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Appendix 1 – Glossary

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

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

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

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

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

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

Appendix 2 Duty to Cooperate

Table 2.1 Duty to Co-operate main meetings / actions between 01 April 2021 to 31 March 2022.

Name	Date	Type	Form/Issues/Actions
Biodiversity Net Gain Officer Group	24/05/2021, 28/09/2021 and 10/03/2022.	Policy and ecology officer meetings for all Hampshire local authorities and Natural England.	To talk about BNG and the Environment Act, formation of policy for Local Plans and the use of the Metric.
Development Plans Group	18/06/202, 01/10/2021 and 04/03/2022.	Officer meetings for all Hampshire local authorities.	To discuss local plan updates, 5 year land supply, Government advice & consultations, appeals, training and any other relevant matters.
Duty to Cooperate meeting with Basingstoke and Deane Borough Council	30/09/2021	Officer meeting	To discuss local plan updates from both authorities, current consultations and 5 year housing land supply.
Hampshire LPS's Liaison Meeting for Developer Contributions	17/06/21 13/10/21	Officer meeting	Meeting of officers to discuss S106/CIL contributions and monitoring fees and contributions reporting.
Hampshire Planning Research & Liaison Group	12/05/21 16/09/21 26/01/22	Officer meetings for all Hampshire local authorities.	To discuss OAN statistics, housing delivery, land supply and monitoring issues, demographics, census, current research projects and any other relevant matters.
Key output of the PRLG meeting: In December 2021, the County Council published a study of 'Strategic housing delivery on 4 key sites in Winchester District 1980-2020'. The study provides observations on matters that have impacted on four strategic housing sites in Winchester District in the period 1980 though to 2020.			
Key output of the PRLG meeting: In November 2021 the County Council published Housing delivery trends in Hampshire 2000-2020: Analysis of key trends on sites of 100-399 dwellings which utilises historic data to inform ongoing discussions relating to the delivery of housing in Hampshire on sites of 100-399 in size.			
HIPOG Sustainable Design Group meeting.	14/06/2021, 21/09/2021, 13/12/2021 14/03/2022.	Officer meetings for all Hampshire local authorities.	Remit is to discuss innovations / approaches to sustainable design and try to achieve a consistent approach across Hampshire.

Name	Date	Type	Form/Issues/Actions
PFSH Planning Officers Group	14/01/2022 03/12/2021 22/10/2021 10/09/2021 30/07/2021 25/06/2021 14/05/2021 30/04/2021 01/04/2021	Officer meetings for all Hampshire local authorities in the PfSH area.	Joint working to develop a Statement of Common Ground and commission evidence on matters of strategic cross-boundary importance.
Statement of Common Ground Workshop	16/022022 10/022022	Officer meetings for all Hampshire local authorities in the PfSH area.	Joint working to develop a Statement of Common Ground and commission evidence on matters of strategic cross-boundary importance.
PFSH Water Quality Working Group	18/03/2022	Officer meetings for all Hampshire local authorities in the PfSH area.	Joint working to address water quality issues, particularly nutrient neutrality and mitigation.
Basingstoke and Deane Borough Council Local Plan update meeting	02/06/2021	Local Plan update meeting	To discuss local plan updates
SSEN DFES	13/10/2021	Distribution Future Energy Scenarios (Southern Central England)	Infrastructure provider (Electric) meeting as a part of their stakeholder engagement on the DFES process

Appendix 3.1 – Five Year Housing Land Supply

Housing Land Supply – Methodology Used for 2021-2022 AMR

3.1.1 5 Year Periods

The assessment of housing land availability should be forward-looking, as the NPPF requires the assessment to provide five years' worth of specific deliverable housing. Therefore the five year land supply assessment **sets out 2 calculations of housing supply for the District for the periods April 2022 – March 2027 and looking ahead to the period 2023 – 2028**. Summaries of the five year land supply calculation are set out, one for each 5-year period.

3.1.2 Past Completions

Table 1 below shows independent dwelling completions (District-wide including SDNP), but the Planning Practice Guidance (July 2019) advises that *'all student accommodation... can in principle count towards contributing to an authority's housing land supply'* and *'local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply'* (PPG Paragraph 034 Reference ID: 68-034-20190722 and Paragraph 035 Reference ID: 68-035-20190722). The Housing Delivery Test applies adjustments using nationally set ratios to arrive at dwelling equivalents (2.5 for students and 1.8 for other communal accommodation) but local ratios are used in this AMR, these are calculated using the advice in paragraphs 034 and 035 of Planning Practice Guidance (resulting in ratios of 3.7 for students and 1.8 for other communal accommodation).

Table 3.1.3 Independent Dwelling Completions 2011 – 2022

Year	Dwelling Completions (District Total)
2011 – 2012	317
2012 – 2013	204
2013 – 2014	470
2014 – 2015	262
2015 – 2016	421
2016 – 2017	555
2017 – 2018	547
2018 – 2019	810
2019 – 2020	636
2020 – 2021	804
2021 - 2022	1141
TOTAL 2011 – 2022	6167

Communal completions since the start of the Local Plan period (District-wide including SDNP) produce the following (adjusted) completion rates (see AMR Appendix 3.5 for 2021-22 information).

Table 3.1.4 Communal Completions (Dwelling Equivalents) 2011 – 2022

Year	Communal Completions (student / care)
2011 – 2012	0
2012 – 2013	0
2013 – 2014	200
2014 – 2015	0
2015 – 2016	0
2016 – 2017	51
2017 – 2018	95
2018 – 2019	65
2019 – 2020	7
2020 – 2021	70
2021 – 2022	60
TOTAL 2011 – 2022	548

The total level of housing (independent and communal accommodation) completions can be updated as follows (Table 1 + Table 2 figures):

Table 3.1.5 TOTAL Housing Completions 2011 – 2022

Year	Total Housing Completions (dwellings + communal)
2011 – 2012	317
2012 – 2013	204
2013 – 2014	670
2014 – 2015	262
2015 – 2016	421
2016 – 2017	606
2017 – 2018	642
2018 – 2019	875
2019 – 2020	643
2020 – 2021	874
2021 - 2022	1201
TOTAL 2011 – 2022	6715

3.1.6 The Housing Requirement

The requirements and advice contained in the NPPF 2021 and current Planning Practice Guidance have been followed. Paragraph 74 of the 2021 NPPF requires authorities to *‘identify and update annually a supply of specific deliverable sites*

sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'. Winchester's housing requirement was established in Local Plan Part 1, which was adopted over 5 years ago and was not formally reviewed in producing Local Plan Part 2. Therefore, the PPG advises that the future housing requirement should be based on the 'local housing need' derived using the standard method in national planning guidance: 'where strategic policies are more than 5 years old, or have been reviewed and found in need of updating, local housing need calculated using the standard method should be used in place of the housing requirement.' (PPG Paragraph 003 Reference ID: 68-003-20190722).

3.1.7

Currently the **standard method calculation results in a 'local housing need' of 715 dwellings per annum** (updated March 2022). In order to be included in the five year supply, sites must be 'deliverable' (*'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years'* – NPPF Annex 2).

3.1.8 Buffer

The NPPF includes the requirement for a 'buffer' (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, or 10% where an authority relies on a recently adopted local plan or annual position statement, or 20% where there has been significant under delivery of housing over the previous 3 years (measured against the Housing Delivery Test). The annual 'local housing need' figure (derived using the standard method) is used as the Local Plan housing requirement is over 5 years old. On this basis, it is expected that the housing requirement which the Government will use to assess housing delivery in the 3 years to April 2022 will be 2,024 dwellings. This is made up using the local housing need requirements of 666 (2019-20) + 692 (2020-21) + 665 (2021-2022) = 2,024 (derived from the latest Housing Delivery Test results and HDT Technical Note).

3.1.9

Table 3 above shows that total housing completions (dwellings and communal) for the 3 years 2019-2022 were 2,718 dwellings, which is **135% of the anticipated Housing Delivery Test requirement of 2,024 dwellings**. The NPPF requires that a 20% buffer is applied where there has been significant under delivery of housing, measured using

the Housing Delivery Test, and defined as below 85% of the housing requirement (NPPF paragraph 74c and footnote). Accordingly, with completions of 135% of the expected Housing Delivery Test requirement there has not been '*significant under delivery of housing over the previous 3 years*' (NPPF paragraph 74) and a **5% buffer should be applied** to the housing requirement (see Table 5 below).

3.1.10 Previous Shortfalls

In order to determine the 5-year requirement, account also needs to be taken of any shortfall since the start of the Local Plan period. The Local Plan trajectory (Appendix 3.7) can be used to determine the requirement up until April 2018, when the housing requirement reaches 5 years old and the 'local housing need' figure must be used to determine the annual requirement thereafter.

3.1.11

The Local Plan trajectory expects provision of 3,226 dwellings to April 2018 and the standard methodology would expect 659 dwellings in 2018-19, 666 dwellings in 2019-20, 692 in 2020-21, and 665 dwellings in 2021-22, giving a **2011-2022 requirement of 5,908** (3,226 trajectory requirement 2011-2018 + 659 + 666 + 692 + 665 standard methodology requirements = 5,908). Total **completions (including independent and communal dwellings) since April 2011 are 6,715 dwellings** (Table 3 2011-2022) so there is **no shortfall to be added** to the future 5-year requirement. Accordingly, the housing requirement from 2022 – 2027 is based on the latest 'local housing need' figure of 715 dwellings per annum and a buffer of 5%.

3.1.12

To calculate the requirement for 2023 – 2028, the Local Plan trajectory expects provision of 3,226 dwellings to April 2018 and the standard methodology would expect 659 dwellings in 2018-19, 666 dwellings in 2019-20, 692 dwellings in 2020-21, 665 dwellings in 2021-22, and 715 dwellings in 2022-23, **giving a 2011-2023 requirement of 6,623** (3,226 trajectory requirement 2011-2018 + 659 + 666 + 692 + 665 + 715 standard methodology requirements = 6,623). Projected completions (dwellings and communal) for 2022/23 are used, based on the expected development rates shown in the updated trajectory at Appendix 3.7 (1,011) and for communal dwellings at Appendix 3.5 (37) giving a total of 1,048 expected total completions in 2022/23. These are **added to completions for 2011-2022 (6,715) resulting in an estimated provision of 7,763**, resulting again in **no shortfall**.

3.1.13

The total 5-year requirements are set out in Table 4 below, including a 5% 'buffer'.

Table 3.1.14 Housing Requirements

5 Year Period	5 Year Requirement (Local Housing Need Assessment 715 x 5)	+ 5% Buffer
2022 – 2027	3575	3754
2023 – 2028	3575	3754

3.1.15 Housing Supply

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

Commitments and Planning Permissions

These are sites which, at April 2022, have planning permission or are allocated in a statutory development plan. The 2021 NPPF (Annex 2) advises that *'sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years'*. Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

3.1.16

The phasing of large sites (10 or more dwellings) is individually assessed by Hampshire County Council (HCC) on an annual basis. So as to reflect the NPPF definition of 'deliverable' and advice in the Planning Practice Guidance (PPG Paragraph 007 Reference ID: 68-007-20190722) the schedule of large sites (10 or more dwellings) at AMR Appendix 3.4 includes separate lists of sites with detailed planning consent, sites with outline permission or allocated in the Local Plan (there are no further sites with permission in principle or from the brownfield register) and strategic allocations. Each site has a brief commentary regarding its status, which is taken into account in estimating the timing of completions on the site, listing its planning status, progress towards detailed consent and expected delivery timescales. All Local Plan allocations were subject to a site selection process and viability assessment, tested through the examination process, with most now having planning consent. There are detailed schedules of large and small site completions (AMR Appendix 3.2) and outstanding small site consents, including dwellings under construction (AMR Appendix 3.3).

3.1.17

The development profiles for each large site at AMR Appendix 3.4 are updated every year to take account of developer progress and known aspirations. The information for each site is therefore as accurate as possible and takes account of known progress, constraints, developers' plans and discussions with the local planning authority. While the housing trajectory (AMR Appendix 3.7) includes all the large sites listed at AMR Appendix 3.4, **only strategic sites and sites with detailed consent / reserved matters approval are treated as 'deliverable' for 5-year land supply purposes**, so as to reflect the NPPF definition of 'deliverable'.

3.1.8

Sites with outline consent or Local Plan allocations could only be treated as 'deliverable' in terms of 5-year land supply where there is clear evidence that they will be delivered within 5 years. In most cases, dwelling completions are not expected on these sites until the latter part of the 5 year period, or beyond. Additionally, there is currently an issue in relation to the impact of nutrients on the Solent European Sites protected as Special Protection Areas (SPA) and Special Areas of Conservation (SAC) under European law. Natural England advised in March 2022 that there is also an issue in terms of the effects of phosphates on the River Itchen SAC. These issues mean that new planning consents may be held back on sites that do not already have at least outline consent, potentially delaying the implementation of allocated sites that are not already permitted.

3.1.19

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

3.1.20

The resulting deliverable supply within the relevant 5-year periods from sites which are committed/permitted is shown below in Table 5 (large sites) and Table 6 (small sites). The 'Deliverable Dwellings' figures for large sites (Table 5) include only sites which are deliverable in terms of 5-year land supply: those with full planning consent and the strategic allocations. The figures in the 'Total Dwellings' column show the total

commitments on large sites, based on the trajectory at AMR Appendix 3.7, so also includes sites with outline consent or Local Plan allocations:

Table 3.1.21 Large Site Commitments (10 or more dwellings)

Monitoring Period	Total Dwellings (District Total)	'Deliverable' Dwellings (District Total)
2022 – 2027	3,996	3,826
2023 – 2028	3,891	3,513

3.1.22

For large sites, any delay in implementation is already taken into account in the profile for each site (AMR Appendix 3.4) and reflected in the 'Deliverable Dwellings' figures in Table 5 above, so there is no need for a non-implementation discount.

3.1.23

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

3.1.24

The total number of independent dwellings outstanding on small sites at 1 April 2022 was 391 (including 31 in the South Downs National Park), excluding communal dwellings (see AMR Appendix 3.5). For the available supply in the period 2023 -2028, 4/5ths of this figure is used (313). Table 6 sets out the expected supply from small sites with planning permission during the two monitoring periods.

