3
CE4	Essential Services	2 (1,3)
CE5	Landscape Character	3
CE6	AONB	3
CE7*	Nature Conservation – International Sites	3
CE8	Nature Conservation – National Sites	3
CE9	Nature Conservation – Locally Designated	3

	Sites	
CE10	Other Sites of Nature Conservation Interest	3
CE11	New and Enhanced Sites of Nature Conservation Value	3
CE12*	Agricultural Land Quality	2 (3)
CE13	Essential Rural Development	2 (3)
CE14	Agri-industry Agri-distribution	2 (3)
CE15	Fish Farms	2 (3)
CE16	Farm Diversification	2 (3)
CE17	Re-use of buildings	2 (3)
CE18	Existing Employment Uses	2 (3)
CE19	Housing for Essential Rural Workers (mobile homes)	2 (3)
CE20	Housing for Essential Rural Workers (permanent dwellings)	2 (3)
CE21	Occupancy Conditions	2 (3)
CE22	Dwellings for Other Rural Workers	2 (3)
CE23	Extension & Replacement of Dwellings	3 (1)
CE24	Conversion & changes of Use	3 (1, 2)
CE25	Conversion of Larger Buildings in Extensive Grounds	2 (1,3)
CE26	Staff Accommodation	2 (3)
CE27*	Gypsies & Travelling Showpeople	1 (3)
CE28	Sustainable Recreation Facilities	1 (3, 2)
<i>Chapter 5</i>	<i>Historic Environment</i>	
HE1	Archaeological Site Preservation	3
HE2	Archaeological Site Assessment	3
HE3	Historic Parks etc	3
HE4	Conservation Areas – Landscape Setting	3
HE5	Conservation Areas – development criteria	3
HE6	Conservation Areas – Degree of detail required	3
HE7	Conservation Areas – Demolition of Buildings	3
HE8	Conservation Areas – Retention of Features	3
HE9	Shopfronts – Retention of Existing	3 (2)
HE10	Shopfronts – New Shopfronts	3 (2)
HE11	Signage	3 (2)
HE12	Blinds & Shutters	3 (2)
HE13*	Historic Buildings – Changes of Use	3 (2)
HE14	Historic Buildings – Physical Alterations to	3
HE15*	Listed Buildings – Demolition of	3
HE16*	Listed Buildings – Setting of	3
HE17	Re-use and Conversion of Rural and Industrial Buildings	3 (2)
<i>Chapter 6</i>	<i>Housing</i>	

H1	Housing Strategy	1 (2)
H2	Local Reserve Sites	1 (2)
H3	Settlement Policy Boundaries	1
H4	Outside Policy Boundaries	1 (3)
H5	Affordable Housing	1
H6	Exception Sites	1
H7	Housing Mix and Density	1 (3)
H8*	Special Needs Housing	1
H9	Mobile Homes (New)	1
H10	Mobile Homes (Loss)	1
<i>Chapter 7</i>	<i>Employment</i>	
E1	Employment Strategy	2
E2	Loss of Employment	2
E3*	Winchester Office Development – Town Centre	2
E4	Winchester Office Development - Outside Town Centre	2
<i>Chapter 8</i>	<i>Town Centres, Shopping &amp; Facilities</i>	
SF1	Town Centre Development - New	2 (1)
SF2	Town Centre Development - Loss	2 (1)
SF3	Town Centre Development – Food & Drink	2 (1, 3)
SF4*	Town Centre Development – Residential	1 (2, 3)
SF5	Primary Shopping Area	2 (1)
SF6	New Facilities and Services	1 (2)
SF7	Loss of Facilities and Services	1 (2)
SF8	Further & Higher Education	1 (2)
<i>Chapter 9</i>	<i>Recreation &amp; Tourism</i>	
RT1	Important Amenity Areas	1 (3)
RT2	Important Recreational Space	1 (3)
RT3	Smaller Important Open Spaces	1 (3)
RT4	Recreational Space for New Housing Development	1 (3)
RT5	Site Allocations for Recreation	1 (3)
RT6	Children's Play Facilities	1 (3)
RT7*	Public Use of Private Facilities	1 (3)
RT8*	Formal Recreational Facilities in Countryside	3 (1)
RT9	Recreational Routes	3 (1)
RT10*	Meon Valley Bridleway	3 (1)
RT11	Equestrian Development	3 (1)
RT12	Golf-related Development	3 (1)
RT13	Noisy Sports	3 (1)
RT14	Indoor Leisure Uses	2 (1)
RT15	Facilities for Visitors in the Settlements	2 (1, 3)
RT16	Tourism & Leisure Facilities in the Countryside	3 (2,1)
RT17	Camping/Caravanning Sites	3 (2,1)
RT18	Permanent Short-Stay Tourist Accommodation in Countryside	3 (2,1)
RT19*	Enabling Development with Tourism, Recreation & Leisure Developments in Countryside	3 (2,1)
<i>Chapter 10</i>	<i>Transport</i>	

