

# **YOUR PLACE YOUR PLAN.**

Winchester District Local Plan

**Winchester District  
Authorities Monitoring Report**

**1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2023**



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**PLAN**



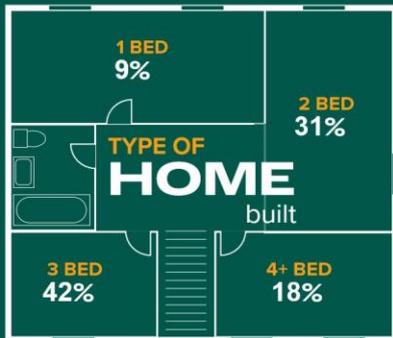
Planning applications  
**APPROVED**  
**95%**

Housing Land **SUPPLY**  
Winchester District

**7.3yrs**



**BUILD**



**NEW COMMERCIAL FLOOR SPACE**

**3,810m<sup>2</sup>**



**NEW HOMES TEAM**

**18** complete



**NEW HOMES TEAM**

**136**

in construction



**CONTRIBUTE**

**CIL FUNDING**  
spent on projects in the district:

**£750,458**

- WINCHESTER PLAYGROUND IMPROVEMENTS
- SPORTS PAVILION IMPROVEMENTS
- NEW ALRESFORD OUTDOOR GYM
- COMMUNITY HUB AND CAFE
- WHITELEY SKATE PARK IMPROVEMENTS



# 1. Introduction and Background

- 1.1 This Authorities Monitoring Report (AMR) for the Winchester District covers the period 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities to produce monitoring reports on at least a yearly basis. The main purpose of the AMR is to monitor the:
- effectiveness of the policies set out in the local development documents; and
  - progress of preparing and adopting the local development documents that are set out in the Local Development Scheme.
- 1.2 The National Planning Policy Framework (NPPF) also sets out that Local Planning Authorities should identify and maintain a five-year supply of deliverable sites for housing. This AMR therefore includes an assessment of the five-year housing land supply for the period April 2023 to March 2028. In accordance with Government advice, assessments should be forward looking, which is why a second assessment is included for the period between April 2024 and March 2029. References to the NPPF in this document relate to the September 2023 NPPF update. Changes arising from the Dec 2023 will be addressed in the next AMR.
- 1.3 The AMR can be used to;
- Review actual progress against the LDS timetable (the timetable for producing a new Local Plan). List any adopted or approved Development Plan Documents (DPDs) or SPDs that were listed in the LDS;
  - Identify where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy;
  - Specify the number of net additional dwellings (including affordable dwellings) during the report period and since the policy began in any part of the area as relevant;
  - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made;
  - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012;
  - Detail action taken under the Duty to Co-operate requirements during the report period; and
  - Provide a commentary on the progress of local development documents, including any changes in the timetable set out in the LDS.
- 1.4 Although monitoring information can now be provided via a number of reports, it has been considered in Winchester that it is most practical to continue to produce a single report on

an annual basis by the end of the December. This reflects the availability of data, much of which is not available until the autumn following the end of the financial year.

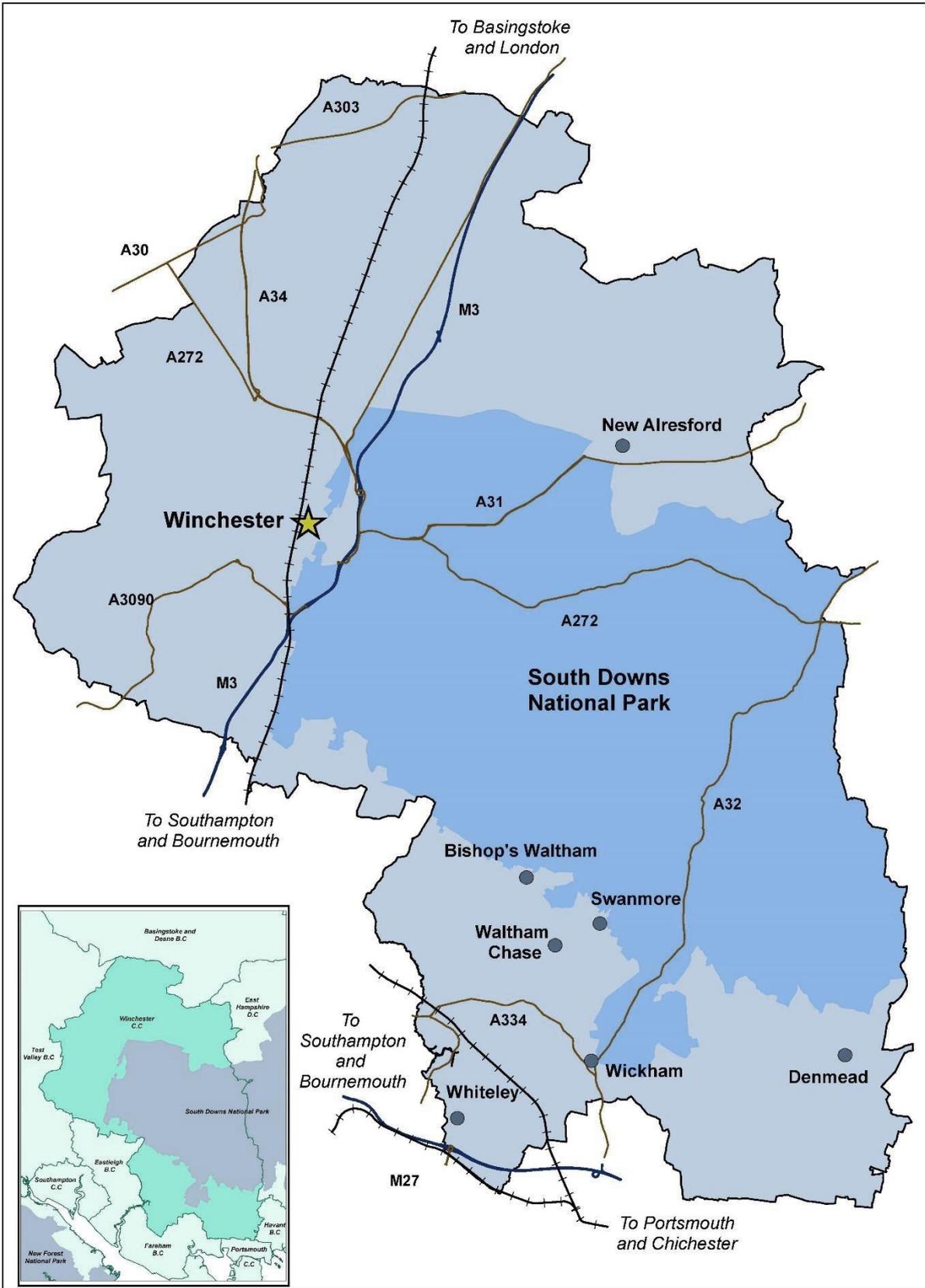


Figure 1: Winchester City Council Boundary (Light Blue Area covered by the AMR)

## **2. Monitoring Policy Progress**

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

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

2.2.1 Although outside of the monitoring period, it is important to report in the AMR on any adjustments that have been made to the timetable for the preparation and the adoption of the Local Plan. The Local Development Scheme (LDS) was updated in August 2023. For more information please click the following link: [Local Development Scheme \(LDS\) 2023 - Winchester District Local Plan](#). The LDS at the time during the monitoring period, did not specify any DPDs for approval or adoption during this monitoring period and no DPDs have been approved or adopted during this time.