Table 3.1.25 Small Sites (less than 10 dwellings)

Monitoring Period	Expected Dwelling Completions (District Total)
2022 - 2027	391
2023 – 2028	313

3.1.26 Sites Identified in the SHELAA

The Strategic Housing Land Availability Assessment (SHLAA) has been updated on a regular basis since it was first produced in 2009, with a new Strategic Housing and Employment Land Availability Assessment (SHELAA) produced following a 'call for sites' in 2021. Therefore the estimate of sites expected to arise from the SHELAA has been updated and the sites included are listed in AMR Appendix 3.6. The SHELAA figures do not include any sites within the South Downs National Park, as the SDNP Authority now produces its own SHELAA to assess sites within its boundary, nor any communal accommodation. Therefore the figures in Table 7 below are likely to slightly under-estimate the contribution of all SHELAA sites at the District level.

3.1.27

As the Winchester City Council SHELAA identifies specific sites with development potential, it is possible to check that there is no double-counting with sites which already have planning permission (see 'Commitments' above), and these have been removed from the SHELAA figures. The SHELAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods.

3.1.28

As SHELAA sites do not have planning consent, the revised NPPF means that care is needed if these are to be treated as 'deliverable' in terms of 5-year land supply. Additionally, the current issue in relation to the impact of nutrients on Solent European Sites and the River Itchen means that future planning consents may be held back, potentially limiting the delivery of SHELAA sites. Normally the estimated phasing in the SHELAA would be relied upon but, in order to reflect the uncertainties, **it is assumed that SHELAA sites will only contribute completions in the last 2 years of the 5-year periods.**

3.1.29

Therefore, Table 7 below indicates the total number of dwellings that could potentially be delivered on SHELAA sites during the relevant 5-year periods, but also indicates the number which can currently be considered 'deliverable' in terms of 5-year land supply. Only SHELAA sites within the existing defined built-up areas of settlements are included, as any countryside sites would require a change of policy for them to be brought forward. These are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as 'commitments' in Table 5 and Table 9).

Table 3.1.30 SHELAA Sites (5 or more dwellings)

Period	Total Potential Dwellings	'Deliverable' Dwellings
2022 – 2027	223	89
2023 – 2028	168	67

3.1.31

To calculate the potential SHELAA supply for each 5-year period, the following assumptions about completions have been made. For 2022 – 2027 4/5ths of sites within the SHELAA period 2021 – 2026 are counted as potentially available (223 dwellings) as only 4 years of this 5 year period remain along with 1 year's worth of the SHELAA 2026 – 2031 dwellings (one fifth of 0 dwellings = 0). For the 2023 – 2028 period, 3/5ths of sites within the SHELAA period 2021 – 2026 are counted (168 dwellings) along with 2 years' worth of the SHELAA 2026 – 2031 dwellings (two fifths of 0 dwellings = 0). This results in totals of 223 dwellings in 2022-2027 (223 + 0 = 223) and 168 dwellings in 2023-2028 (168 + 0 = 168). The 'Deliverable Dwellings' are calculated as 2 years' worth (2/5ths) of these totals.

3.1.32 Windfall allowance

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

3.1.33

Detailed work undertaken for the Local Plan Part 1 demonstrated the contribution that windfalls make to the land supply in the District. Even excluding gardens (as advised by the NPPF at the time) and communal accommodation, windfalls contributed an annual average of 171 completions for the 5-year period 2006-2011. Further analysis of windfall development was undertaken for Local Plan Part 2 and reports on windfall trends and potential were produced for Winchester and all the larger rural villages as part of the LPP2 evidence base. These demonstrated that a specific windfall allowance was justifiable during the Plan period for both Winchester Town and Kings

Worthy, but that windfall was not expected to be a sufficiently reliable source of supply in other settlements.

3.1.34

A further 'Assessment of Windfall Trends and Potential' was published in February 2021 as part of the evidence base for the emerging Local Plan 2039. This showed that the estimates of windfall in the previous study of 70 dwellings per annum had been significantly exceeded, with an average of over 200 dwellings per annum from windfall sites in the period 2012 – 2019. Having analysed past windfall trends and likely future delivery, the 2021 Windfall Assessment concludes that a total windfall allowance for Winchester District (outside the South Downs National Park) of 115 dwellings per annum is justified and robust. This estimate had already been reduced to ensure there is no double counting of sites identified within the SHELAA

3.1.35

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

3.1.36

In order to avoid any double counting with sites already permitted, no allowance for windfall development is made for the first year of the 5-year period. As windfall sites do not yet have planning consent, the revised NPPF means that care is needed if these are to be treated as 'deliverable' in terms of 5-year land supply, especially in view of issue of nutrient impacts on Solent European Sites and the River Itchen, which means that future planning consents may be held back. Accordingly, **it is assumed that windfall sites will only contribute completions from the last 2 years of the first 5-year period (2025/26)**, similar to SHEELA sites.

3.1.37

Therefore, an annual average of 70 dwellings per annum are allowed from 2025/26 (based on 65 per annum in Winchester and 5 per annum in Kings Worthy), giving a total of 140 dwellings in the 2022-27 5 year period and 210 in the 2023-28 period – see Table 8 below.

Table 3.1.38 Windfall Allowance

Period:	Windfall completions expected 2022-2027	Windfall completions expected 2023-2028
2022/23	0	-
2023/24	0	0
2024/25	0	0
2025/26	70	70
2026/27	70	70
2027/28	-	70
Total	140	210

The reason there are none counted in the years 2022/23 to 2024/25 is because these windfall cannot be counted in the first 5 years.

3.1.39 Communal Accommodation

It is also now necessary to add expected completions in communal accommodation, adjusted by the relevant ratio, as advised in Planning Practice Guidance (PPG paragraph 034 Reference ID: 68-034-20190722 and paragraph 035 Reference ID: 68-035-20190722). **Details of schemes with outstanding planning consents are set out at AMR Appendix 3.5** along with a commentary on whether these are expected to be delivered within the 5 year period. The schemes which are certain enough to be included within the 2022-27 5 year land supply total are 88 student bedrooms in one scheme (under construction) but there is a loss of 32 student beds in another scheme, resulting in an overall gain of 56 student beds equating to 40 dwelling equivalents. For care schemes there are a net gain of 160 beds in four care schemes (two under construction), equating to 89 dwelling equivalents. One of the student schemes comprises self-contained flats, so the normal ratio for discounting student housing is not applied, reflecting PPG advice, whereas for the care schemes a ratio of 1.8 is applied. The total of 129 dwelling equivalents on communal sites are added into the expected housing supply, set out in Table 9 below for the 2022-27 period.

3.1.40

Most of the same schemes are expected to contribute in the 2023-28 5 year period except for the self-contained student scheme which will be partly completed in 2022/23. The schemes result in a net total of 12 student bedrooms (equating to 3 dwelling equivalents) and 160 beds in care schemes (equating to 89 dwelling equivalents). The total of 92 dwelling equivalents on communal sites are added into the expected housing supply, set out in Table 9 below for the 2023-28 period

Table 3.1.41 Communal Accommodation

Period	Total Potential Dwelling Equivalents
2022 – 2027	129
2023 – 2028	92

3.1.42 Conclusion - Total 5-Year Land Availability

Taking account of the various components of housing supply described above, Table 10 sets out the total ‘deliverable’ housing land supply for the 5-year periods from April 2022 and April 2023 respectively.

Table 3.1.42 Total 5 Year Land Supply

Sources of supply	2022 – 2027 Monitoring period	2023 – 2028 Monitoring period
Commitments (large) – Table 5	3826	3513
Commitments (small) – Table 6	391	313
SHELAA Sites – Table 7	89	67
Windfall – Table 8	140	210
Communal accommodation – AMR Appendix 3.5	129	92
TOTAL	4,575	4,195

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

Table 3.1.43 5 Year Land Availability

	2022 - 2027 District Total	2023 - 2028 District Total
Requirement (including 5% buffer)	3,754	3,754
Supply	4,575	4,195
Years supply	6.1 Years	5.6 Years

3.1.44

The table above shows that there is ample land availability, for both the 2022 – 27 and 2023 – 2028 monitoring periods. It will be noted from the housing trajectory (AMR Appendix 3.7) that as the major developments in the District continue to come on-stream, along with sites allocated in the Local Plan Part 2, land supply continues to increase and peaks in the 5 years from 2021 to 2026.

3.1.45 Risk Assessment

The assessment of the housing requirement uses the Local Plan trajectory to determine the requirement over the period 2011-2018, which is 5 years from adoption

of the Plan. From April 2018 onwards the 'local housing need' figure applicable for each year is used, derived using the standard method in national planning guidance, reflecting Planning Practice Guidance. Using the Local Plan housing trajectory to 2018 avoids the need to apply an annual average housing requirement, which has been rejected as a methodology in the LPP2 Inspector's Report and all relevant appeal decisions. The lower levels of provision planned in the early years of the Plan period are compensated by using the 'local housing need' figure for future provision.

3.1.46

It should be noted that there has been significant 'over-provision' of housing in the period 2011-2022, compared to the requirements of the Local Plan trajectory and 'local housing need' (standard method). This currently amounts to some 800 dwellings above the requirements. No allowance for this additional provision has been made in calculating 5 year housing requirements for the future.

3.1.47

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

3.1.48

While an assessment of housing supply over the coming 5-6 years cannot be a precise science, if anything it errs on the side of caution. For example, it does not take account of past 'over-provision' and the sources of supply above do not include any allowance for allocations or windfall sites within the South Downs National Park area, even though the South Downs Local Plan makes some allocations in settlements within Winchester District, as well as allowing for windfall development. Similarly, the assessments of windfall potential (Table 8 above) use older (and lower) estimates of windfall completions that do not include any allowance for the development of residential gardens (to reflect NPPF advice at the time), but there are no policies that prevent these sites from coming forward and it is expected that they will continue to contribute to housing supply.

3.1.49

One source of uncertainty regarding housing supply relates to the economic situation, now recovering from the Covid pandemic. Figure 1 below illustrates that housing completions were at a relatively low level during the previous recession, consistent with Hampshire and national trends, but recovered to now substantially exceed pre-recession levels. The economic uncertainty associated with the pandemic has now largely settled, although the economic outlook remains weak, but the local housing market continues to appear buoyant with substantial house building continuing. The Government has introduced various measures to promote housebuilding, acknowledging that this is a national issue. Therefore, previous relatively low levels of completions have not just affected Winchester and were not caused by a lack of available or suitable sites in the District. There are many and varied development opportunities in the District, controlled by a variety of housebuilders, ranging from the 3 strategic development sites (with planning consent for almost 6,000 remaining dwellings), through 20 large sites (of 10 or more dwellings) with full planning consent (over 1,200 dwellings) and 10 with outline consent or allocated in the Local Plan (totalling over 800 dwellings), and numerous small sites of less than 10 dwellings with permissions for almost 400 dwellings.

3.1.50

Another area of uncertainty relates to nutrients and the recent requirements to avoid increasing the impacts of nitrates on The Solent, or phosphates on the River Itchen. After some initial disruption, there is now a good understanding of the nitrates issues and a supply of 'credits' that developers can acquire if they are unable to offset the impacts on-site. The situation regarding phosphates has arisen more recently and remains more uncertain. However, the assessments of supply above already take a cautious approach to allowing for development that does not yet have full planning consent. Even if a worst-case scenario were assumed (e.g. no additional planning consents being issued in the next 5 years), this would only affect the assumptions about windfall and SHELAA sites. As well as being very unlikely, this scenario would only reduce supply by less than 300 dwellings, still resulting in a housing land supply of over 5 years.

3.1.51

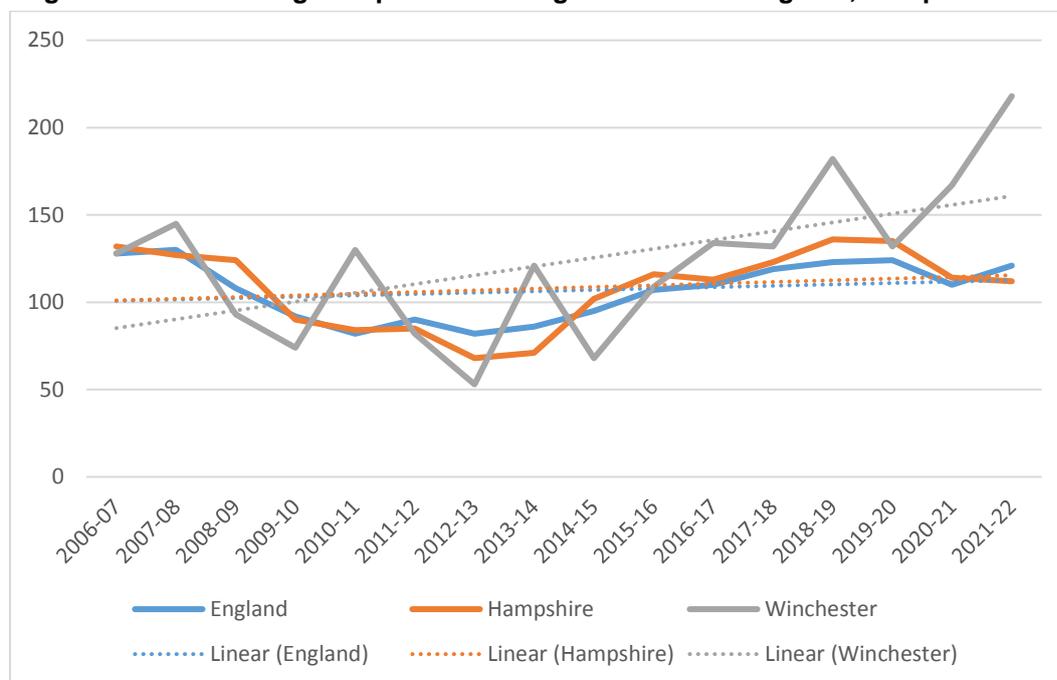
The updated trajectory at AMR Appendix 3.7 shows how completions are now reaching a peak as all three strategic sites are underway. Market conditions resulted in lower levels of provision in the first part of the Plan period than was anticipated but the trajectory was updated in Local Plan Part 2 (as recommended by the Local Plan

Inspector) to provide a more realistic basis for future monitoring. Nevertheless, the Local Plan’s strategy is being delivered, including the strategic allocations, and the City Council, Government and the Local Economic Partnerships are taking measures to accelerate housing delivery.