T1	Development Location	1 (3)
T2	Development Access	3
T3	Development Layout	3
T4	Parking Standards	3
T5	Off-Site Transport Contributions	1 (2)
T6	Integrated Transport Infrastructure	1 (2)
T7*	Re-use of railway lines	1 (3)
T8*	Footpath etc networks	1 (3)
T9	Freight Facilities	2
T10*	Traffic Management B3354/B2177	3 (1, 2)
T11	Road Schemes	2 (1, 3)
T12	Safeguarded Land	2 (1, 3)
<i>Chapter 11</i>	<i>Winchester</i>	
W1	Winchester's Special Character	3
W2	Town Centre, Shopping & Facilities - Broadway/Friarsgate	2 (1, 3)
W3	Recreation - Bushfield Camp	1 (2)
W4	Park and Ride	3 (2, 1)
W5	Town Centre Traffic Management	3 (2, 1)
W6	Parking Controls and Servicing – Public car parks	3 (2, 1)
W7	Parking Controls and Servicing – Parking Standards	3 (2, 1)
W8*	Parking Controls and Servicing – Service Vehicles	3 (2, 1)
W9	Environmental Traffic Management	3 (2, 1)
W10	New Footpath Proposals	1 (3, 2)
W11	New Bridleway Proposal	3 (1)
<i>Chapter 12</i>	<i>Major Development Areas</i>	
MDA 1	WOW	1 (2)
MDA 2	WCN (Reserve)	1 (2, 3)
<i>Chapter 13</i>	<i>Settlements</i>	
S1	Bishop's Waltham – Ponds	3
S2	Bishop's Waltham - Malt Lane	1 (2, 3)
S3	Bishop's Waltham – Abbey Mill	2 (3, 1)
S4	Bishop's Waltham – Pondsides	1 (3, 2)
S5*	Bishop's Waltham – transport	3 (2)
S6	Cheriton – Freeman's Yard	2 (3, 1)
S7	Curdrige – Hilsons Road	2
S8*	Denmead – centre	3 (2, 1)
S9	Kings Worthy – footpaths	1 (3)
S10	Sutton Scotney – Station Yard	2 (1)
S11*	Whiteley – Whiteley Farm	1
S12	Whiteley – Whiteley Green	1
S13*	Whiteley – Solent 1	2
S14	Whiteley – Solent 2	2
S15	Whiteley – Little Park Farm	2
S16*	Pegham Coppice (Wickham)	3

\*Policy not saved post 7<sup>th</sup> July 2009

## Appendix 5: Identified Large Housing Sites

These are sites which have planning permission for 10 or more dwellings at 31 March 2010. The sites are still included in the schedule even once the number of completions left is under 10.

Large sites estimated supply: Non – Push

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY <sup>1</sup>	UNLIKELY	TOTAL SUPPLY
<b>Peninsula Barracks Winchester</b>	135 Built/Occupied, 2 Not Started	2	2	0	0	2	0	0	0	2	0	0	2
<b>Area Between Broadway &amp; Friarsgate Winchester<sup>2</sup></b>	Not Started	307	307	0	0	0	0	100	100	200	107	0	307
<b>Barton Farm Site Winchester City (North) Andover Road Winchester</b>	Not Started	0	0	0	0	0	0	0	0	0	0	0	0

<sup>1</sup> Other supply is the number of dwellings anticipated to be completed after 2016.

<sup>2</sup> Estimated completions for this site were amended after the phasing was agreed with Hampshire County Council



ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY <sup>1</sup>	UNLIKELY	TOTAL SUPPLY
<b>Freemans Yard School Lane Cheriton Alresford</b>	Not Started	24	24	0	5	14	0	0	0	19	0	5	24
<b>Land Off Hookpit Farm Lane Kings Worthy</b>	Not Started	25	25	0	0	25	0	0	0	25	0	0	25
<b>Winchester Tyre And Exhaust 23 City Road Winchester</b>	Under Construction	14	14	14	0	0	0	0	0	14	0	0	14
<b>Police Headquarters Romsey Road Winchester</b>	Not Started	294	294	0	0	0	0	0	50	50	244	0	294
<b>16a City Road Winchester</b>	Not Started	14	14	0	0	14	0	0	0	14	0	0	14