### **2.3 Adopted Development Plan Documents (DPD)**

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

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

#### **2.3.2 Local Plan Part 2: Development Management and Site Allocations**

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

#### **2.3.3 Gypsy, Traveller and Travelling Showpeople Development Plan Document**

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

### **2.3 Neighbourhood Planning**

2.4.1 The Localism Act 2011 introduced Neighbourhood Planning as a way for communities to decide the future of their areas through community-led planning policy documents. The Neighbourhood Plans can include planning policies and allocations of land for different uses. Neighbourhood Plans can be produced by town or parish councils in consultation with their communities, but must be in conformity with the NPPF and local planning policy. There is only one 'made' Neighbourhood Plan within the District and that is Denmead – which can be viewed [here](#). Monitoring of these Plans can be found in Chapter 8 of this AMR.

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

- 2.4.1 The Government is very clear that in order to be effective plans need to be kept up-to-date. The National Planning Policy Framework states policies in Local Plans and Spatial Development Strategies should be reviewed to assess whether they need updating at least once every 5 years and should then be updated as necessary. Local Plans should cover a minimum of 15 years from the date of adoption. The time period that the Local Plan covers therefore needs to align itself with the above requirement.
- 2.4.2 In view of the above, the time period that the new Local Plan covers has been extended from 2039 to 2040 in order to take in account the adjustments that have been made to the timetable for preparing the Local Plan and to ensure that it covers 15 years from the date of adoption. The Local Plan covers the administrative area of Winchester City Council except for that part within the South Downs National Park, which has adopted its own Local Plan.
- 2.4.3 The Regulation 18 draft Local Plan Consultation took place between 2nd November and 14th December 2022 and was accompanied by a new standalone Local Plan website, linked [here](#).
- 2.4.4 Although outside of the monitoring period, Cabinet agreed a 2023 SHELAA on 18th June 2023.

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

- 2.5.1 Supplementary Planning Documents (SPDs) provide further details, guidance and principles on Local Plan policies. SPDs are material considerations when processing planning applications and development proposals in the District and have to be considered when making a planning decision. The Council has numerous SPD's currently adopted covering a range of topics, linked [here](#).
- 2.5.2 Village and Neighbourhood Design Statements (VDS/NDS) are produced by local groups within each parish or neighbourhood and then adopted by the Council as a SPD. Littleton VDS went to consultation in January/February 2023 and was adopted outside of the monitoring period in September 2023. The Micheldever VDS was adopted in October 2022.

### **2.5.3 Table 1 VDS and SPD progress 2022 - 2023**

Document	Status
<b>VDS Adopted or formally consulted within monitoring year</b>	
Littleton	Consultation: January/February 2023 Adopted: although outside of the monitoring period - the Littleton VDS was adopted in September 2023
Micheldever VDS	Adopted: October 2022
<b>SPDs currently being developed</b>	
Soberton VDS and Compton & Shawford	

## 2.6 Self and Custom Build Register

- 2.6.1 The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 2.6.2 The monitoring year for the self and custom build register runs from 31st October to 30th October annually and so does not tie in with the monitoring year for the AMR. At 30th October 2023 there were 475 entries on the Winchester City Council Self-Build and Custom Housebuilding Register, comprising total entries 407 (21 new) on Part 1 and 68 (5 new) entries to Part 2.

## **3 Duty to Cooperate and Working in Partnership**

### **3.1 Duty to Cooperate**

- 3.1.1 Section 34 (6) of the Local Planning Regulations 2012 asks for details of actions taken under the 'Duty to Cooperate' requirement during the monitoring period. The Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act 2011) places a legal duty on local planning authorities, county councils, public and prescribed bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Appendix 2 includes a table of all of the DTC meetings that have taken place during the monitoring year.
- 3.1.2 In line with the Regulations, the Council has formally consulted the prescribed organisations during consultation periods on emerging planning documents. The Council has also consulted relevant bodies both formally via public consultation on the Regulation 18 Local Plan and informally in the development of its policies and more recently, discussions on the content of Statement of Common Grounds .
- 3.1.3 A wide variety of liaison and joint working with neighbouring authorities and other organisations has been undertaken under the duty to cooperate.

### **3.2 Joint Working**

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

Experience and information is discussed and joint approaches agreed on strategic planning matters, including the progress of Local Plans, shared technical research and the evidence base. The interpretation of Government advice and emerging policy is also discussed; common approaches have been developed on a number of issues as a result of these meetings.

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

- 3.3.1 Winchester City Council is part of the Partnership for South Hampshire (PfSH). This is a group of authorities which aims to coordinate planning strategy across the area of South Hampshire. This includes the strategic development areas of North Whiteley and West of Waterlooville. Although PfSH has no statutory powers or functions, it works collaboratively with the Solent Local Enterprise Partnership and has a formally constituted Joint Committee. Winchester City Council is actively involved in all aspects of PfSH work, through Planning Officer Group (POG) and Member representation on the Joint Committee and officer working groups on a number of issues. Further details of the meetings that have taken place and details of the Statement of Common Ground and the research that has been commissioned are available on the PfSH website [Home - Partnership for South Hampshire \(push.gov.uk\)](https://www.push.gov.uk)

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

- 3.4.1 WCC is part of the Solent Recreation Mitigation Partnership (SRMP). The Partnership consists of the PfSH authorities, Chichester District Council, the New Forest and South Downs National Park Authorities, Natural England and other key wildlife/conservation bodies. The role of the SRMP is to coordinate implementation of the mitigation measures necessary to address the impact of additional recreational pressure on the Solent Special Protection Areas (SPA) arising from new housebuilding, which would be funded by developer contributions. Contributions have been collected from relevant developments within a 5.6km radius of the SPA.