3.1. 52 Housing Provision in Winchester District

There have been significant fluctuations in housing provision over the last 16 years or so. The overall trend was of a decline in completions since 2006 followed by a rise from 2014 (see Figure 1 below). Housing completion in the last 4 years have reached a particular peak. Although Winchester District annual completion figures fluctuate, they typically exceed the national (England) and Hampshire trends, particularly in recent years.

Figure 3.1. 53 Dwelling Completions Change 2006-2022 : England, Hampshire and Winchester



100 = Average completions from 2006/07 – 2021/22

3.1.54

Figure 1 plots changes in the average number of dwelling completions over the period 2006-2022, which enables comparisons to be made between areas with very different scales of development. The level of 100 in the left-hand axis of Figure 1 represents the average number of homes completed over the 2006-2022 period, with the table illustrating the variations in each year and the overall linear trends. These show that the pattern for Winchester is generally similar overall to Hampshire and

England, in that completions were above the average (100) prior to the recession but dropped significantly during the recession, in Winchester, Hampshire and England.

3.1.55

Completions are now exceeding the 16-year average on a consistent basis, with particular peaks in the last few years and the proportion of completions in Winchester substantially higher than in Hampshire or England. The peaks and troughs in numbers are more pronounced given the smaller the numbers involved, making the Winchester data appear more 'spikey', but the linear line shows the overall trend. Whilst there are some low levels of annual completions for Winchester, the table shows that completions are now consistently exceeding pre-recession levels and meeting planned targets.

Appendix 3.2 Net Completions 2021-22 by Parish

Application Number	Address	Net gain
ALRESFORD		
18/00985/FUL (MMA)	WARWICK TRAILERS SITE THE DEAN	1
16/02961/FUL	37 LAND ADJACENT TO MITFORD ROAD	1
18/01000/FUL	28 THE DEAN	2
18/01656/FUL	CEDAR VETERINARY SURGERY NEW FARM ROAD	3
18/02805/FUL	36 ASHBURTON ROAD	-1
19/02477/FUL	DERRYVEAGH BRIDGE ROAD	1
BISHOPS WALTHAM		
15/02914/FUL	LAND AT MARTIN STREET MARTIN STREET BISHOPS WALTHAM	39
18/00254/REM	ALBANY FARM LAND AT WINCHESTER ROAD BISHOPS WALTHAM	52
17/03237/FUL	LAND SOUTH OF COPPICE HILL	1
18/01144/REM	LAND TO THE EAST OF TANGIER LANE	45
20/00323/FUL	ALBANY FARM WINCHESTER ROAD	10
19/02153/FUL	POST MEAD SHORE LANE	7
COLDEN COMMON		
17/01912/REM	SANDYFIELDS NURSERIES MAIN ROAD	2
17/01928/REM	SANDYFIELDS NURSERIES 107 MAIN ROAD	27
COMPTON DOWN		
19/00572/FUL	NAVAHO HURDLE WAY	1
20/01085/FUL	SILKSTEDE PRIORS COTTAGE SHEPHERDS LANE	1
DENMEAD		
17/00335/FUL	LAND BOUNDED BY TANNERS LANE & KIDMORE LANE & ANMORE ROAD	33
HURSLEY		
18/01109/HOU	17 COLLINS LANE	-1
18/01109/HOU	17 COLLINS LANE	1
KINGS WORTHY		
18/01083/FUL	99-103 SPRINGVALE ROAD	7
19/00204/FUL	THE GROVE DAY SERVICES HINTON FIELDS	8
18/01174/FUL	DILDAWN TUDOR WAY	5
18/00462/FUL	ORCHARD HOUSE MOUNT PLEASANT	1
18/01198/FUL	50 WILLIS WAYE	1
18/02428/FUL	LYNWOOD SPRINGVALE AVENUE	-1
18/02428/FUL	LYNWOOD SPRINGVALE AVENUE	1
21/00398/FUL	MULBERRY HOUSE MORTIMER CLOSE	-1
20/01838/FUL	167 SPRINGVALE ROAD	1
19/02845/FUL	167 SPRINGVALE ROAD	4
LITTLETON		
17/01631/FUL	74 MAIN ROAD	1
17/02291/FUL	TAMARIND NEW ROAD	1
17/02291/FUL	TAMARIND NEW ROAD	-1

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Application Number	Address	Net gain
19/00474/FUL	VALETTA DEANE DOWN DROVE	1
MICHELDEVER		
18/01245/FUL	PEVERIL WINCHESTER ROAD	1
NEWLANDS		
18/01351/REM	BEREWOOD PHASE 9A WEST OF MARRELSMOOR AVENUE	50
17/02956/REM	BEREWOOD PHASE 10A SOUTH OF MARRELSMOOR AVENUE	22
16/02621/REM	BEREWOOD PHASE 3A EAST OF NEWLANDS AVENUE NEWLANDS AVENUE	37
OTTERBOURNE		
19/01222/FUL	OLD DEEDS MAIN ROAD	4
SHEDFIELD		
18/00945/FUL	HEATHERLEA TURKEY ISLAND	-1
SHIRRELL HEATH		
18/01400/FUL	GREENACRE HOSPITAL ROAD	1
18/01400/FUL	GREENACRE HOSPITAL ROAD	-1
19/01025/FUL	2 WINTERS CROFT TWYNHAMS HILL	1
17/00202/FUL	LINDON HOUSE TWYNHAMS HILL	1
SOBERTON HEATH		
19/00760/PNACOU	UNIT 7 AND PORTABLE KITCHEN SELHURST POULTRY FARM HEATH ROAD	1
SOUTH WONSTON		
17/02408/FUL	THE PINES 71 DOWNS ROAD	2
SOUTH DOWN		
17/01152/FUL	INWOOD SOUTHDOWN ROAD	1
SUTTON SCOTNEY		
17/01346/FUL	HAZEL COTTAGE WONSTON ROAD	1
18/01790/FUL	ELMBROOK WONSTON ROAD	-1
18/01790/FUL	ELMBROOK WONSTON ROAD	1
WALTHAM CHASE		
20/00902/FUL	LAND TO THE REAR OF JUBILEE COTTAGE WINCHESTER ROAD	3
21/01079/FUL	ROSEHILL VILLA WINCHESTER ROAD	1
21/02858/FUL	ROSEHILL VILLA WINCHESTER ROAD	-1
WHITELEY		
18/02170/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	28
19/00419/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	57
18/02607/REM	NORTH WHITELEY URBAN EXTENSION PHASE 1 B2 LAND TO THE NORTH AND EAST OF WHITELEY LANE	48
19/01142/REM	LAND AT WOODLANDS CHASE WHITELEY WAY BOTLEY ROAD	68
20/00754/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	17
18/02606/REM	NORTH WHITELEY URBAN EXTENSION PHASE 1 B1 LAND TO THE NORTH OF BRIDGE FARM BOTLEY ROAD	110
18/02835/FUL	THE SPINNEY LADY BETTYS DRIVE	-1
13/00884/FUL	BIRCH GLADE HILL COPPICE ROAD WHITELEY	1

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Application Number	Address	Net gain
WICKHAM		
18/01282/REM	1 TO 34 LAND TO THE REAR OF SCHOOL ROAD	16
WINCHESTER		
17/03139/FUL	HAMPSHIRE CONSTABULARY HEADQUARTERS ROMSEY ROAD	95
13/02257/REM	BARTON FARM ANDOVER ROAD	76
16/03224/FUL	FIRE STATION AND PREMISES NORTH WALLS	1
17/02896/FUL	RADLEY HOUSE 1ST FLOOR ST CROSS ROAD	6
19/00421/FUL	RADLEY HOUSE 8 ST CROSS ROAD	1
20/02784/FUL	LAND AT STANMORE ESTATE NORTH OF STANMORE LANE	2
17/00641/FUL	THE VALLEY LAND AT STANMORE LANE	66
18/01792/REM	LAND AT STANMORE ESTATE NORTH OF STANMORE LANE	9
18/01768/FUL	KINGS SCHOOL HOUSE SARUM ROAD	33
19/00343/FUL	MEADOWLANDS STOCKBRIDGE ROAD	3
17/02899/OUT	WEST HANTS NHS TRUST SPENCER HOUSE 59-63 ROMSEY ROAD	1
18/00736/FUL	TRINITY BRADBURY HOUSE DURNGATE	11
17/03096/FUL	14 CHESIL STREET	-1
20/01554/FUL	1-4 WOODPECKERS DRIVE	-4
18/01269/FUL	CHINGRI KHAL SLEEPERS HILL	5
18/01990/FUL	FAIRWAYS 21 CHILBOLTON AVENUE	7
19/02268/FUL	DANCE ACADEMY 21 ST PAULS HILL	8
17/00923/FUL	CHILCOMB ST SWITHUN STRATTON ROAD	6
18/01636/FUL	8 STONEY LANE	6
19/01105/FUL	60 EASTGATE STREET	6
19/00127/FUL	PITT MANOR COTTAGE KILHAM LANE	4
19/00312/FUL	WOODLAND HOUSE 23 CHILBOLTON AVENUE	5
15/01581/FUL	UNIT 2 DEAN COURT HILLSIDE CLOSE	1
15/01096/FUL	19 BEREWEEKE AVENUE	1
17/01680/FUL	3 WEEKE MANOR CLOSE	-1
17/01680/FUL	3 WEEKE MANOR CLOSE	1
17/01941/FUL	38 OLD KENNELS LANE	1
17/03151/FUL	23 HUBERT ROAD	1
18/00853/FUL	2 RUFFIELD CLOSE	1
18/00829/FUL	78 ALRESFORD ROAD	-1
18/01432/FUL	THE CORNER HOUSE 15 BEREWEEK CLOSE	1
18/00003/FUL	STRUTS SLEEPERS HILL	1
18/02271/FUL	KINGSWEAR 6 HARESTOCK ROAD	1
18/02271/FUL	KINGSWEAR 6 HARESTOCK ROAD	-1
18/02454/FUL	HAZELWOOD 29 DOWNSIDE ROAD	2
18/02553/FUL	HYDE ABBEY HOUSE 23 HYDE STREET	1
16/00517/FUL	180 GREENHILL ROAD	1
19/01831/FUL	130 AND 140 STANMORE LANE	2
19/00953/FUL	LEVEL 10 CHURCH STANMORE LANE	1
19/01014/FUL	165 HIGH STREET	1
19/01014/FUL	165 HIGH STREET	-1

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Application Number	Address	Net gain
19/00993/FUL	37 DEAN LANE	1
19/01583/FUL	2-4 SALTERS ACRES	4
19/02860/FUL	16 CRESCENT CLOSE	1
19/02860/FUL	16 CRESCENT CLOSE	-1
19/02162/FUL	18 SIMONDS COURT CHAUNDLER ROAD	1
19/01847/FUL	37 DEAN LANE	1
20/00681/LIS	WALCOTE CHAMBERS HIGH STREET	-3
20/00681/LIS	WALCOTE CHAMBERS HIGH STREET	1
19/02677/FUL	6 WOODPECKERS DRIVE	-1
20/00324/FUL	PROSPECT HOUSE 15 MAGDALEN HILL	1
20/01672/FUL	1B ST CROSS ROAD	1
20/02172/FUL	43 SHEPHERDS ROAD	-1
20/02389/FUL	5 GREATFIELD ROAD	1
21/00023/FUL	93 OLD KENNELS LANE	-1
20/02734/FUL	36 DEAN LANE	-1
20/01357/FUL	16 TOWER STREET	-1
WONSTON		
17/01346/FUL	HAZEL COTTAGE WONSTON ROAD	1
18/01790/FUL	ELMBROOK WONSTON ROAD	-1
18/01790/FUL	ELMBROOK WONSTON ROAD	1

Appendix 3.3 Small Site Planning Permissions and Commencements 2021-2022

Application ref	Address	Net outstanding	Commenced
BIGHTON			
04/02711/FUL	CEDAR BUNGALOW MALTHOUSE LANE	1	0
21/01099/FUL	BIGHTON BOTTOM FARM BIGHTON LANE	1	0
15/00689/FUL	THE CADCAM CENTRE	1	1
20/02399/FUL	GAYWOOD BIGHTON LANE	2	0
15/02219/REM	GOSCOMBE FARM GOSCOMBE LANE	1	1
BISHOPS SUTTON			
21/02558/FUL	PILGRIMS SCHOOL LANE	1	0
BISHOPS WALTHAM			
19/01791/FUL	CHASE MILL WINCHESTER ROAD	6	0
05/00998/FUL	SUNNYSIDE LAND ADJACENT TO THE AVENUE	2	0
20/02128/FUL	9 CUNNINGHAM AVENUE	1	0
20/00644/FUL	THE OLD GRANARY BANKS BAR AND BISTRO BANK STREET	4	4
20/01870/FUL	GREENBANK COPPICE HILL	2	2
BOARHUNT			
21/02374/PNACOU	WESTWOOD MARKET GARDENS SOUTHWICK ROAD	1	0
20/01510/FUL	6A THE OLD PIGGERY FIRGROVE LANE	1	1
21/00362/FUL	LAND ADJACENT SPRINGFIELD TRAMPERS LANE	3	0
20/02253/FUL	THE YARD LAND AT TRAMPERS LANE	2	0
COLDEN COMMON			
20/01202/PNRCOU	20 BRAMBRIDGE	1	1
18/01809/FUL	6 VALLEY CLOSE	1	0
19/02720/FUL	GUBBLECOTES BOYES LANE	1	0
20/02862/FUL	TY GWYN SHEPHERDS LANE	1	0
21/03209/FUL	THE ZEN HOUSE WINDRUSH SHEPHERDS LANE	1	0
20/00351/PNACOU	WINDRUSH COTTAGE LAND ADJACENT SHEPHERDS LANE	2	1
21/02656/FUL	PLOVER HILL FIELD WAY	1	0
21/02899/FUL	SMOKE ACRE CROSS WAY	1	0
20/00217/FUL	MAWDLAM LODGE SOUTHDOWN ROAD	2	0
20/01589/FUL	THE GARDEN HOUSE SOUTHDOWN ROAD	1	0
20/02132/FUL	SCANDIA HOUSE SOUTHDOWN ROAD	1	0
21/02341/PNACOU	THE MALMS FARM SHAWFORD ROAD	5	0
19/01687/FUL	THE WELL HOUSE BRIDGE LANE	1	0
CRAWLEY			
20/00010/FUL	2 WINSLEY COTTAGE NORTHWOOD PARK	1	0
14/01925/FUL	NORTHWOOD FARM NORTHWOOD PARK	1	0
CURDRIDGE			
21/03180/PNACOU	BRACKENFIELD WANGFIELD LANE	1	0