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY <sup>1</sup>	UNLIKELY	TOTAL SUPPLY
<b>122-128 Lovedon Lane Kings Worthy Winchester</b>	Under Construction	30	30	30	0	0	0	0	0	30	0	0	30
<b>4-7 Mornington Drive Winchester</b>	Under Construction	1	1	1	0	0	0	0	0	1	0	0	1
<b>10a Stoney Lane Winchester</b>	Under Construction	10	10	10	0	0	0	0	0	10	0	0	10
<b>Downlands Estate Downlands Way South Wonston Winchester</b>	Under Construction	24	24	24	0	0	0	0	0	24	0	0	24
<b>Winton School Winton Close Winchester</b>	Under Construction	26	26	15	11	0	0	0	0	26	0	0	26

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY <sup>1</sup>	UNLIKELY	TOTAL SUPPLY
<b>Hampshire County Library 81 North Walls Winchester</b>	Under Construction	13	13	13	0	0	0	0	0	13	0	0	13
<b>Orchard House Sarum Road Winchester</b>	Under Construction	10	10	10	0	0	0	0	0	10	0	0	10
<b>Highcroft Romsey Road Winchester</b>	Under Construction	88	88	50	38	0	0	0	0	88	0	0	88
<b>Clelands And Gambut Churchill Close Kings Worthy Winchester</b>	Not Started	12	12	0	12	0	0	0	0	12	0	0	12
<b>Milesdown Northbrook Avenue Winchester</b>	Under Construction	23	23	12	11	0	0	0	0	23	0	0	23
<b>Land At Pitt Manor Romsey Road Winchester</b>	Not Available	0	0	0	0	0	0	0	0	0	0	0	0

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY <sup>1</sup>	UNLIKELY	TOTAL SUPPLY
<b>Land At Worthy Road/Francis Gardens Winchester</b>	Not Started	90	90	0	0	30	40	20	0	90	0	0	90
<b>Land At Spring Gardens New Alresford</b>	Not Available	0	0	0	0	0	0	0	0	0	0	0	0
<b>Hartridge &amp; Sons West Street Hambledon Waterlooville</b>	Not Started	28	28	15	13	0	0	0	0	28	0	0	28
<b>108 Colebrook Street Winchester</b>	Not Started	11	11	0	11	0	0	0	0	11	0	0	11
<b>52 Kirtling House Chilbolton Avenue Winchester</b>	Under Construction	13	13	13	0	0	0	0	0	13	0	0	13

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY <sup>1</sup>	UNLIKELY	TOTAL SUPPLY
37 Willis Way Kings Worthy Winchester		28	28	-2	30	0	0	0	0	28	0	0	28
9 Chilbolton Avenue Winchester	Not Started	9	9	0	-1	10	0	0	0	9	0	0	9
<b>Total</b>		<b>1096</b>	<b>1096</b>	<b>205</b>	<b>130</b>	<b>95</b>	<b>40</b>	<b>120</b>	<b>150</b>	<b>740</b>	<b>351</b>	<b>5</b>	<b>1096</b>

## Push

ADDRESS	STATUS	2009/10 Gains	2009/10 Losses	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY	UNLIKELY	TOTAL SUPPLY
Abbey Mill Station Road Bishops Waltham Southampton	Not Started	0	0	70	70	0	0	0	12	0	0	12	58	0	70
West Of Waterlooville London Road Waterlooville	Under Construction	22	0	1492	1492	72	99	219	240	240	220	1090	402	0	1492
West Of Waterlooville Newlands Lane Waterlooville	Not Started	0	0	0	0	0	0	0	0	0	0	0	0	0	0

ADDRESS	STATUS	2009/10 Gains	2009/10 Losses	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY	UNLIKELY	TOTAL SUPPLY
Touchwood Church Road Shedfield Southampton	Not Started	0	0	10	10	0	10	0	0	0	0	10	0	0	10
Buena Vista Hambledon Road Denmead	Under Construction	1	0	14	14	14	0	0	0	0	0	14	0	0	14
Skippers Winchester Road Bishops Waltham	Under Construction	0	0	14	14	14	0	0	0	0	0	14	0	0	14
St Aubyns, Fairlawn And Cherry Bull Lane Waltham Chase Winchester	Not Started	11	11	3	8	0	0	0	0	11	0	0	11		