### **3.5 Cooperation with Neighbouring Local Planning Authorities**

- 3.5.1 The Council has continued to liaise with neighbouring planning authorities on a number of important issues including emerging Local Plans and DPD's from neighbouring authorities
- 3.5.2 The Council also engages with neighbouring authorities specifically under Duty to Cooperate in the provision of new Local Plans and has Statements of Common Grounds with neighbours which will need to be updated before the Council consults on the Regulation 19 Local Plan in Autumn 2024.

3.5.3 The South Downs National Park covers 40% of the area of Winchester District and there continues to be cross – boundary liaison in respect of settlements that are close to or cross the boundary and planning issues that might have an impact on the National Park. The SDNP local plan is now adopted and discussions continue with SDNP in respect of VDS's in settlements that are located partly in the National Park .

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

3.6.1 Strategic sites which cross administrative boundaries are a particular instance where cross-boundary cooperation is important. Sites where liaison has occurred are the continuing development of West of Waterlooville (part in Havant Borough) and planned new developments at North Whiteley, Welborne (in Fareham Borough).

3.6.2 The West of Waterlooville Forum is administered by WCC and includes representatives of Havant Borough Council, Hampshire County Council, Denmead Parish Council and Southwick and Widley Parish Council. The Forum focuses on the development of the new community in detail, particularly community infrastructure and the establishment of community democratic forums. The Joint West of Waterlooville Planning Committee was formed by agreement of Havant Borough Council and Winchester City Council to consider planning applications within the major development area.

3.6.3 The North Whiteley Development Forum has been established to discuss issues relating to the development of this area and includes representatives of Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council, Botley Parish Council, Curdridge Parish Council and Whiteley Town Council.

3.6.4 Welborne is a substantial new development (6000 Dwellings with allocated green space and other infrastructure) planned in Fareham Borough but adjacent to and including significant green infrastructure within Winchester District. Winchester City Council is safeguarding the area of green infrastructure in its development plan (Policy CP18 in the current Adopted Local Plan and Policy NE7 in the draft Regulation 18 Local Plan) under Duty to Cooperate.

### **3.7 Infrastructure Delivery Agencies and Other Bodies**

3.7.1 Hampshire County Council (HCC) is the third largest shire council in the country and delivers a range of public services HCC deals with minerals and waste, education and highway management and is therefore responsible for various issues that affect the Local Plan. It is also the lead local flood authority and deals with countryside, children's services,

social care, libraries and some public health services all of which may need to be considered as part of the planning process.

- 3.7.2 HCC were heavily involved in discussions relating to the delivery of the strategic sites allocated in the LPP1 and the allocation of other sites in the LPP2 and continue to be involved in the development of the emerging new Local Plan.
- 3.7.3 The Marine Management Organisation (MMO) works with Winchester in respect of the part of the River Hamble, which is tidal up as far as Botley and forms part of the boundary of Curdridge Parish.
- 3.7.4 Local Planning Authorities are required to liaise with Local Enterprise Partnerships (LEPs). The Solent LEP has resolved that PfSH should continue to take the lead on strategic planning, in particular developing and updating the Spatial Strategy for the area. From April 2024, the Government's sponsorship and funding of LEPs will cease. The decision is in line with local devolution agenda and provides an opportunity for local leadership to determine local economic strategies and development.
- 3.7.5 Local planning authorities are required to liaise with Local Nature Partnerships (LNPs). The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012 and WCC is now actively engaged with the Local Nature Partnership as a member of the Ecological Network Working Group. WCC is also involved with the Hampshire and Isle of Wight Wildlife Trust on a number of projects on a periodic basis.
- 3.7.6 The table which provides a summary of the main specific actions undertaken during the monitoring year 2022 – 2023 can be found in Appendix 2.

## 4 Housing Land Supply

4.1 This section sets out the 5 year housing land supply situation for the 5-year period from April 2023 to March 2028, and for the period 2024-2029.

4.1.1 This meets the requirement at paragraph 74 of the National Planning Policy Framework (NPPF) to *'identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old'* The detailed information used to compile the 5-year land availability assessment is included in **Appendix 3**, including net completions during the Local Plan period and information on the delivery of large sites, small sites and SHELAA sites. References to the NPPF in this document relate to the September 2023 NPPF update. Changes arising from the Dec 2023 will be addressed in the next AMR.

4.1.2 Comparison of the 5-year requirement with the available supply produces the following results (**see Appendix 3 for full calculation**):

5 Year Land Availability		
	2023-2028 District Total	2024-2029 District Total
Requirement (including 5% buffer)	2,854	2,536
Supply	4,152	3,849
<b>Years supply</b>	<b>7.3 years</b>	<b>7.6 years</b>

4.1.3 The table above shows that there is substantially more than 5 years' supply for both the 2023-2028 and 2024-2029 monitoring periods.

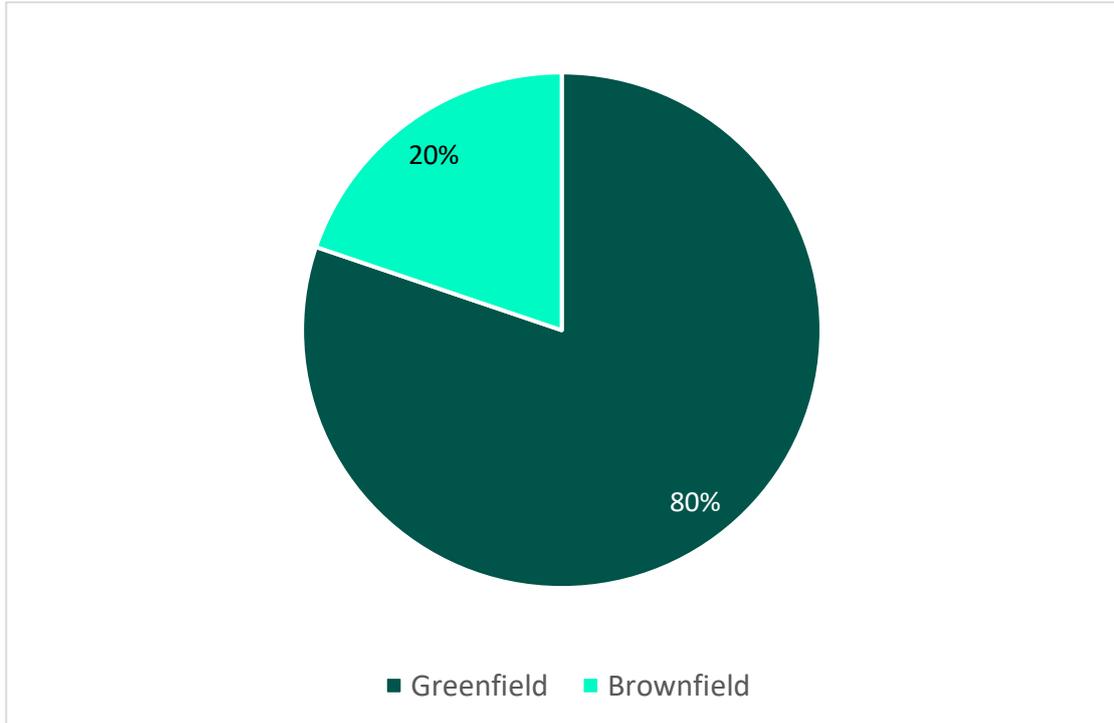
**Table - Full 5 Year Land Availability Calculations**