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21/02459/REM	YEW TREES HARMSWORTH FARM BOTLEY ROAD	1	0
21/00042/FUL	HOME FARM READING ROOM LANE	3	0
20/01158/FUL	HOMELANDS CHAPEL LANE	1	0
21/03276/PNACOU	OAKWOOD CURDRIDGE LANE	1	0
20/02762/FUL	POPLARS FARM CURDRIDGE LANE	1	0
21/02290/PNACOU	LAND OFF CURDRIDGE LANE	1	1
DENMEAD			
17/02762/PNCOU	WCI TECHNOLOGY HOUSE PARKLANDS BUSINESS PARK FOREST ROAD	8	8
21/01630/FUL	THE CORNERSTONE 22 MEAD END ROAD	5	5
20/02625/FUL	LINDEN LEA UPLANDS ROAD	2	0
19/02238/FUL	FIELDHOUSE UPPER CRABBICK LANE	1	0
19/01946/FUL	FIELDHOUSE LAND TO THE REAR OF UPPER CRABBICK LANE	1	0
20/02032/OUT	INHAMS FARM HOUSE INHAMS LANE	1	0
20/00971/FUL	SHEKO HAMBLEDON ROAD	2	0
19/00095/FUL	WOODS EDGE HAMBLEDON ROAD	1	0
19/00105/FUL	ASHTREE BUNKERS HILL	1	1
21/00163/FUL	21 ASHLING PARK ROAD	1	0
18/00164/FUL	DENMEAD CARAVAN PARK DANDO ROAD	2	1
21/01067/PNACOU	THE HAY BARN SOAKE ROAD	1	0
DURLEY			
10/01679/FUL	COPPER BEECH FARM GREENWOOD LANE	1	1
17/02393/FUL	GREENWOOD FARM GREENWOOD LANE	1	0
20/00832/FUL	SUNBANK DURLEY BROOK ROAD	1	1
19/02388/FUL	WOODLANDS GREENWOOD LANE	1	0
21/00429/PNACOU	HILL FARM NETHERHILL LANE	1	0
19/02177/FUL	MIRSH COTTAGE HEATHEN STREET	1	1
20/01106/FUL	FINDENS FARM BARN KYTES LANE	1	1
21/00194/FUL	LARKFIELD KYTES LANE	1	0
21/02915/PNACOU	MANOR FRUIT FARM KYTES LANE	2	0
19/02691/PNACOU	KARMA BARN TO THE REAR OF MANOR ROAD	1	0
21/02379/FUL	WINTERSHILL COTTAGE MANOR ROAD	1	0
HEADBOURNE WORTHY			
20/00845/FUL	WELL HOUSE COTTAGE WELLHOUSE LANE	6	6
19/00969/FUL	CASITA WELLHOUSE LANE	4	4
19/02002/FUL	CHESSAUMY SCHOOL LANE	1	0
20/01860/FUL	ORCHARD LODGE PUDDING LANE	1	0
19/01786/FUL	THE MEADS PUDDING LANE	1	0
HURSLEY			
20/02419/FUL	THE GRANARY BARN FARLEY LANE	1	0
20/02150/FUL	SLACKSTEAD HOUSE DORES LANE	1	1
20/00712/FUL	UPPER SLACKSTEAD FARM OLD POULTRY SHED FARLEY LANE	1	0
19/00519/FUL	THE OLD KENNELS OLD KENNELS LANE	1	1
20/01121/FUL	CLARENDON LODGE CLARENDON WAY	1	0

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KINGS WORTHY			
18/01174/FUL	DILDAWN TUDOR WAY	9	0
19/00485/PNACOU	KINGS WORTHY COURT LONDON ROAD	6	0
20/02497/FUL	ROSECROFT 136 SPRINGVALE ROAD	2	0
20/02831/FUL	NORTH WINCHESTER POULTRY FARM STOKE CHARITY ROAD	3	0
18/00916/FUL	25 SPRINGVALE ROAD	1	1
20/01014/FUL	150 SPRINGVALE ROAD	1	1
21/00398/FUL	MULBERRY HOUSE MORTIMER CLOSE	1	1
21/00614/FUL	5 BOYNE RISE	4	0
21/01374/FUL	PATCHINGS LEGION LANE	2	1
20/01247/FUL	BULL FARM KINGSWAY FARM HOUSE LOVEDON LANE	1	1
LITTLETON AND HARESTOCK			
21/02742/FUL	ALDERLEY DEANE DOWN DROVE	1	0
21/01308/FUL	BROAD VIEW DEANE DOWN DROVE	1	0
17/02887/FUL	THE PINES 116 HARESTOCK ROAD	1	1
MICHELDEVER			
21/01279/FUL	GARAGE BLOCK 1 TO 6 SOUTHBROOK COTTAGES	6	0
19/01381/FUL	THE ANCHORAGE NORTHBROOK	1	0
19/02716/FUL	MICHELDEVER SHOP CHURCH STREET	1	1
21/00297/FUL	COXFORD FARM	1	1
21/02751/HOU	JORDANS LONDON ROAD	1	0
19/00995/FUL	HIGHWAYS BUNGALOW LONDON ROAD	1	0
NEW ALRESFORD			
20/00353/FUL	FORMER NEW FARM ENGINEERING SITE AND THE GABLE HOUSE NEW FARM ROAD	6	0
20/02609/FUL	NEW FARM ENGINEERING LTD NEW FARM ROAD	7	7
20/02588/FUL	NETHERBOURNE LAND ADJACENT NEW FARM ROAD	1	0
19/00746/FUL	CHALK HILL NEW FARM ROAD	1	0
16/01117/FUL	THREE WAYS BRIDGE ROAD	3	2
18/02805/FUL	36 ASHBURTON ROAD	3	3
20/01443/FUL	68 GRANGE ROAD	1	1
21/01018/FUL	10 LINDLEY GARDENS	1	1
21/01634/FUL	49 BROAD STREET	1	0
10/00169/FUL	5 REAR OF EAST STREET	2	2
19/02519/FUL	MADDIE ATTENBOROUGH PHOTOGRAPHY STUDIO 7A EAST STREET	1	0
NORTHINGTON			
20/01182/FUL	MERRIVALE BASINGSTOKE ROAD	1	0
19/02620/FUL	SWARRATON FARM	1	0
OLD ALRESFORD			
21/02462/FUL	THE LODGE DROVE LANE	1	0
OLIVERS BATTERY			
21/03207/FUL	93-95 OLIVERS BATTERY ROAD SOUTH	6	0

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21/00023/FUL	93 OLD KENNELS LANE	1	1
21/00673/FUL	35 SUNNYDOWN ROAD	1	0
12/02092/FUL	3 LAND ADJACENT TO LAKE DRIVE	2	1
18/02904/FUL	WINDWHISTLE 10 OLD KENNELS LANE	1	0
16/01645/FUL	11 MOUNT VIEW ROAD	2	1
18/02699/FUL	5 OLIVERS BATTERY GARDENS	1	1
OTTERBOURNE			
17/00163/FUL	MELROSE PARK LANE	1	1
OWLESBURY			
21/02625/PNACOU	HANGAR NURSERIES THOMPSONS LANE	1	0
SHEDFIELD			
20/01256/PNACOU	OAKLANDS FARM LOWER CHASE ROAD	5	0
10/02966/FUL	MANSFIELD BARN BIDDENFIELD LANE	1	1
19/02107/FUL	THE TREE NURSERY THE BARN NORTH OF SANDY LANE SANDY LANE	1	0
13/01856/FUL	NORTHCROFT FARM SANDY LANE	1	0
20/02668/FUL	LAND ADJACENT TO WOODLANDS CLEWERS HILL	1	0
21/00254/FUL	THE HOLDING LITTLE BULL LANE	1	0
21/02829/FUL	NESTLEDOWN CURDRIDGE LANE	2	0
19/02151/FUL	9 AND 10 LAND TO THE REAR OF CLUBHOUSE LANE	1	1
21/00065/FUL	EDENBRIDGE WINCHESTER ROAD	1	1
21/02858/FUL	ROSEHILL VILLA WINCHESTER ROAD	3	3
17/02521/FUL	SANDY HILLS FARM WINCHESTER ROAD	1	1
20/00269/FUL	BLACK HORSE FARM SOLOMONS LANE	2	0
17/01766/PNACOU	GAMBLINS FARM SOLOMONS LANE	1	1
19/02700/OUT	FERNHURST LOWER CHASE ROAD	1	0
18/00945/FUL	HEATHERLEA TURKEY ISLAND	1	1
21/02033/PNACOU	EARLSFIELD HIGH STREET	3	0
21/01512/FUL	THE YARD BLACK HORSE LANE	1	0
19/01685/REM	1 WINTERS CROFT LAND ADJACENT TO TWYNHAMS HILL	1	1
21/00792/FUL	NEW HAVEN HOSPITAL ROAD	1	0
20/00262/FUL	OAK VILLA TWYNHAMS HILL	1	0
SOBERTON			
19/01719/PNCOU	SELHURST POULTRY FARM HEATH ROAD	1	1
21/01242/PNACTS	UNIT 4 SELHURST POULTRY FARM HEATH ROAD	1	0
21/01243/PNACTS	UNIT 1 SELHURST POULTRY FARM HEATH ROAD	1	0
19/00885/PNCOU	SELHURST POULTRY FARM HEATH ROAD	2	0
20/02197/OUT	LAND ADJ MANDALAY FORESTER ROAD	2	0
20/00758/FUL	LAND ADJACENT TO THE MAPLES CHURCH ROAD	1	0
20/00600/FUL	INGOLDFIELD FARM FLINTWALL COTTAGE INGOLDFIELD LANE	1	1
20/02662/FUL	HOE MANOR FARM HOE STREET	1	0

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21/02442/FUL	ARION STUD HOE STREET	1	0
SOUTH WONSTON			
21/02098/FUL	PENRHYN 129 DOWNS ROAD	2	0
18/02875/FUL	131 DOWNS ROAD	1	0
09/00745/FUL	WALLERS ASH FARM ALRESFORD DROVE	1	1
SPARSHOLT			
20/01274/FUL	CHURCH FARM WOODMAN LANE	7	0
20/00699/FUL	THE DUTCH BARN STOCKBRIDGE ROAD	1	0
20/01275/FUL	LAND AT JUNCTION OF WOODMANS LANE AND CHURCH FARM LANE	1	0
21/03003/PNACOU	CHURCH FARM WOODMAN LANE	3	0
20/02598/FUL	CRABWOOD VALE FARM SARUM ROAD	1	0
17/01083/PNACOU	FLAGSTAFF STABLES CLARENDON WAY	2	1
SWANMORE			
19/00853/PNCOU	LAND WEST OF GRAVEL HILL	5	0
19/00696/FUL	LAND OFF CORONATION ROAD CORONATION ROAD	1	0
14/00649/FUL	WOODSIDE MANOR THE LAKES	1	1
21/03050/FUL	FLOWER COTTAGE SPRING LANE	1	0
20/01943/FUL	DUNROMIN CHAPEL ROAD	1	1
20/02866/FUL	LAND ADJACENT TO DUNROMIN CHAPEL ROAD	1	1
21/02015/PNCOU	OFFICE 1A UNIT 1, WASSALLS HALL BISHOPS WOOD ROAD	2	0
19/02022/PNACOU	WASSALLS HALL BISHOPS WOOD ROAD	2	0
UPHAM			
21/00106/PNACOU	OAKTREE FARM SCIVIERS LANE	1	0
WHITELEY			
18/02835/FUL	THE SPINNEY LADY BETTYS DRIVE	7	7
15/00553/FUL	OAKMERE LADY BETTYS DRIVE	1	1
16/01079/FUL	CHESTNUT RISE WHITELEY LANE	1	1
WICKHAM AND KNOWLE			
18/00013/FUL	UNIT D SOUTH SQUARE	8	8
19/00457/FUL	MOORS HILL FARM FONTLEY ROAD	2	0
20/00598/FUL	AL MAHDI FONTLEY ROAD	1	0
21/00803/PNACOU	TWO WAYS BIDDENFIELD LANE	1	1
19/01065/FUL	3 LOWER HOUSE COTTAGES WINCHESTER ROAD	2	0
20/02879/FUL	FIRGROVE LAND ADJACENT TO SOUTHWICK ROAD	1	1
WINCHESTER			
19/00127/FUL	PITT MANOR COTTAGE KILHAM LANE	9	5
18/02917/FUL	STANMORE PRIMARY SCHOOL LAND ADJ TO STANMORE LANE	9	9
20/02818/FUL	GOODWORTH HOUSE 53 ST CROSS ROAD	7	7
17/00446/FUL	WINCHESTER COLLEGE KINGSGATE ROAD	8	0
21/00068/FUL	13 LAND ADJACENT TO CITY ROAD	6	6
21/02582/FUL	24 DOWNSIDE ROAD	1	0