ADDRESS	STATUS	2009/10 Gains	2009/10 Losses	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY	UNLIKELY	TOTAL SUPPLY
Little Frenchies Field Hambleton Road Denmead	Not Available	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Whiteley Farm Whiteley Fareham	1000 Dwellings Built/Occupied, Rest Not Started	0	0	50	50	0	25	25	0	0	0	50	0	0	50
Area 2 Lady Bettys Drive Whiteley Fareham	Not Started	0	0	90	0	0	0	0	45	45	0	90	0	0	90



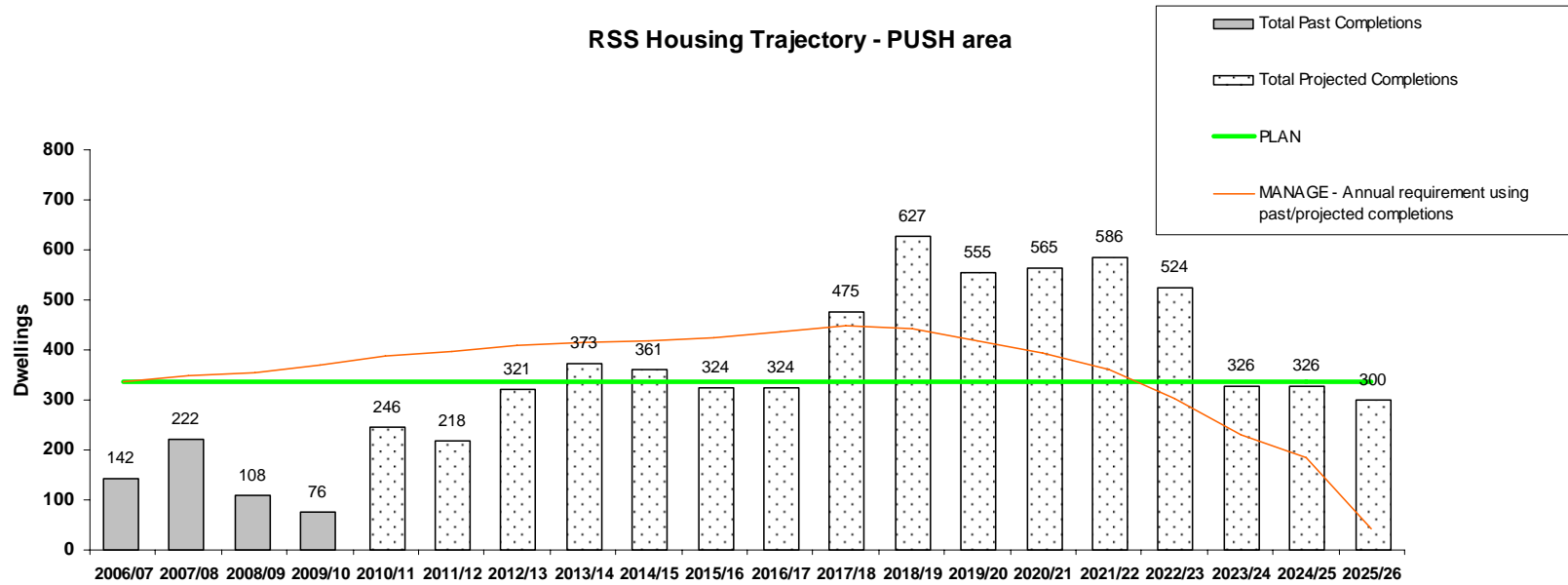
ADDRESS	STATUS	2009/10 Gains	2009/10 Losses	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total 2010/16	OTHER SUPPLY	UNLIKELY	TOTAL SUPPLY
Knowle Village Mayles Lane Knowle Fareham	Under Construction	0	0	65	65	65	0	0	0	0	0	65	0	0	65
70 Vernham Dene Winchester Road Colden Common Winchester	Under Construction	2	2	2	0	0	0	0	0	2	0	0	2		
						165	134	244	297	296	220	1345	471	0	1805