<b>5 Year Period: 2023-2028</b>			
a	2011- 2023 requirement (housing trajectory & local housing need)		6,623
b	Completions to Apr 2023 (including communal)		7,810
c	Surplus at 2022	(b - a)	1,187
d	Remaining years of Plan		8 years
e	Annual surplus 2023-2031	(c / d)	148
f	5 Year surplus	(e x 5)	742
g	5-year requirement from 2023 (local housing need)	(692 x 5)	3,460
h	5 Year requirement - surplus	(g - f)	2,718
i	Total requirement with 5% buffer	(h + 5%)	2,854
<b>Therefore</b>			
j	Annual requirement for 5 years	(i / 5)	571
k	Supply over 5 years		4,152
l	District 5 year land supply	(k / j)	<b>7.3 years</b>

<b>5 Year Period: 2024-2029</b>			
a	2011- 2024 requirement (Local Plan trajectory & local housing need)		7,315
b	Completions to Apr 2024 (projected, incl. communal)		8781
c	Surplus at 2024	(a - b)	1,466
d	Remaining years of Plan		7 years
e	Annual surplus 2024-2031	(c / d)	209
f	5 Year surplus	(e x 5)	1045
g	5-year requirement from 2024 (local housing need)	(692 x 5)	3,460
h	5 Year requirement - surplus	(f - g)	2,415
i	Total requirement with 5% buffer	(h + 5%)	2,536
<b>Therefore</b>			
j	Annual requirement for 5 years	(i / 5)	507
k	Supply over 5 year period		3,849
l	District 5 year land supply	(k / j)	<b>7.6 years</b>

## 5 Local Plan Part 1: Core Strategy 2013

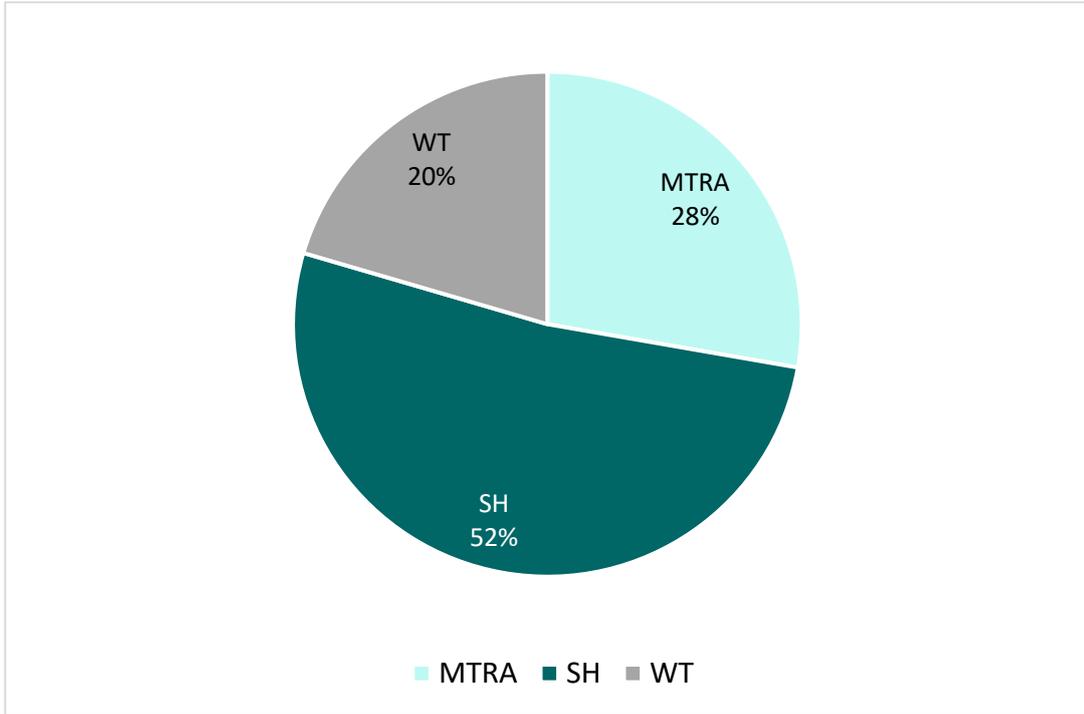
- 5.1** This chapter provides a snapshot on the Council's position in relation to targets from the adopted Core Strategy (2013).
- 5.2** All supporting documentation within this section is available on the website. Please see Appendix 4 for data from 2011 – 2023.
- 5.3** For the full text of the policies and explanatory text please see the following links:
- 5.3.1 Chapters 1 – 3 (Introduction and Background, Profile of Winchester District, Development Strategy) can be viewed [here](#)
- 5.3.2 Chapters 4 – 6 (Spatial Strategy Winchester Town, South Hampshire Urban Areas, Market Towns and Rural Area) can be viewed [here](#)
- 5.3.3 Chapters 7 – 10 ( Active Communities, Prosperous Economy, High Quality Environment, Implementation and Monitoring with appendices) can be viewed [here](#)
- 5.4 Development Strategy**
- 5.4.1 The Council is in the process of updating the Local Plan. Although published outside of the monitoring period, the new draft reg 18 Local Plan contains a glossary of all policy numbers and whether they are new or have replaced existing policies.
- 5.5 Policy DS1 Development Strategy and Principles**
- 5.5.1 **Development on Previously Developed Land (PDL) and Greenfield Land**