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20/01694/FUL	TEG DOWN FARM SARUM ROAD	1	0
21/02199/FUL	112 TEG DOWN MEADS	1	0
20/02734/FUL	36 DEAN LANE	1	1
19/02677/FUL	6 WOODPECKERS DRIVE	4	0
21/02632/FUL	175 ROMSEY ROAD	1	0
19/02709/FUL	167 ROMSEY ROAD	4	4
21/02333/FUL	72 ROMSEY ROAD	1	0
21/02053/FUL	34 HAMPTON LANE	1	0
19/00391/FUL	BRAMBLE COTTAGE 4 DEAN LANE	1	1
21/01911/FUL	30 CHILBOLTON AVENUE	4	0
21/02958/FUL	130 AND 140 STANMORE LANE	2	2
22/00133/FUL	6 CHILBOLTON AVENUE	4	0
20/00465/FUL	148 GREENHILL ROAD	1	0
19/02005/FUL	LITTLE SNAKEMOOR SLEEPERS HILL	4	0
21/02016/FUL	CULDUTHEL HOUSE LINKS ROAD	1	0
21/00296/FUL	MAGNA GEORGE EYSTON DRIVE	1	0
20/00169/FUL	DASHWOOD HOUSE SLEEPERS HILL	1	0
19/01896/FUL	43 STONEY LANE	1	0
20/01959/FUL	18 TAPLINGS ROAD	3	0
21/03141/FUL	25 ST MATTHEWS ROAD	1	0
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	3	0
20/00290/FUL	43 CROMWELL ROAD	2	0
21/01990/FUL	BERWICK COTTAGE 10 HALLS FARM CLOSE	1	0
20/00734/FUL	30 STONEY LANE	1	1
19/02817/FUL	44 BEREWEEKE AVENUE	1	0
19/01595/FUL	85 CROMWELL ROAD	1	1
20/02482/FUL	24 LANGTON CLOSE	1	0
21/02063/FUL	HOMEWELL 7 BEREWEEKE ROAD	1	0
19/02751/FUL	16 UPLANDS ROAD	1	0
19/01159/FUL	MINSTRELS UPLANDS ROAD	2	0
20/02484/FUL	53 ROMSEY ROAD	1	0
19/00318/FUL	LITTLE SPARK SPARKFORD ROAD	1	0
19/01571/FUL	12 WHITESHUTE LANE	1	0
19/01047/FUL	5 AIRLIE CORNER	1	0
19/00466/FUL	GIFFARD HOUSE HOTEL 50 CHRISTCHURCH ROAD	1	0
20/01113/FUL	50 STOCKBRIDGE ROAD	1	0
20/02543/FUL	RUTLAND HOUSE 11 PARK ROAD	3	0
21/02065/FUL	10 ST CROSS ROAD	1	0
20/00896/FUL	BRINKHILL LAND ADJACENT WINTON CLOSE	1	0
06/02810/FUL	GEORGE S HALL LTD 7 ST CROSS ROAD	2	2
20/01357/FUL	16 TOWER STREET	2	0
20/01894/FUL	6 SOUTHGATE STREET	3	0
19/01472/FUL	21 CITY ROAD	1	0
03/00609/FUL	MADOC HOUSE, 27C SOUTHGATE STREET	1	1
21/00133/FUL	23 LITTLE MINSTER STREET	1	0
13/00610/FUL	47 HIGH STREET	1	1

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Application ref	Address	Net outstanding	Commenced
19/01563/FUL	42-48 TROWBRIDGE COURT ST GEORGES STREET	4	0
21/02779/FUL	BARTON EDGE WORTHY ROAD	1	0
20/01156/FUL	3 EASTGATE STREET	2	0
18/01013/FUL	CAR PARK REAR OF 5 BRIDGE STREET WATER LANE	1	1
16/03482/FUL	EAST WINCHESTER SOCIAL CLUB 50 CHESIL STREET	2	0
20/01450/FUL	BLUE BELL COTTAGE 1 CHESTER ROAD	1	0
18/02487/FUL	CAPITOL HOUSE OLD STATION APPROACH	1	0
18/01538/FUL	33 BEGGARS LANE	1	1
20/00686/FUL	MOOR VIEW EASTON LANE	1	0
19/00714/FUL	2 FIONA CLOSE	1	0
21/02652/FUL	27 FIRMSTONE ROAD	1	1
21/00107/FUL	SALTERS STORES ST LEONARDS ROAD	4	0
15/01414/FUL	22 QUARRY ROAD	4	0
18/00829/FUL	78 ALRESFORD ROAD	1	1
18/00829/FUL	78 ALRESFORD ROAD	3	3
21/01420/FUL	48 GORDON AVENUE	1	0
19/01055/FUL	THE CAVENDISH CENTRE WINNALL CLOSE	1	1
20/02172/FUL	43 SHEPHERDS ROAD	2	2

Appendix 3.4 Large Sites Phasing

Address	Status / Commentary	Net Available	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
Sites With Detailed Planning Consent													
Police Headquarters Romsey Road Winchester	Under construction, completion expected 2023.	124	100	24	0	0	0	0	0	0	0	0	124
Worthy Down Camp, Worthy Down Winchester	Under construction, completion expected 2027.	30	0	0	0	0	0	30	0	0	0	0	30
Fire Station, North Walls, Winchester	Largely completed.	1	1	0	0	0	0	0	0	0	0	0	1
Knowle Village Business Park, Mayles Lane, Knowle	Largely completed.	2	1	1	0	0	0	0	0	0	0	0	2
The Vineyard, Tangier Lane, Bishops Waltham	LPP2 allocation for 120 dwellings. Detailed reserved matters consents issued for 132 units in total. Under construction.	68	15	20	33	0	0	0	0	0	0	0	68
Albany Farm, Winchester Road, Bishops Waltham	LPP2 allocation for 120 dwellings. Reserved matters consent for 125 units and full consent for additional 10 units. Part complete, completion expected 2024.	46	35	11	0	0	0	0	0	0	0	0	46
Land at The Dean, Alresford	LPP2 allocation for 75 dwellings. Detailed consents for a total of 126 units, 10 estimated on the rest of the area. 136 units expected in total, part complete, completion expected	75	45	10	20	0	0	0	0	0	0	0	75

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Address	Status / Commentary	Net Available	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
	2025.												
Land east of Sun Lane, Alresford	LPP2 allocation for 325 dwellings. Reserved matters consent for 302 units. Phasing estimated accordingly.	325	0	20	40	50	50	50	50	30	12	23	325
Land at Hillpound The Lakes Swanmore	LPP2 allocation for 140 dwellings. 91 units completed. Detailed consent for for 64 units. Further application for 32 units refused, appeal dismissed. Phasing estimated accordingly.	64	0	20	30	14	0	0	0	0	0	0	64
Land east of Winchester Road, Wickham	LPP2 allocation for 125 dwellings. Full consent for 120 units. Under construction.	120	35	35	35	15	0	0	0	0	0	0	120
Land east of School Road, Wickham	LPP2 allocation for 80 dwellings. Reserved matters consent for 82 units, under construction.	66	45	21	0	0	0	0	0	0	0	0	66
14 Chesil Street, Winchester	Full consent for 16 units (12 net), phasing estimated accordingly.	13	-3	16	0	0	0	0	0	0	0	0	13
108 Colebrook Street, Winchester	Full consent for 15 units. Under construction, completion expected 2023.	15	15	0	0	0	0	0	0	0	0	0	15
Kings Worthy House, Kings Worthy	Prior Notification approval for 16 residential units, lapsed, development unlikely.	16	0	0	0	0	0	0	0	0	0	16	16
Spencer House, 59 - 63 Romsey Road, Winchester	Consent for 10 units. Under construction, completion expected 2022.	9	9	0	0	0	0	0	0	0	0	0	9
1-4 Woodpeckers Drive, Winchester	Full consent erection of 19 units (15 net), under construction, phasing estimated accordingly.	19	0	19	0	0	0	0	0	0	0	0	19
Brymor House,	Prior Notification approval for 26	26	0	26	0	0	0	0	0	0	0	0	26

Address	Status / Commentary	Net Available	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
Ocean House Parklands Business Park, Denmead	residential units, not started, phasing estimated accordingly.												
Winnall Flats, Winnall Manor Road, Winchester	Full consent erection of 76 units, under construction, phasing estimated accordingly.	76	0	76	0	0	0	0	0	0	0	0	76
Land at Sherecroft Farm, Botley	Full consent erection for 115 units, not started, phasing estimated accordingly.	115	0	20	50	45	0	0	0	0	0	0	115
The Old Gaol House, Winchester	Full consent for change of use to 15 units, not started, phasing estimated accordingly.	15	0	15	0	0	0	0	0	0	0	0	15
Detailed consents TOTAL		1225	298	334	208	124	50	80	50	30	12	39	1225
Sites With Outline Consent / Local Plan Allocation													
Abbey Mill Station Road Bishops Waltham	Previous consent unlikely to be completed, planning application for 70 units + care home under consideration, phasing estimated accordingly.	70	0	0	20	30	20	0	0	0	0	0	70
Area Between Friarsgate Silver Hill, Broadway Winchester	Local Plan allocation for mixed use development. Previous consent unlikely to be implemented, SPD adopted, capacity and phasing estimated accordingly.	307	0	0	0	0	50	80	80	80	17	0	307
Land off Tanners Lane, Denmead	Denmead Neighbourhood Plan allocation for 20 dwellings (18 net) post 2019. No consent, phasing estimated accordingly.	18	0	0	0	0	0	-2	10	10	0	0	18

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Address	Status / Commentary	Net Available	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
Land off Anmore Road, Denmead	Denmead Neighbourhood Plan allocation for 10 dwellings post 2020. No consent, phasing estimated accordingly.	10	0	0	0	10	0	0	0	0	0	0	10
Tollgate Sawmill, Winchester Road, Bishops Waltham	LPP2 allocation for up to 10 dwellings. No consent, phasing estimated accordingly.	10	0	0	0	0	0	10	0	0	0	0	10
Clayfield Park, Main Road, Colden Common	LPP2 allocation for 53 dwellings. No consent, phasing plan (48 units) provided, phasing estimated accordingly.	53	0	0	0	0	20	20	8	0	0	5	53
Morgan's Yard, Winchester Road, Waltham Chase	LPP2 allocation for 100 dwellings. Full planning application for 98 units under consideration, phasing estimated accordingly.	100	0	0	0	0	20	50	28	0	0	2	100
Carfax, Sussex Street, Winchester	LPP2 mixed-use allocation (50 dwellings estimated). Previous application for commercial development - housing likely to be on Cattlemarket site (below), capacity revised accordingly.	50	0	0	0	0	0	0	0	0	0	50	50
Cattlemarket site, Andover Road, Winchester	LPP2 mixed-use allocation (100 dwellings estimated), likely to increase to 150 to replace Carfax (above). No consent, phasing estimated accordingly.	150	0	0	0	0	0	30	50	50	20	0	150
Area 2 Lady Bettys Drive Whiteley	LPP2 allocation for 75 dwellings. Previous temporary school use relocated to N Whiteley development. Phasing estimated accordingly.	75	0	0	0	0	0	20	55	0	0	0	75

Address	Status / Commentary	Net Available	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
Outline consents / Local Plan allocations TOTAL		843	0	0	20	40	110	208	231	140	37	57	843
Strategic Allocations													
Grainger Site, West of Waterlooville,	Part of LPP1 policy SH2 allocation. 4 phases currently under construction and 3-6 phases expected to be under construction in each of the next 5 years. Phasing estimated accordingly.	1299	100	120	120	120	120	120	120	120	120	239	1299
North Whiteley	LPP1 policy SH3 allocation. Outline consent granted July 2018 4 phases complete, 14 phases under construction, and reserved matters approved for 5 further phases. Phasing estimated accordingly.	2960	385	372	320	300	300	250	250	225	175	383	2960
Barton Farm, Andover Road, Winchester	LPP1 policy WT1 allocation. Phase 1b complete, Phase 1a under construction. Reserved matters applications for Phases 2-4 under consideration. Phasing estimated accordingly.	1615	95	115	115	115	115	115	115	115	115	600	1615
Strategic Allocations TOTAL		5874	580	607	555	535	535	485	485	460	410	1222	5874
TOTAL Large Sites Supply		7,942	878	941	783	699	695	773	766	630	459	1,318	7,942

Appendix 3.5 Communal Accommodation Completions and Consents

Communal Accommodation - Completions 2021 - 2022					
Completed Sites	Student bedrooms	Apply Ratio (3.7*)	Care bedrooms	Apply Ratio (1.8**)	Total Dwelling Equivalents
Pine Cottage, 4 Sparkford Road, Winchester (17/01595/FUL)	18	18 (self-contained units)	-	-	18
180 Greenhill Road, Winchester (16/00517/FUL)	134	36	-	-	36
Burrell House , Romsey Road, Winchester (18/02229/FUL)	-	-	10	6	6
TOTAL	152	54	10	6	60

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

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

Communal Accommodation - Consents Outstanding at April 2022									
Outstanding Sites	Scheme Status / Commentary	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	Total 2022- 2027	Total 2023- 2028
Student									
The Cavendish Centre, Winnall Close, Winchester (19/01055/FUL)	88 student beds as part of mixed-use redevelopment including 35 studios approved May 2019. Under construction, phasing estimated accordingly.	44	44					88	44
The Old Gaol House, Winchester (20/02288/FUL)	Change of use of student halls of residence to residential (loss of 32 student beds) approved Oct 2021. Not started, phasing estimated accordingly.		-32					-32	-32
Student Total		44	12	-	-	-	-	56	12
Apply ratio (3.7:1) (except 35 self-contained units at Cavendish Centre)		37	3	-	-	-	-	40	3
Care									
Site of former Captain Barnard PH, Otterbourne Road, Compton (19/00761/OUT)	64 bed care unit, approved Feb 2020. Under construction, programme estimated accordingly.		64					64	64
Former Queens Head, Fishers Pond (20/02269/FUL)	60 bed care home (C2) approved Dec 2021, not started phasing estimated accordingly.			60				60	60
Abbeygate, 42 Quarry Road, Winchester (18/02385/FUL)	60 bed dementia and nursing care home approved May 2019 (net gain 30). Under construction.		-30	60				30	30

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Humphries Farm, Hazeley Road, Twyford (SDNP/14/05196/REM)	131 bed (approx.) care unit within mixed use scheme. Industrial element implemented, no progress on care element. Implementation in 5 years uncertain.							0	0
Foxhill Farm, Fontley Road, Titchfield (19/02457/FUL)	Extension to existing care home to provide 6 additional bedrooms approved Sept 2021. Not started, phasing estimated accordingly.			6				6	6
Care Total		-	34	126	-	-	-	160	160
Apply ratio (1.8:1)		-	19	70	-	-	-	89	89