## APPENDIX 6

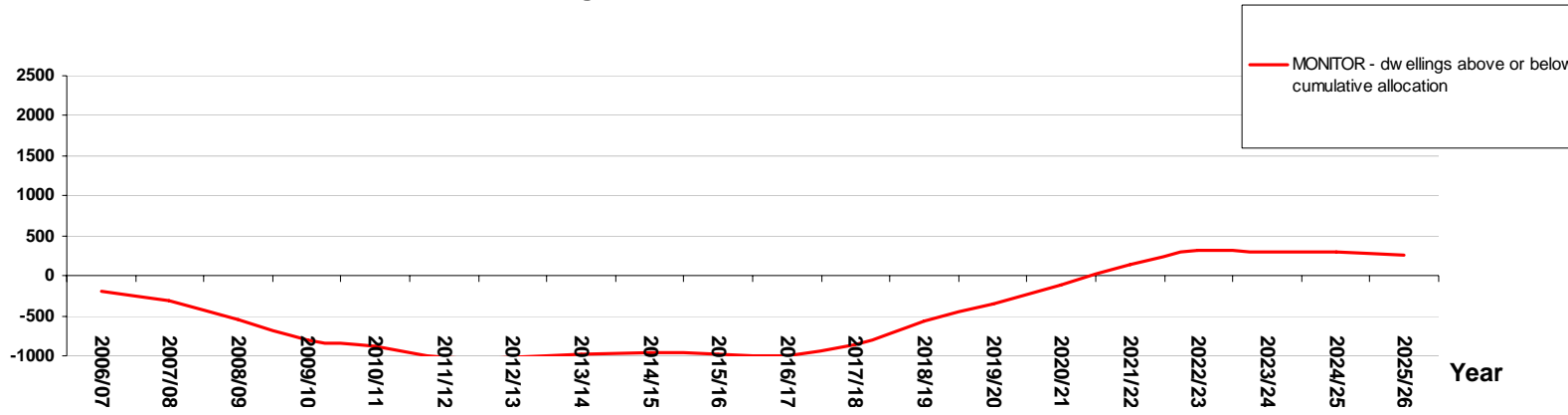
### RSS Housing trajectory: PUSH area

RSS Housing Trajectory - PUSH	2006/07	2007/08	2008/09	2009/10	2010/11	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	TOTAL
Past Completions	142	222	108	76																	548
SHLAA sites within H3 settlements and extant permissions					246	218	321	373	361	244	174	175	127	25	35	56	44	26	26	0	2451
Greenfield sites to be allocated through the LDF										80	150	300	500	530	530	530	480	300	300	300	4000
<b>Total Past Completions</b>	<b>142</b>	<b>222</b>	<b>108</b>	<b>76</b>																	<b>472</b>
<b>Total Projected Completions</b>					<b>246</b>	<b>218</b>	<b>321</b>	<b>373</b>	<b>361</b>	<b>324</b>	<b>324</b>	<b>475</b>	<b>627</b>	<b>555</b>	<b>565</b>	<b>586</b>	<b>524</b>	<b>326</b>	<b>326</b>	<b>300</b>	<b>6451</b>
<b>Cumulative Completions</b>	142	364	472	548	794	1012	1333	1706	2067	2391	2715	3190	3817	4372	4937	5523	6047	6373	6699	6999	<b>6999</b>
<b>PLAN</b>	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	<b>6740</b>
<b>MONITOR</b> - dwellings above or below cumulative allocation	-195	-310	-539	-800	-891	-1010	-1026	-990	-966	-979	-992	-854	-564	-346	-118	131	318	307	296	259	<b>259</b>
<b>MANAGE</b> - Annual requirement using past/projected completions	337	347	354	369	387	396	409	416	420	425	435	447	444	418	395	361	304	231	184	41	<b>-259</b>