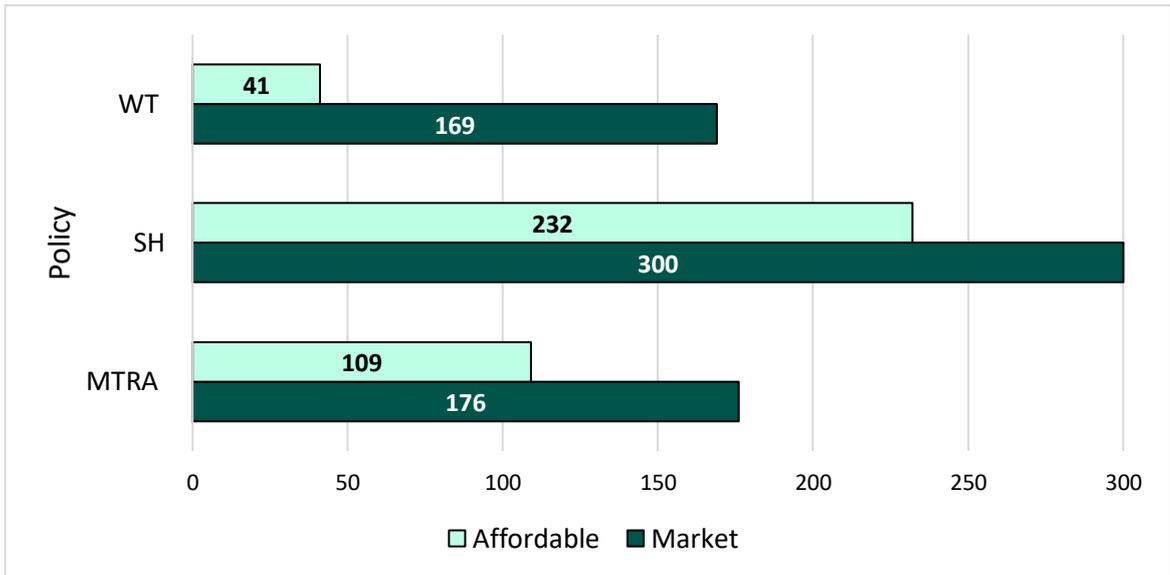
5.5.2 The increase in the proportion of housing completions on Greenfield land is due to completions on a number of sites that were previously undeveloped including various Local Plan Part 2 allocations, Kings Barton (Barton Farm), and Land West of Waterlooville which included greenfield land in their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

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

**Net dwelling completions by policy area (Market Towns and Rural Areas MTRA, South Hampshire Urban Areas SHUA and Winchester Town WT)**



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



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

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

- WT1 (Development Strategy for Winchester Town): there were 131 net dwelling completions in this policy area, of which 130 were market rate and 1 was affordable
- WT2 (Strategic Housing Allocation – Barton Farm): there were 79 net dwelling

completions in this policy area, of which 39 were market rate and 40 were affordable.

- WT3 (Bushfield Camp Employment Site): whilst outside of the monitoring period, there is a live outline planning application for that has been submitted for the Bushfield Camp site **23/02507/OUT**. **The planning application is for 96,500 square metres of Gross Internal Area (excluding car parking). The proposed uses are as follows: office (Class E), research and development (Class E), academic uses and academic accommodation (Class F1/Sui Generis) a hotel (Class C1) and other complementary/ancillary uses including a nursery (Use Class E), retail uses including shops (Use Class E) restaurants/cafes/bars (Use Class E), visitor space/exhibition space (Class F1), leisure and sports uses (Use Class F2).**

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

- SH1 Development Strategy for South Hampshire Urban Areas: there were 4 net dwelling completions in this policy area, all of which were market housing
- SH2 Strategic Housing Allocation – West of Waterlooville): there were 93 net dwelling completions in this policy area, 47 of these dwellings were market and 46 were affordable housing.
- SH3 (Strategic Housing Allocation – North Whiteley): there were 435 net dwelling completions in this policy area and 249 of these dwellings were market and 186 were affordable housing.
- SH4 (North Fareham Strategic Development Area (SDA): there were no dwelling completions in this policy area in the monitoring year. This is an area designated as a settlement gap to protect its open character and this is achieved under policy CP18.

#### 5.7 **Spatial Strategy – Market Towns and Rural Area**

- MTRA2 (Market Towns and Larger Villages): there were 258 net dwelling completions in this policy area of which 149 were market and 109 were affordable housing.
- MTRA3a (Other Settlements in the Market Towns and Rural Area): there were 11 net dwelling completions in this policy area during the monitoring period. All of these dwellings were market housing
- MTRA3b (Other Settlements in the Market Towns and Rural Area): there were 7 dwelling completions in this policy area in the monitoring year. All of these dwellings were market rate.

- MTRA4 (Development in the Countryside): there were 9 net dwelling completions and all of these dwellings were market
- MTRA5 (Major Commercial and Educational Establishments in the Countryside): there were no completions in this policy area during the monitoring period.

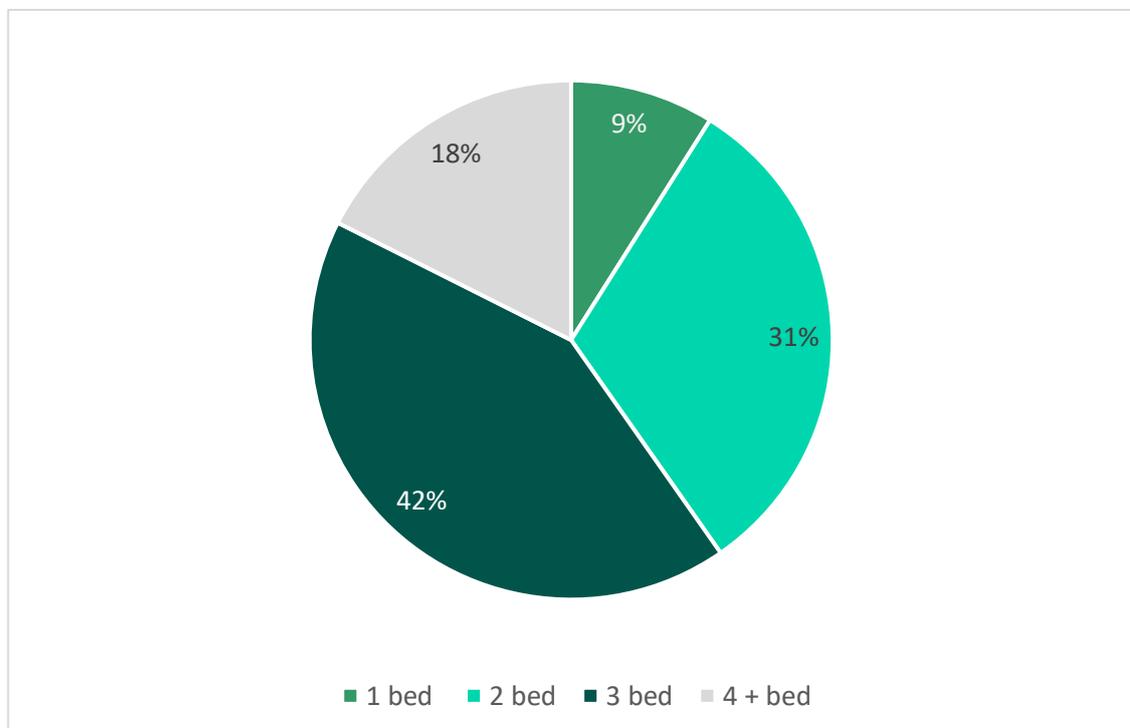
**5.8** Housing Completions by plan area 2011-2023 can be found in Appendix 4 – table 4.2

**5.9 Policy CP2 - Housing Provision and Mix.**

5.9.1 Policy CP2 requires a suitable housing mix of sizes, types and tenures. Table (5.10) below shows the variety of housing sizes on new completions in the year 2022 – 2023 by the number of bedrooms.