Appendix 3.6 SHELAA Sites included in 5 Year Land Supply

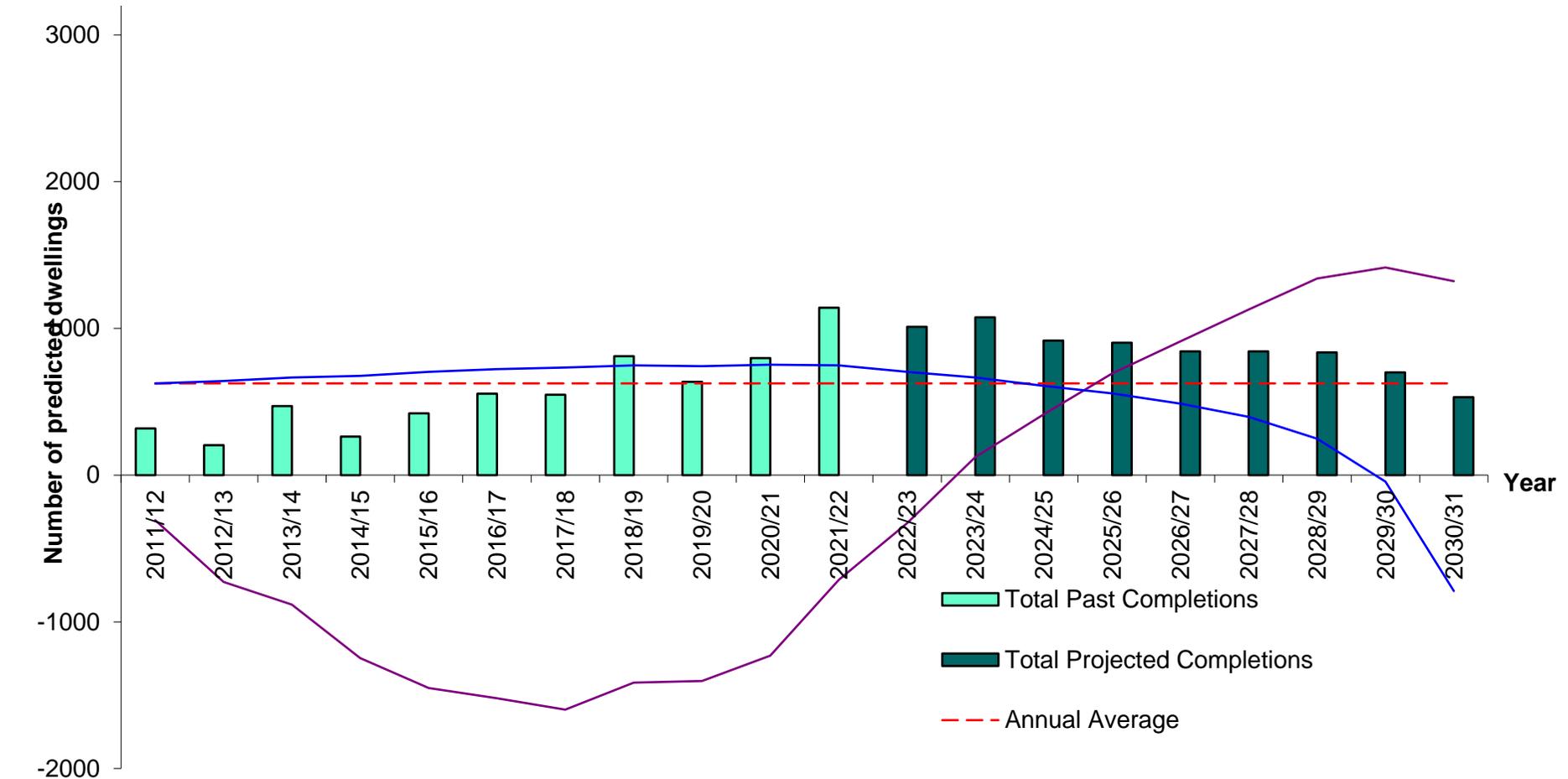
Parish	Site Address	Site Ref	Total Estimate Housing	2021-2026	2026-2031	2031-2036
Denmead	61 Anmore Road	DE26	7	7	0	0
Denmead	The Cornerstone PH, Mead End Road	DE34	0*	0	0	0
Denmead	Rear of 65 Anmore Road	DE35	0**	0	0	0
Denmead	Denmead Health Centre, Hambledon Road	DE36	9	0	0	9
Kings Worthy	Kings Worthy House / Court, Court Road	KW04	31	31	0	0
Kings Worthy	Cornerways and Merrydale, Church Lane	KW12	31	31	0	0
New Alresford	Land on the east side of Bridge Road	NA08	8	8	0	0
New Alresford	Units 1-3, The Dean	NA10	0***	0	0	0
Winchester	Land south of 91-95 St Cross Road	WIN10	11	11	0	0
Winchester	The Masters Lodge, St Cross Road	WIN11	15	15	0	0
Winchester	Milnthorpe Lane, Winchester	WIN16	45****	45	0	0
Winchester	Land adj. to Melbury Lodge, Winchester	WIN19	71	71	0	0
Winchester	Jewry Street / St Georges Street	WIN20	4	4	0	0
Winchester	Citygate House, City Road	WIN21	6	6	0	0
Winchester	St Peters Car Park, Gordon Road	WIN22	30	30	0	0
Winchester	Station Multi Storey Car Park, Winchester	WIN27	16	16	0	0
Winchester	Station Brassey Road Car Park, Winchester	WIN28	4	4	0	0
Total			288	279	0	9

- * 5 units permitted since SHELAA (Oct 2021) and included in 'commitments'
- ** Part of land allocated by Denmead Neighbourhood Plan (policy 2iv), 10 units included in 'commitments'
- *** Part of land allocated by Local Plan Part 2 (policy NA2), 10 units included in 'commitments'.
- **** Excludes 3 dwellings already permitted under ref: 17/02944/FUL

Table 3.7 Housing Trajectory 2011 – 2030/31

Local Plan Housing Trajectory	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	TOTAL
Commitments (Large)												298	334	228	164	160	288	281	170	49	1972
Small sites												78	78	78	78	79	0	0	0	0	391
SHELLA												55	56	56	56	0	0	0	0	2	181
Strategic Allocs												580	607	555	535	535	485	485	460	410	4652
Windfall												0	0	0	70	70	70	70	70	70	420
Total Projected Completions												1011	1126	1139	885	835	748	722	570	537	9554
Total Past Completions	317	204	470	262	421	555	547	810	636	798	1141										6161
Cumulative Completions	317	521	991	1253	1674	2229	2776	3586	4222	5030	6125	7214	8340	9479	10364	11199	11947	12669	13239	13776	13776
Annual Average	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12500
MONITOR - dwellings above or below cumulative average	-308	-729	-884	-1247	-1451	-1521	-1599	-1414	-1403	-1220	-750	-286	215	729	989	1199	1322	1419	1364	1276	1276
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	722	734	748	743	753	747	708	661	594	504	427	325	184	-85	-739	

Graph 3.8 Winchester Housing Trajectory 2011 – 2022



Appendix 4 – Local Plan Part 1

Figure 4.1 Net Completions on Previously Developed Land and Greenfield Land (2011/12 – 2021/22)

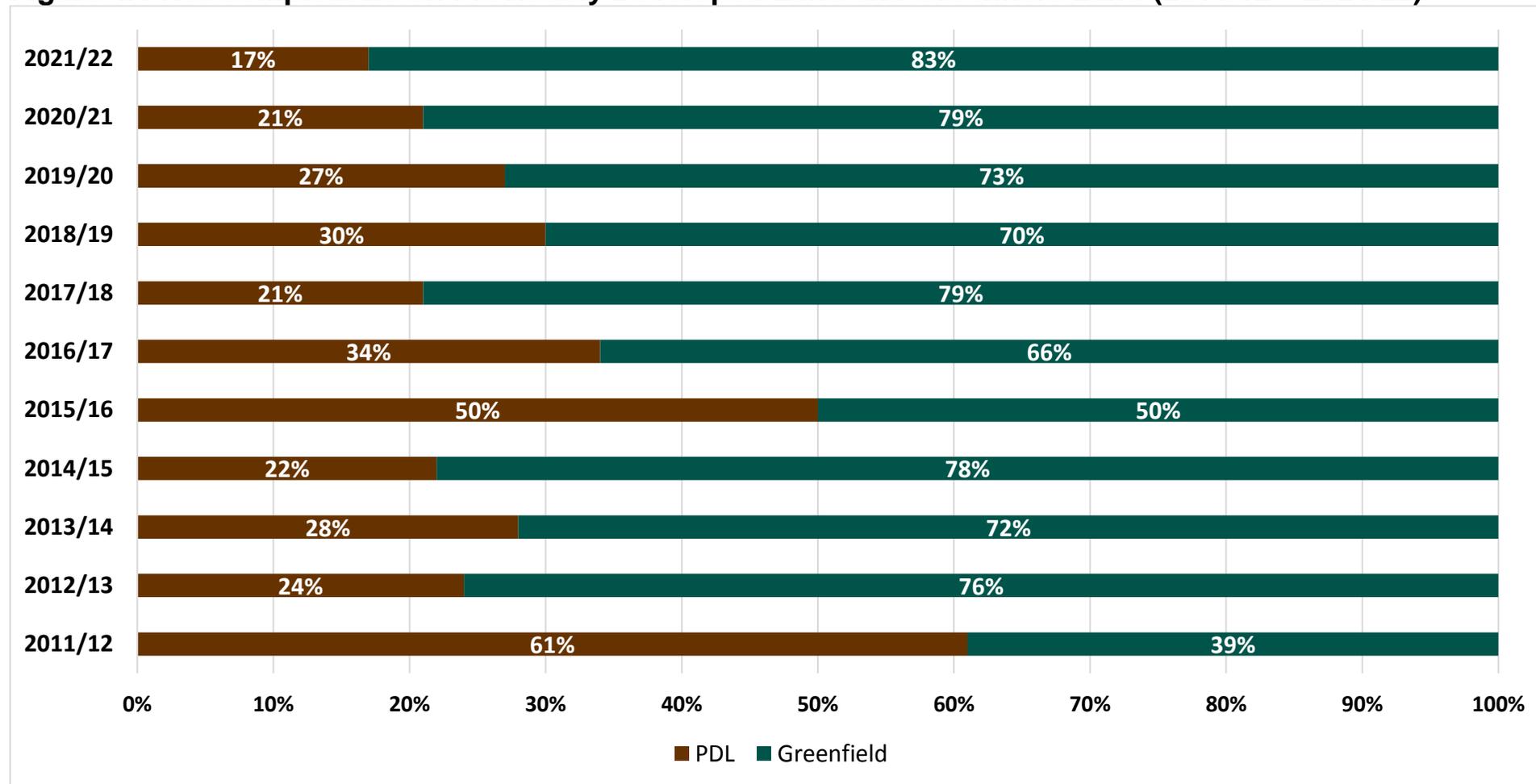


Table 4.2 Housing Completions by plan area 2011 – 2022

Plan Area											
AMR Year	Market Towns and Rural Areas				South Hampshire Urban Areas			Winchester Town		South Downs National Park	Total
	MTRA2	MTRA3a	MTRA3b	MTRA4	SH1	SH2	SH3	WT1	WT2	SDNP	
2011-2012	70	12	6	27	49	28	0	77	0	45	314
2012-2013	71	26	8	3	5	14	0	28	0	49	204
2013-2014	85	29	11	54	0	107	0	184	0	17	487
2014-2015	56	42	2	9	0	93	0	60	0	17	279
2015-2016	139	10	8	5	0	76	0	183	0	9	430
2016-2017	356	3	17	27	0	131	0	0	21	23	578
2017-2018	123	16	34	79	0	121	0	94	80	13	560
2018-2019	181	32	26	86	0	178	0	184	93	39	819
2019-2020	242	23	9	31	0	180	4	62	65	11	627
2020-2021	288	6	28	13	-1	91	211	95	67	6	798
2021-2022	281	12	3	42	0	109	324	286	76	8	1141
Total	1892	211	152	376	53	1128	539	1253	402	237	

Table 4.3 Net Dwelling completions by number of bedrooms (2011/12 – 2021/22)

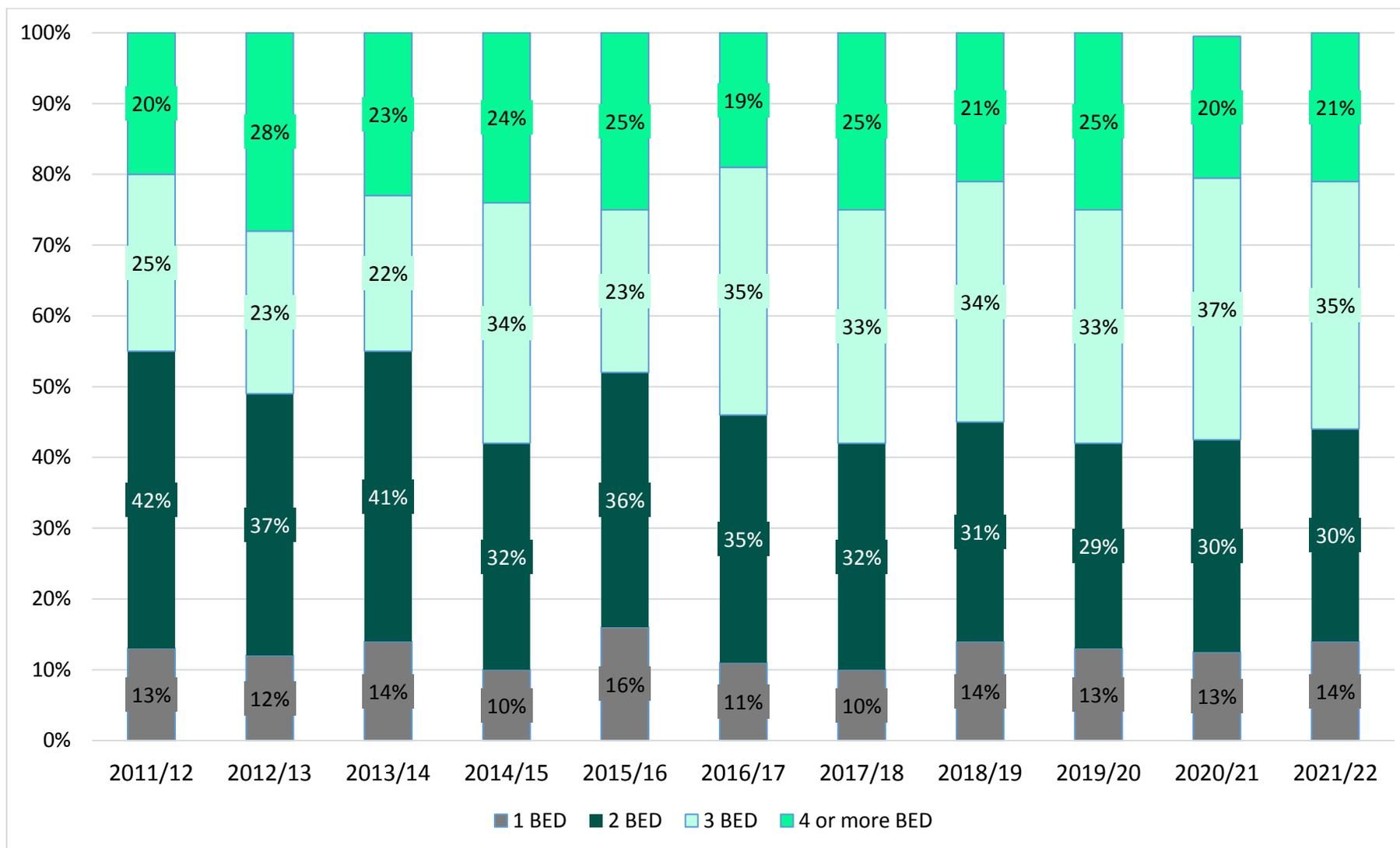


Table 4.4. Average density of new dwellings per hectare (2011/12 – 2021/22)