### RSS Housing Trajectory - PUSH area

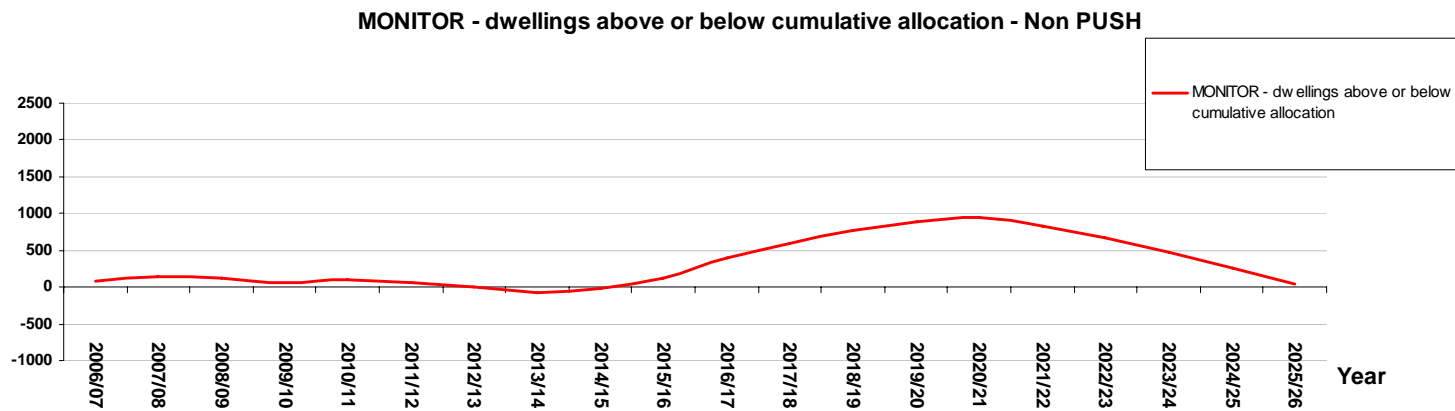
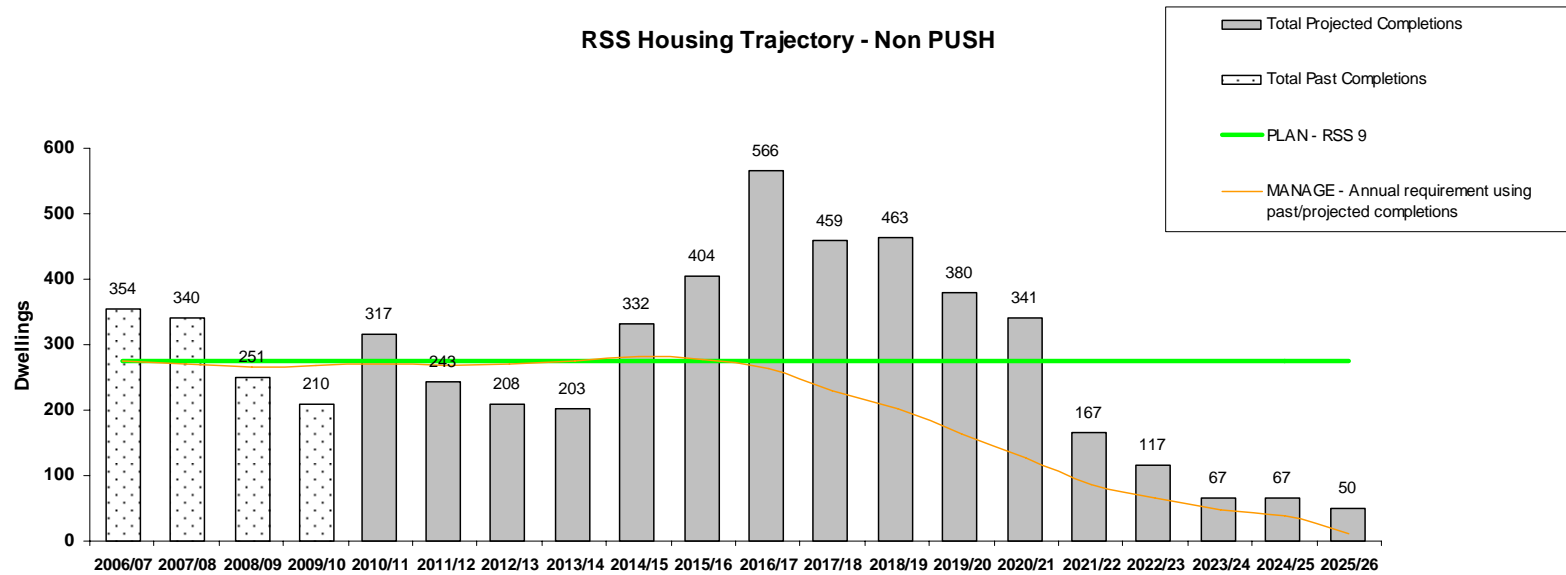