**5.10 Net dwelling completions by number of bedrooms 2022 - 2023**

This chart indicates that 73% of completions were 2 or 3 bed roomed dwellings, indicating the policy is being achieved. Appendix 4 – table 4.3 shows how the target for a majority of new homes (i.e. over 50%) to be 2-3 bed properties has been met since the start of the Local Plan period (2011).



**5.11 Policy CP3 Affordable Housing Provision on Market Led Housing Sites**

5.11.1 There were 382 affordable net dwelling completions within the monitoring period and this

accounts for 37.2% of all net dwelling completions which is slightly below the target of 40% of new dwellings to be affordable. For details of all Affordable Housing Completions 2022 – 2023 please see Appendix 4 table 4.5

### 5.12 Policy CP7 Open Space, Sport and Recreation

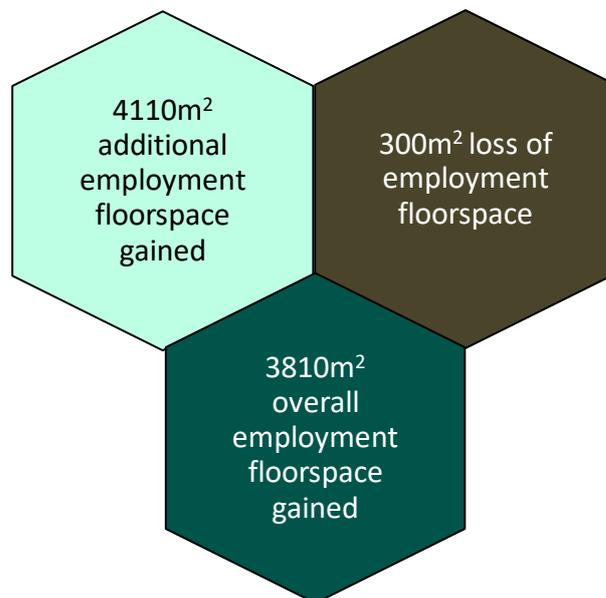
5.12.1 There were no new areas of open space that were provided during the monitoring year. For details of Open Space fund receipts since 2011/12 please see Appendix 4 – table 4.7.

### 5.13 Summary of gains and losses of employment floor space

5.13.1 The figures for gains and losses cannot be directly correlated as losses due to redevelopment often occur during a different monitoring year to the construction of the new development.

### 5.14 Policy CP8 Economic Growth and Diversification

- For details on employment floor space gains and losses by type 2011 – 2023



please see Appendix 4 table 4.8

- For further details on amount for floor space gains completed 2022-2023 by type please see Appendix 4 table 4.9
- For further details on amount for floor space losses completed 2022-2023 by type please see Appendix 4 table 4.10

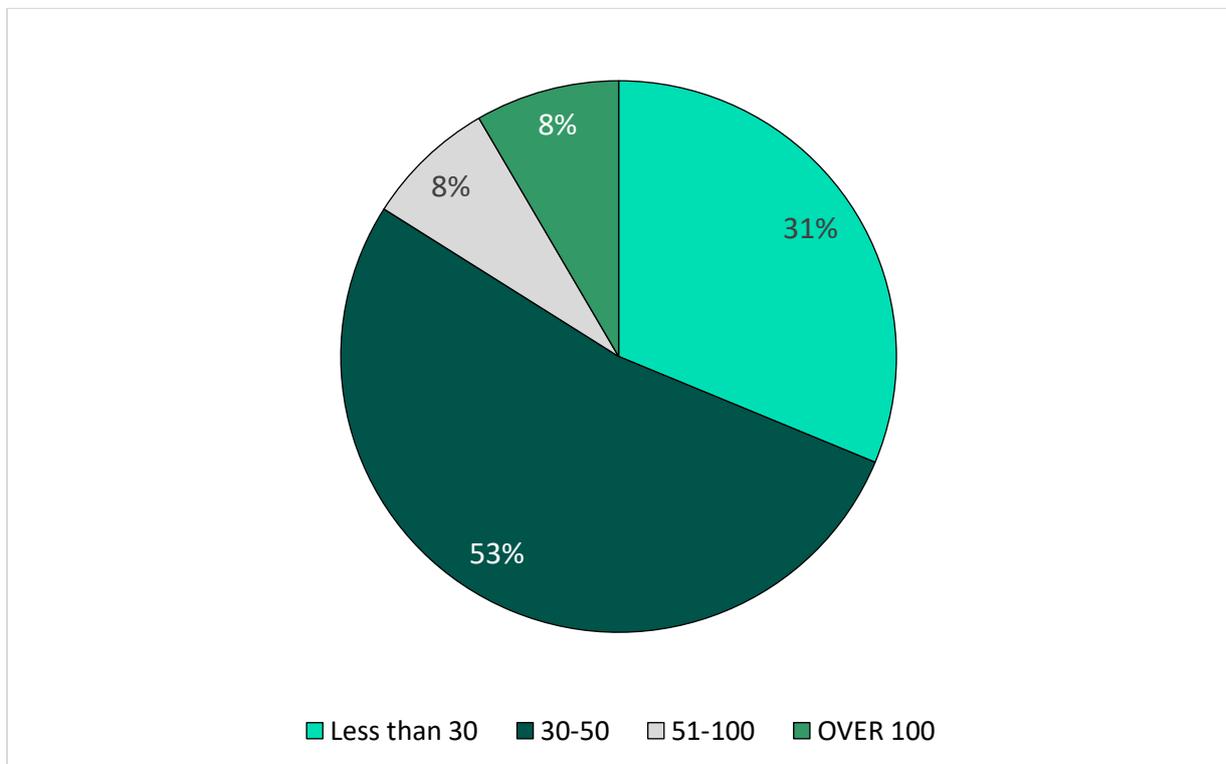
5.14.1 In terms of Policy CP8 (Economic Growth and Diversification) during the monitoring period 3810m<sup>2</sup> of overall additional (including the floor space lost during this monitoring period) employment space was completed within the district.