Monitoring Year	Average Density Density of new dwellings (dph)
2011/12	32
2012/23	23
2013/14	32
2014/15	31
2015/16	49
2016/17	41
2017/18	31
2018/19	31
2019/20	38
2020/21	43
2021/22	28

Table 4.5 Affordable net dwelling completions (2021 – 2022)

Address	Completions (net)
LAND AT MARTIN STREET MARTIN STREET	16
ALBANY FARM LAND AT WINCHESTER ROAD	15
LAND TO THE EAST OF TANGIER LANE	19
SANDYFIELDS NURSERIES MAIN ROAD	13
LAND BOUNDED BY TANNERS LANE & KIDMORE LANE & ANMORE ROAD	10
LAND OFF BURNET LANE	35
BEREWOOD PHASE 9A WEST OF MARRELSMOOR AVENUE	12
BEREWOOD PHASE 10A SOUTH OF MARRELSMOOR AVENUE	17
BEREWOOD PHASE 3A EAST OF NEWLANDS AVENUE NEWLANDS AVENUE	15
NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	10
NORTH WHITELEY URBAN EXTENSION PHASE 1 B2 LAND TO THE NORTH AND EAST OF WHITELEY LANE	43
NORTH WHITELEY URBAN EXTENSION PHASE 1 B1 LAND TO THE NORTH OF BRIDGE FARM BOTLEY ROAD	83
1 TO 34 LAND TO THE REAR OF SCHOOL ROAD	8
HAMPSHIRE CONSTABULARY HEADQUARTERS ROMSEY ROAD	95
BARTON FARM ANDOVER ROAD	32
LAND AT STANMORE ESTATE NORTH OF STANMORE LANE	2
THE VALLEY LAND AT STANMORE LANE	66
LAND AT STANMORE ESTATE NORTH OF STANMORE LANE	9
TRINITY BRADBURY HOUSE DURNGATE	11
14 CHESIL STREET	-1
165 HIGH STREET	1
Total	511

Figure 4.6 Net dwelling completions split by affordable housing and market rate (2011/12 – 2021/22)

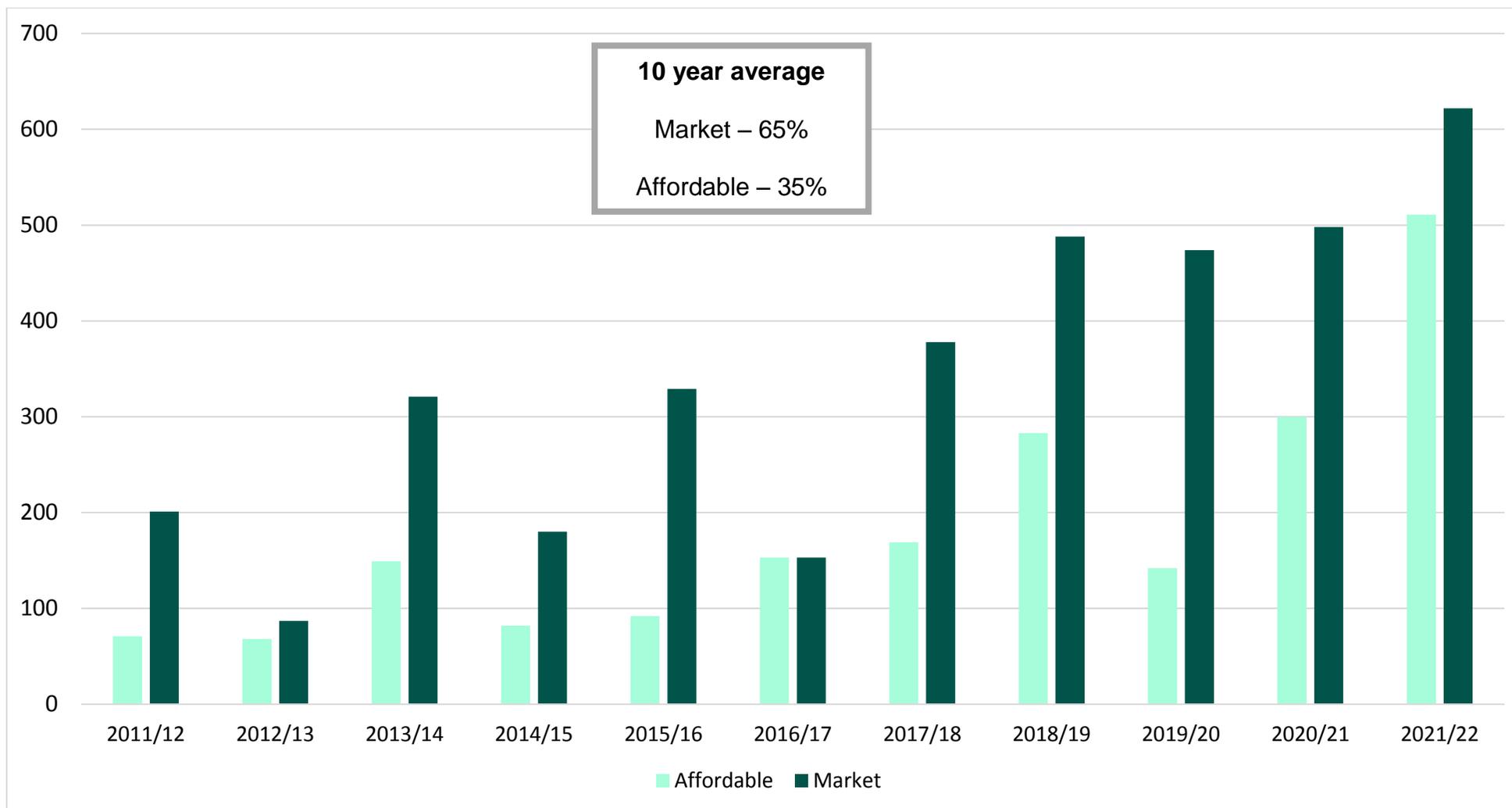


Table 4.7 Open Space Fund Receipts (2011/12 – 2021/22)

Monitoring Year	Open Space Fund Receipts
2011 – 2012	£332,337
2012 – 2013	£378,409
Monitoring Year	Open Space Fund Receipts
2013 – 2014	£231,987
2014 – 2015	£99,114
2015 - 2016	£108,635
2016 - 2017	£153,022
2017 - 2018	£91,899
2018 - 2019	£266.63
2019 -2020	£56,032.20
2020-2021	£0
2021-2022	£0

Table 4.8 Employment gains and losses by type (2011 – 2022)

Monitoring Year	Employment Use								Net Total m ²
	B1		B2		B8		Total		
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	
2011/12	1,387	1,122	0	1,050	277	0	1,664	2,172	-508
2012/13	2,676	1,788	0	0	0	297	2,676	2,085	+591
2013/14	2,059	634	332	1,564	227	0	2,618	2,198	+420
2014/15	510	6,227	2,095	786	0	376	2,605	7,389	-4784
2015/16	719	1,909	600	0	618	1,408	1,937	3,317	-1380

2016/17	275	11,319	481	0	2,000	0	2,756	11,319	-8563
2017/18	0	3,505	4,562	2,935	0	0	4,562	6,440	-1878
2018/19	0	414	0	760	0	1,194	0	2,368	-2368
2019/20	2,423	2,168	543	0	1,212	0	15,874	2,168	+13,706
2020/21	17,333	2,283	5,737	690	0	2,966	23,070	5,939	+17,131
2021/22	3145	1886	362	0	0	0	3507	1886	+1621

Table 4.9 Amount of employment floor space gains completed by type (2021-2022)

Reference	Type	Address	Description	Size (m ²)
322	B1-8	PITT DOWN FARM	CHANGE OF USE FROM AGRICULTURAL TO B1/B8 USE	2520
324	B1C	FRONT DEPOT	REDEVELOPMENT FOR REPLACEMENT 3 BAY INDUSTRIAL UNIT	625
333	B2	LONG ACRES FARM	CHANGE OF USE FROM AGRICULTURAL TO B2 INDUSTRY	362
Total			3507m²	

Table 4.10 Amount of employment floor space loss by type (2021 – 2022)

Application Reference	Type	Address	Description	Loss
18/01000/FUL	B1(c)	28 THE DEAN ALRESFORD	ERECTION OF 2 DETACHED 3 BED HOUSES FOLLOWING DEMOLITION OF THE EXISTING FACTORY	416
17/02306/FUL	B1(a)	BENNETT HOUSE AND THE OLDE FORGE THE DEAN ALRESFORD	REDVELOPMENT OF SITE; CONSTRUCTION OF 17 RESIDENTIAL DWELLINGS AND OFFICE BUILDING. CONV OF OLD FORGE TO 3 RESIDENTIAL	200
334	B1A	CAVENDISH CENTRE	REDEVELOPMENT FOR MIXED USE INCLUDING B1A OFFICES	1270
Total			1886m²	

HBIC Priority habitats

4.11 Extent of Priority habitats (as at 31st March 2022)

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2020/21 WCC area (ha)	Change in area (ha)
Grasslands							
Lowland Calcareous Grassland	Comprehensive	2,026	0.52	346	0.52	346	0
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	3,710	0.96	14	0.02	9	5
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	1,511	0.39	296	0.45	292	4
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1,593	0.41	91	0.14	89	2
Heathlands							
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	12,157	3.13	2	0.00	2	0

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2020/21 WCC area (ha)	Change in area (ha)
Woodland, wood-pasture and parkland							
Lowland Beech and Yew Woodland	Not complete. Ongoing work to distinguish from Lowland Mixed Deciduous Woodland.	444	0.11	35.4	0.05	35	0
Lowland Mixed Deciduous Woodland	Ongoing work as all ancient/non ancient woodland has been included yet not all has been surveyed for qualifying NVC types. Also ongoing to remove small clumps.	35,485	9.13	5,948	9.00	5,933	15
Wet Woodland	Fairly complete. Areas will exist in LMDW that are not yet surveyed for qualifying types.	2,205	0.57	239	0.36	238	1
Wood-Pasture and Parkland	Not complete. Further work needed to classify this habitat within historic parkland.	5,487	1.41	118	0.18	119	-1

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Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2020/21 WCC area (ha)	Change in area (ha)
Arable, orchards and hedgerows							
Arable Field Margins	Incomplete. Figures only show SINC's on arable land designated for rare arable plant assemblages.	[94]	[0.02]	[2.2]	[0.00]	[2]	[0]
Open Mosaic Habitats on Previously Developed Land	No comprehensive evaluation yet carried out. Two sites with HBIC field surveys.	33	0.01				
Hedgerows	No comprehensive information for Priority hedgerows. All hedgerows mapped as linear features (km).	[16,448]	n/a	[3,036]	n/a	[3,036]	[0]
Traditional Orchards	Work to be undertaken to incorporate areas recently identified by PTES.	0	0.00				
Open waters							
Ponds	No comprehensive information yet available.	83	0.02				
Rivers	Incomplete data. Figures for Chalk Rivers now digitised from latest OSMM polygons as Ha not from EA linear (km) as previously.	585	0.15	121	0.18	121	0

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2020/21 WCC area (ha)	Change in area (ha)
Wetlands							
Coastal and Floodplain Grazing Marsh	Work ongoing to verify all qualifying grazing marsh. Some overlap with Lowland Meadows and with Purple Moor Grass and Rush Pastures.	7,776	2.00	907	1.37	1,195	-288
Lowland Fens	Comprehensive.	1,909	0.49	5	0.01	6	-1
Reedbeds	Not complete as OSMM translation inaccurate in places.	251	0.06	19.9	0.03	20	0
Coastal							
Coastal Saltmarsh	Near comprehensive, ongoing checking with OSMM and APs..	888	0.23	2	0.00	2	0
Coastal Sand Dunes	EA data partly verified.	47	0.01				
Coastal Vegetated Shingle	Comprehensive.	215	0.06				
Intertidal Mudflats	Near comprehensive, ongoing checking with OSMM and APs.	4,234	1.09	6	0.01	6	0
Maritime Cliff and Slopes	Comprehensive.	41	0.01				
Saline Lagoons	Comprehensive.	72	0.02				
Marine							
Seagrass Beds	Comprehensive. Data from HIOWWT incorporated.	348	0.09				
Total		81,100	20.88	8,150	12.33	8,413	-263

Summary:

Despite on-going problems correcting the OSMM translation and issues with the habitat data capture tool most significant errors were corrected, but there still remain a few.

Some areas of Floodplain and Grazing Marsh were removed because they mostly lie outside of the flood zone modelled by EA and/or are now arable.