MONITOR - dwellings above or below cumulative allocation - RSS PUSH area



### RSS Housing trajectory: Non - PUSH area

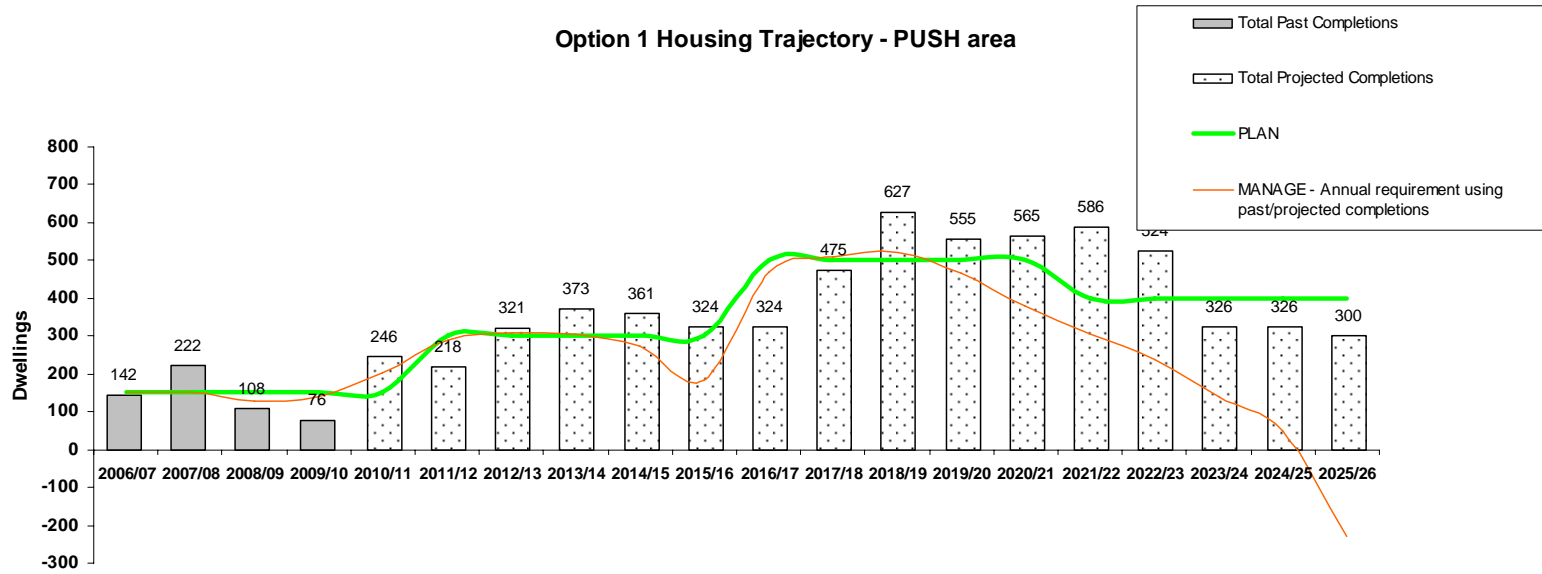
RSS Housing Trajectory (non PUSH)	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL	
Past Completions	354	340	251	210																	1155	
SHLAA sites within H3 settlements and extant permissions					317	243	208	153	232	204	241	134	138	55	16	17	17	17	17	0	2009	
Greenfield sites to be allocated through the LDF								50	100	200	325	325	325	325	325	150	100	50	50	50	2375	
<b>Total Past Completions</b>	<b>354</b>	<b>340</b>	<b>251</b>	<b>210</b>																	<b>1155</b>	
<b>Total Projected Completions</b>					<b>317</b>	<b>243</b>	<b>208</b>	<b>203</b>	<b>332</b>	<b>404</b>	<b>566</b>	<b>459</b>	<b>463</b>	<b>380</b>	<b>341</b>	<b>167</b>	<b>117</b>	<b>67</b>	<b>67</b>	<b>50</b>	<b>4384</b>	
<b>Cumulative Completions</b>	354	694	945	1155	1472	1715	1923	2126	2458	2862	3428	3887	4350	4730	5071	5238	5355	5422	5489	5539	5539	
<b>PLAN - RSS 9</b>	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	5500
<b>MONITOR - dwellings above or below cumulative allocation</b>	79	144	120	55	97	65	-2	-74	-17	112	403	587	775	880	946	838	680	472	264	39	39	
<b>MANAGE - Annual requirement using past/projected completions</b>	275	271	267	268	272	269	270	275	281	277	264	230	202	164	128	86	66	48	39	11	-39	