### 5.15 Policy CP9 Mix of employment land and premises in the District

5.15.1 Policy CP9 seeks retain a mix of employment land and premises in the District, the Local Planning Authority will resist the loss of existing or allocated employment land and floor space within Use Classes B1, B2 or B8.

### 5.16 Policy CP14 The Effective Use of Land

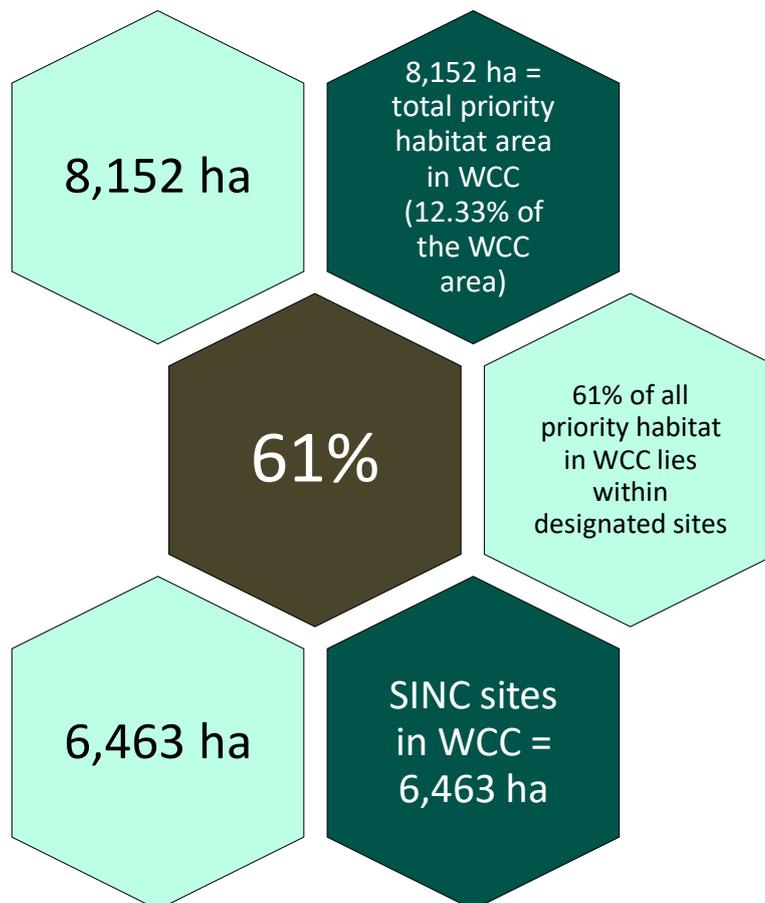
5.16.1 The chart below shows the average densities of new housing developments as dwellings per hectare



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

### 5.17 HBIC Priority habitats: 2022 – 2023 summary

- 1 new SINCs in Winchester City Council were approved during 2022-2023
- 4 SINCs in Winchester City Council were removed during 2022-2023.
- The information in this section has been provided by the Hampshire Biodiversity Information Centre (HBIC), who carries out work in this area on behalf of the Districts of Hampshire.
- For full details on site losses and changes over the monitoring period and from 2011, please see the full HBIC data in appendix – Appendix 4 – tables 4.11 – 4.17



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

### **6.1 Introduction**

- 6.1.1 The main aim of LPP2 is to allocate land to help deliver the development strategy for new housing, economic growth and diversification set out in Policy DS1 of LPP1 for the period to 2031. It also includes a number of development management policies.
- 6.1.2 One way to assess the effectiveness of policies is to examine how often each policy is referred to in a 'reason for refusal'. If a policy can confidently be used to refuse a proposal – knowing that it may be challenged at appeal – it indicates that it remains useful. However, it should be noted that some policies relate to very specific uses or individual sites. These are unlikely to be used often, but that does not in itself mean that they are ineffective or no longer needed. During the monitoring year, 1,762 planning applications were determined.
- 6.1.3 LPP2 identifies the development sites necessary to meet the remainder of LPP1's requirements throughout the District, except for that part of the District that lies within the South Downs National Park, and for which the National Park Authority is the planning authority and has adopted its own local plan. A Neighbourhood Plan (NP) has been made for the part of Denmead Parish outside the National Park. The NP includes development allocations in Denmead, but the development management policies of LPP2 also apply to the designated Neighbourhood Plan area.
- 6.1.4 **Planning applications and refusal reasons by policy**
- 6.1.5 This includes: Full, Listed Building Consent Outline, Reserved Matters and Prior Approvals. Of these, 95% (1762 planning applications) were approved and 5% (84 planning applications) were refused.
- 6.1.6 The table below identifies the most frequently cited policies mentioned in the reasons for refusal. For detail on all policies outlined in all planning application refusals, please see Appendix 5.

<b>Policies mentioned in Planning Application refusals</b>	<b>Percentage policy was mentioned</b>
DM1 Location of New Development	67.8%
DM2 Dwelling Sizes	55.9%
DM16 Site Design Criteria	54.7%
CP1 Housing Priorities and Housing Mix	50%
DM15 Local Distinctiveness	48.8%
CP2 Affordable Housing Provision	34.5%
CP20 Heritage and Landscape Character	34.5%
CP13 High Quality Design	28.5%
CP16 Biodiversity	28.5%
CP15 Green Infrastructure	23.8%
DM27 Development in Conservation Areas	23.8%

## **2.1 Development Strategy**

### **2.2 WIN4 – Silver Hill Mixed Use Site (Central Winchester Regeneration)**

**2.2.1** This policy sets out the development principles for the redevelopment of the Silver Hill mixed use area now referred to as the Central Winchester Regeneration (CWR). The policy sets out the principles for the redevelopment to include retail, residential, community/civic uses, and other town centre uses. The Central Winchester Regeneration Supplementary Planning Document was been adopted in June 2018 and this provides more detailed planning guidance on the site. The Council appointed Jigsaw consortium as it's development partner in March 2023. The Jigsaw consortium are now working towards submission of a planning application in 2025.

### **2.3 WIN5 – Station Approach Area – Development Principle**

**2.3.1** This policy sets out the development principles for the redevelopment of the Station Approach area of town including the uses to be included and the requirement to relate positively to the Conservation Area and guidance on the design and scale of the proposed buildings. Although outside of the monitoring period, an initial consultation on vision and capacity study on the Station Regeneration Area was carried out in the summer/autumn 2022 and feedback to the community of finding of these is due to be given in winter 2022 with the preparation of a masterplan or alternative planning routes planned for Spring/Summer 2023.

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

**6.2.1** This policy sets out the development principles for the redevelopment of the Carfax mixed

use site which is part of the Station Approach major project area. This policy sets out the principles for the redevelopment to include office, retail or leisure, residential and car parking. This site now forms part of the larger Station Approach Regeneration Area.