The integration of a layer of Seagrass beds from the HIOWWT has increased the area of

Seagrass Beds and decreased the area of Intertidal Mudflats.

The gain of 5ha of acid grassland is an error caused by the habitat data capture tool which led to habitat information in the database being linked to wrong polygon. This will be corrected next time round.

Notes:

1. The Hampshire and district totals of Priority habitat are the sum of the individual Priority habitat types (excluding Arable Field Margins). This is not the total area of land covered by Priority habitat within Hampshire and each district because some Priority habitat types overlap and hence are double counted (e.g. Coastal and Floodplain Grazing Marsh may overlap Lowland Meadows or Purple Moor Grass and Rush Pastures).
2. Because the total area of Priority habitat may include areas when habitats overlap the % of the district area covered by Priority habitat may be slightly over-exaggerated.
3. Minor changes in area might not always reflect real change but are results of a rounding of figures.

4.12 Extent of Nature Conservation Designations (as at 31st March 2022)

Designation	Combined Hants sites (no)	Combined Hants area (ha)	Combined Hants area (%)	WCC sites (no)	WCC area (ha)	WCC area (%)	2020/21 WCC area (ha)	Change (ha)
LNR	70	0	0	9	103	0.16	103	0
NNR	10	0	0	2	103	0.16	103	0
RAMSAR	6	4	0	1	23	0.03	23	0
SAC	13	4	0	2	182	0.28	182	0
SPA	11	4	0	1	23	0.03	23	0
SSSI	131	5	0	18	1,313	1.99	1,313	0
Stat Sites Combined	241	5	0	33	1,365	2.06	1,365	0
SINC	4,119	35,723	0	695	6,463	9.78	6,465	-2

Summary:

1. There were no changes to statutory sites during 2021/22.
2. For details of any new, amended and deleted SINCs see tables 22G, H & I.

Notes:

1. The areas total for 'Statutory sites combined' may not equal the total for each of the individual statutory site designations because there is often an overlap between statutory designations.

4.13 Statutory Designated Sites (as at 31st March 2022)

Designation	Site Name	Area (ha) within district
LNR	Berry Coppice	2.99
LNR	Bishops Waltham Branch Line	1.62
LNR	Claylands	5.78
LNR	Crab Wood	37.75
LNR	Dundridge Meadows	7.48
LNR	Gull Coppice	7.12
LNR	Round Coppice	6.35
LNR	Shawford Down	19.65
LNR	The Moors, Bishops Waltham	14.47
NNR	Beacon Hill	40.06
NNR	Old Winchester Hill	62.82
Ramsar	Solent & Southampton Water	22.92
SAC	River Itchen	158.14
SAC	Solent Maritime	24.00
SPA	Solent & Southampton Water	22.92
SSSI	Alresford Pond	30.17
SSSI	Beacon Hill, Warnford	46.45
SSSI	Botley Wood and Everett's and Mushes Copses	352.69
SSSI	Cheesefoot Head	13.41
SSSI	Crab Wood	73.00
SSSI	Galley Down Wood	16.65
SSSI	Hook Heath Meadows	5.86
SSSI	Lye Heath Marsh	4.37
SSSI	Micheldever Spoil Heaps	5.37
SSSI	Old Winchester Hill	66.17
SSSI	Peake Wood	17.75
SSSI	Ratlake Meadows	0.00
SSSI	River Itchen	575.57
SSSI	River Test	4.26
SSSI	St. Catherine's Hill	43.03
SSSI	The Moors, Bishop's Waltham	27.99
SSSI	Upper Hamble Estuary and Woods	24.00
SSSI	Waltham Chase Meadows	6.36

4.14 Extent of Priority habitats within Designated Sites (as at 31st March 2022)

Designated Sites	Combined Hants area (ha)	Combined Hants area (%)	WCC (ha)	WCC area (%)	2020/21 WCC area (ha)	Change area (ha)
Statutory sites combined	39,401	48.6	1,097	13.5	1,093	5
SINC	22,187	27.4	3,887	47.7	3,851	36
Total combined	60,756	74.9	4,943	60.7	4,904	39

Summary:

1. Approx. 61% of Priority habitat in Winchester lies within designated sites.

Notes:

1. Total Priority habitat in Winchester as at 31st March 2022 = 8,150ha.

4.15 Conditions of Sites of Special Scientific Interest (SSSIs) (as at 31st March 2022)

Condition	Combined Hants area (ha)	Combined Hants area (%)	WCC area (ha)	WCC area (%)	2020/21 WCC area (ha)	Change in area (ha)
Favourable	23,773.52	47.0	416.65	31.7	410.77	5.88
Unfavourable Recovering	21,263.37	42.1	615.52	46.9	627.09	-11.57
Unfavourable no Change	3,638.84	7.2	181.92	13.9	181.92	0.00
Unfavourable Declining	1,860.47	3.7	91.29	7.0	85.60	5.69
Part Destroyed	6.34	0.0	0.00	0.0	0.00	0.00
Destroyed	17.44	0.0	7.80	0.6	7.80	0.00
Grand Total	50,559.97	100.0	1,313.17	100.0	1,313.17	0.00

Notes:

1. Although data has been provided by Natural England the total amount of SSSI may differ from NE figures because NE do not always assign a portion of an SSSI to the correct District where the majority of that SSSI occurs within another District, whereas HBIC are able to clip the SSSI management units directly to the district boundaries.
2. Any change in area is due to NE re-digitising boundaries. The number of SSSIs remains the same.

4.16 Extent of changes to SINCs observed and recorded between 1st April 2021 and 31st March 2022

SINCs	Hants sites (no)	Hants sites (area)	WCC sites (no)	WCC sites (area)
Total sites (2020/21)	4,109	35,742.43	695	6,464.74
New Sites	11	28.39		
Amended Sites	12	-46.51	3	-2.02
Deleted sites	1	-0.92		
Total sites (2021/22)	4,119	35,723.39	695	6,462.72
Net change	10	-19.04		-2.02
% change in area		-10.27		-0.03

Notes:

1. Data extracted from HBIC SINC layer and database between 1st April 2021 and 31st March 2022.

2. The totals in the previous report were not correct – see Section 1.2.6. This report now uses the correct figures.

The gain of one SINC from last year's number (694 → 695) can be explained by the splitting of the SINC 'Meadow between Disused Railway & River Meon' (WC0342) and a new SINC 'Meadow West of Deer Lodge' (WC0828) being created in 2019/20. In the database this SINC was marked as amendment, not as new, and so wasn't picked up.

New SINC approved between 1st April 2021 and 31st March 2022

No new SINC in Winchester City Council were approved during 2021-2022.

Deleted SINC approved between 1st April 2021 and 31st March 2022

No SINC in Winchester City Council were deleted during 2021-2022.

4.17 Major amendments to SINC between 1st April 2021 and 31st March 2022

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

Appendix 5 – LPP1 & LPP2 Policies used in refusals during the monitoring period 2021-2022

Spatial Strategy – Market Towns and Rural Area	
MTRA2 Market Towns and Larger Villages	2%
MTRA3 Other Settlements in the Market Towns and Rural Area	21%
MTRA4 Countryside	43%
Active Communities	
DM1 Location of New Development	19%
DM4 Gypsies, Travellers and Travelling Showpersons	7%
DM5 Protecting Open Areas	2%
Economic Prosperity	
DM10 Essential Facilities and Services in the countryside	5%
DM12 Equestrian Development	2%
DM13 Leisure and recreation in the countryside	5%
High Quality Environment	
DM15 Local Distinctiveness	33%
DM16 Site Design Criteria	52%
DM17 Site Development Principles	17%
DM18 Access and Parking	10%
DM19 Development and Pollution	2%
DM20 Development and Noise	12%
DM23 Rural Character	31%
DM24 Special Trees, Important Hedgerows and Ancient Woodlands	7%
DM27 Development in Conservation Areas	7%
DM28 Demolition in Conservation Areas	2%
DM29 Heritage Assets	14%
DM33 Shopfronts	2%
DM34 Signage	2%
Development Strategy	
DS1 Development Strategy and Principles	12%
Active Communities	
CP5 Sites for Gypsies, Travellers and Travelling Showpeople	10%
CP6 Local Services and Facilities	2%
CP7 Open Space, Sport and Recreation	2%
CP13 High Quality Design	26%
CP15 Green Infrastructure	24%
CP16 Biodiversity	45%
CP17 Flooding	7%
CP18 Settlement Gaps	2%
CP20 Heritage and Landscape Character	17%
TR6 Planning Applications	2%
TR7 Design guidance and Site Layout	2%
Village Design Statement/Neighbourhood Design Plan/Neighbourhood Design	17%
North Itchen Downs Landscape Character Area Assessment 2004	2%

Appendix 6 Traveller Pitch/Plot Availability**Table 6.1 Gypsy and Traveller Consents (Permanent) Since 2016 GTAA**

Year	Site	Details	Pitches
Sept 2016 – Aug 2017			
	Riverside, Highbridge Road , Highbridge	Consent granted 17 Nov 2016 (16/01993/FUL)	1
	Woodley Farm, Alma Lane, Lower Upham	Appeal allowed 05 Dec 2016 (APP/L1765/W/15/3131614)	1
	Barn Farm, The Lakes, Swanmore	Appeal allowed 10 Mar 2017 (APP/L1765/W15/3141334)	5
	Stablewood Farm, The Lakes, Swanmore	Consent granted 17 Jul 2017 (17/00764/FUL)	1
	Joymont Farm, Curdridge Lane	Consent granted 16 Aug 2017 (17/00789/FUL)	1
2016-17 TOTAL			9
Sept 2017 – Aug 2018			
	Bowen Farm, Wangfield Lane, Curdridge	Consent granted 02 Feb 2018 (17/02504/FUL)	1
	Ourlands, Land East of Mayles Lane, Knowle	Consent granted 19 Apr 2018 (17/02212/FUL)	3
	Adjacent Berkeley Farm, Durley Street, Durley	Appeal allowed 16 Jul 2018 (APP/L1765/W/17/3184059)	4
2017-18 TOTAL			8
Sept 2018 – Aug 2019			
	Old Piggery, Firgrove Lane, North Boarhunt	Consent granted 01 Nov 2018 (18/01691/FUL)	4
	Riverside, Highbridge Road, Highbridge	Consent granted 24 May 2019 (19/00516/FUL)	1
	Gold Oaks Farm, Alma Lane, Upham	Consent granted 04 Jun 2019 (19/00493/FUL)	1
	Fir Tree Farm, Shirrell Heath	Consent granted 24 Jun 2019 (17/02213/FUL)	3
	Straightpath Paddock, Shedfield	Consent granted 28 Jun 2019 (18/01264/FUL)	2
	Willow Park, The Lakes, Swanmore	Appeal allowed 10 Jul 2019 (APP/L1765/C/17/3190135)	2
2018-19 TOTAL			13
Sept 2019 – Aug 2020			
2019-20 TOTAL			0
Sept 2020 – Aug 2021			
	Southwick Ranch, North Boarhunt	Appeal allowed 08 Dec 2020 (APP/L1765/C/19/3230601)	1
	Straightpath Paddock, Shedfield	Consent granted 26 May 2021 (20/02243/FUL)	3
2020-21 TOTAL			4
Sept 2021- Aug 22			1

	Little Ranch, Fishers Pond	Consent granted 26.1.2022 (19/01007/FUL)	1
2021-22 TOTAL			1
2016-2022 TOTAL			35

6.2 Travelling Showpersons' Consents (Permanent) Since 2016 GTAA

Year	Site	Details	Pitches
Sept 2016 – Aug 2017			
	Plot 1, The Nurseries, Shedfield	Consent granted 19 Sep 2016 (16/00752/FUL)	2
	Plot 2, The Nurseries, Shedfield	Consent granted 21 Dec 2016 (16/00952/FUL)	1
	Plot 5, The Nurseries, Shedfield	Consent granted 21 Dec 2016 (16/00956/FUL)	1
2016-17 TOTAL			4
Sept 2017 – Aug 2018			
2017-18 TOTAL			0
Sept 2018 – Aug 2019			
2018-19 TOTAL			0
Sept 2019 – Aug 2020			
2019-20 TOTAL			0
Sept 2020 – Aug 2021			
2020-21 TOTAL			0
Sept 2021- Aug 2022			
2021-22 TOTAL			0
2016-2022 TOTAL			4

Table 6.3 Gypsy and Traveller Pitch Supply at Sept 2022

Site Type	Source	Pitches
Vacant sites	Tynefield, Whiteley	8*
Windfall	Current applications, Traveller DPD policies TR5 & TR6	3
TOTAL SUPPLY		11

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

Table 6.4 Travelling Showpersons' Plot Supply at Sept 2021

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

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

Appendix 7 - Community Infrastructure Levy (CIL)

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

Year	Total collected (£)	Admin (up to 5% of collected) (£)	Paid to Parish Councils and WTA (£)	Paid to Hampshire County Council (£)	Retained by WCC (£)
2015/16	674,000	33,700	101,100	134,800	404,400
2016/17	2,119,973	105,998	319,042	401,260	1,293,673
2017/18	2,883,033	141,651	430,136	565,311	1,745,935
2018/19	3,187,405	159,370	480,267	439,451	2,108,317
2019/20	4,314,673	435,594	431,686	0	3,447,393
2020/21	3,716,100	185,805	558,438	0	2,971,857
2021/22	2,783,304	139,165	472,970	0	2,222,324
Total	16,895,184	1,062,118	2,320,669	1,540,822	11,971,575

Table 7.2 Amount of CIL funding spent on the projects in the monitoring year (2021/22)

Project	Amount Spent
Durngate Flood Prevention Scheme	£345,894 (from a total of £800,000 allocated in 2019/20)
Sports Pavilion Improvements at Colden Common Recreation Ground	£25,650 (from a total of £90,000 allocated in 2020/21)
Car Parking facility for St Swithun's Church Headbourne Worthy	£42,104 (from a total of £50,000 allocated in 2020/21)
Traffic Calming/signing at Lower Upham	£25,000
Chilcomb sports pavilion	£93,618 (from a total of £135,000 allocated and part paid in 2019/20)
Winchester wayfinding signs	£6,000
Total Spent	£538,266