### Option 1 Housing trajectory: PUSH area

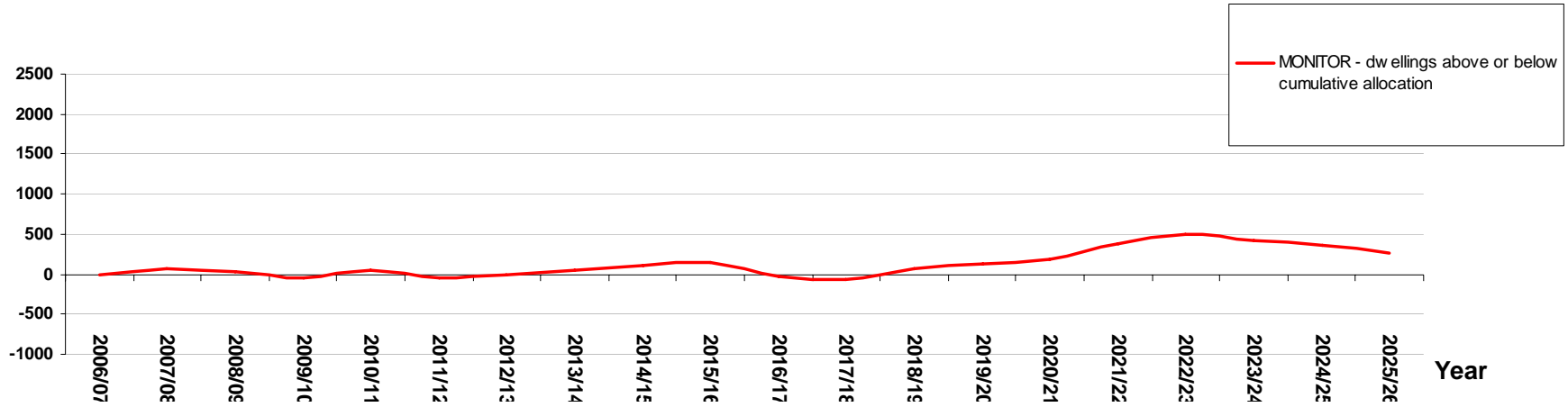
Option 1 Housing Trajectory - PUSH	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Past Completions	142	222	108	76																	548
SHLAA sites within H3 settlements and extant permissions					246	218	321	373	361	244	174	175	127	25	35	56	44	26	26	0	2451
Greenfield sites to be allocated through the LDF										80	150	300	500	530	530	530	480	300	300	300	4000
<b>Total Past Completions</b>	<b>142</b>	<b>222</b>	<b>108</b>	<b>76</b>																	<b>472</b>
<b>Total Projected Completions</b>					<b>246</b>	<b>218</b>	<b>321</b>	<b>373</b>	<b>361</b>	<b>324</b>	<b>324</b>	<b>475</b>	<b>627</b>	<b>555</b>	<b>565</b>	<b>586</b>	<b>524</b>	<b>326</b>	<b>326</b>	<b>300</b>	<b>6451</b>
<b>Cumulative Completions</b>	142	364	472	548	794	1012	1333	1706	2067	2391	2715	3190	3817	4372	4937	5523	6047	6373	6699	6999	<b>6999</b>
<b>PLAN</b>	150	150	150	150	150	300	300	300	300	300	500	500	500	500	500	398	398	398	398	398	<b>6740</b>
<b>MONITOR</b> - dwellings above or below cumulative allocation	-8	64	22	-52	44	-38	-17	56	117	141	-35	-60	67	122	187	375	501	429	357	259	259
<b>MANAGE</b> - Annual requirement using past/projected completions	150	152	129	139	202	291	310	306	272	183	472	509	520	467	378	307	237	141	49	-229	<b>-259</b>

Option 1 Housing Trajectory - PUSH area





**MONITOR - dwellings above or below cumulative allocation - Option 1 PUSH area**



**Option 1 housing trajectory: Non-PUSH area**

Option1 Housing Trajectory (non PUSH)	2006/07	2007/08	2008/09	2009/10	2010/11	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	TOTAL
Past Completions	354	340	251	210																	1155
SHLAA sites within H3 settlements and extant permissions					317	243	208	153	232	204	241	134	138	55	16	17	17	17	17	0	2009
Greenfield sites to be allocated through the LDF										70	70	70	70	70	70	70	70	70	70	70	700
<b>Total Past Completions</b>	<b>354</b>	<b>340</b>	<b>251</b>	<b>210</b>																	<b>1155</b>
<b>Total Projected Completions</b>					<b>317</b>	<b>243</b>	<b>208</b>	<b>153</b>	<b>232</b>	<b>204</b>	<b>311</b>	<b>204</b>	<b>208</b>	<b>125</b>	<b>86</b>	<b>87</b>	<b>87</b>	<b>87</b>	<b>87</b>	<b>70</b>	<b>2709</b>

Cumulative Completions	354	694	945	1155	1472	1715	1923	2076	2308	2512	2823	3027	3235	3360	3446	3533	3620	3707	3794	3864	3864	
<b>PLAN</b> - 'Option 1'	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	3700
<b>MONITOR</b> - dwellings above or below cumulative allocation	169	324	390	415	547	605	628	596	643	662	788	807	830	770	671	573	475	377	279	164	164	
<b>MANAGE</b> - Annual requirement using past/projected completions	185	176	167	162	159	149	142	137	135	127	119	97	84	66	57	51	42	27	-4	-94	-164	