### 6.3 WIN7 – The Cattlemarket Mixed Use Site

6.3.1 This policy sets out the development principles for the redevelopment of The Cattlemarket mixed use site. The redevelopment should include offices, retail or leisure, residential and car parking. This site now forms part of the larger Station Approach Regeneration Area.

### 6.4 WIN8 – Stanmore

6.4.1 Policy WIN8 states that within the Stanmore area as shown on the policies map the Council will implement the key principles and proposals set out within the Stanmore Planning Framework. Development will be permitted where it accords with the Development Plan and the Stanmore Planning Framework. There were 8 applications granted planning permission within the monitoring period.

DECISION DATE	APPLICATION REF	DESCRIPTION	ADDRESS
13/09/2022	22/01792/LDP	Add a side extension to dwellinghouse	10 Thurmond Road Winchester Hampshire SO22 4DE
11/07/2022	22/01150/DIC	Discharge of conditions 7 (SAP/BRE) and 9 (ecology) of application ref 19/02709/FUL   167 Romsey Road Winchester Hampshire SO22 5PQ	167 Romsey Road Winchester Hampshire SO22 5PQ
12/08/2022	22/01434/PNHOU	Single storey rear extension	15 Battery Hill Winchester Hampshire SO22 4BY
26/04/22	22/00562/FUL	Variation to condition 1 of application 21/00598/FUL to update elevations on plots 5, 6, 7 and 8	Land Adjacent To Stanmore Primary School Stanmore Lane Winchester Hampshire
14/06/22	22/00062/HOU	Two storey side and single storey rear extension to existing property.	20 Stanmore Lane Winchester SO22 4AJ
20/01/23	22/02688/HOU	Demolition of existing rear extension and construction of new flat roofed single storey rear	71 Stuart Crescent Winchester Hampshire SO22 4AS

		extension and new flat roofed single storey side extension	
20/01/23	22/02693/HOU	Single storey rear extension	29 Wavell Way Winchester Hampshire SO22 4EQ
15/08/22	22/00905/HOU	2 storey side extension	19 Minden Way Winchester Hampshire SO22 4DS

## 6.5 WIN9 – Houses in Multiple Occupation

6.5.1 Policy WIN9 sets out criteria for controlling the number of HMOs and states that the Council will designate Article 4 Directions in areas where it is necessary to restrict permitted development rights in relation to the creation of HMOs. No more than 20% of properties in the total area and 25% in any one street should be HMOs. No dwelling should be bounded by HMOs on both sides or a continuous line of 3 or more HMOs and adequate parking should be provided. The table below lists the decisions relating to HMOs during the monitoring period.

DECISION DATE	APPLICATION REF	ADDRESS	DESCRIPTION
Tue 12 Jul 2022	22/01550/FUL	15 Battery Hill Winchester SO22 4BY	Existing 6 Bed C4 HMO to Dual use C3/C4

## 6.6 WIN10 – Abbotts Barton

6.6.1 This development at Hillers Way is complete.

## 6.7 WIN11 – Winnall

6.7.1 Policy WIN11 deals with the employment part of the Winnall area of Winchester and divides it into 4 sub areas. This policy is intended to ensure that Winnall remains the main employment area in Winchester. Sub area 1 which is the largest geographical sub area is the core employment area focussed on Moorside Road where there is a presumption in favour of retaining “B” Class Uses. Sub area 2 which lies along Easton Lane is an area where a more flexible approach to uses is acceptable and employment generating uses outside the “B” Class Uses may be acceptable. Sub area 3 is the area where there is emphasis on start-up businesses and small to medium enterprises. Sub area 4 is the smallest area and the intention is to resist the loss of employment generating uses by applying policy CP9 (LPP1) criteria to applications.

6.7.2 The table below shows the planning applications that were permitted during the monitoring

year for Winnall.

DECISION DATE	APPLICATION REF	ADDRESS	DESCRIPTION
19/10/2022	22/02046/DIC	The Cavendish Centre, Winnall Close, Winchester, SO23 0LB	Demolition of the existing office building, mixed-use redevelopment of the site
06/09/2022	22/01424/FUL	Gentian House, Moorside Road, Winchester, Hampshire, SO23 7RX	Subdivision of employment unit (Block A) approved under application 20/02706/FUL to create 2x employment units
09/03/23	23/00005/FUL	Moorside Place, Unit 6 Moorside Road Winchester Hampshire SO23 7FX	Change of use to mixed Use Class B2 and Class E to permit the ground floor of the unit to be used as a catering kitchen.
21/02/23	23/00151/DIC	The Cavendish Centre Winnall Close Winchester SO23 0LB	Discharge of condition 12 of planning application 19/01055/FUL
13/06/22	22/00583/FUL	Cic, Unit 12 Cafe Winnall Valley Road Winchester Hampshire SO23 0LD	It is proposed to put a cabin to house a "clothes pantry". It would be a metal office type structure
18/08/22	22/01234/HOU	19 Fiona Close Winchester Hampshire SO23 0HB	Single storey extension at rear of property
13/04/2022	22/00193/FUL	Easton Lane Business Park Easton Lane Winchester Hampshire	Two storey side extension

## 6.8 Market Towns and Rural Area

6.8.1 LPP1 identifies three 'spatial areas' within the District. The Market Towns and Rural Area (MTRA) is the largest covering the parts of the District which are outside Winchester Town and the South Hampshire Urban Areas, including all the rural settlements and undeveloped countryside.

6.8.2 Policy CP1 sets out a target of 2,500 dwellings for the Market Towns and Rural Areas. This target has been distributed across the area, see the below table) Denmead has been excluded from this table as their target of 250 has been addressed through the Denmead Neighbourhood Plan.

## 6.9 Table: Housing Distribution across the MTRA Area from LPP2

Settlement	Requirement	Net Completions 01.04.2011 – 31.03.2023	2022 - 2023	Outstanding
Bishop's Waltham	500	527	117	-27

New Alresford	500	210	14	290
Colden Common	250	208	86	42
King's Worthy	250	192	6	58
Swanmore	250	205	1	45
Waltham Chase	250	215	1	35
Wickham	250	79	3	171
<b>Total</b>	<b>2,250</b>	<b>1,636</b>	<b>228</b>	<b>614</b>

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

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

7.1.1 Local Authorities are required by Central Government to assess the accommodation requirements of Gypsies, Travellers and Travelling Showpersons and to develop a strategy that addresses any need identified. The Gypsy, Traveller and Travelling Showpeople Development Plan Document (Traveller DPD) forms part of the Winchester District Development Plan and identifies, safeguards and allocates sites for traveller needs, it also responds to and implements the local planning policies already established in other adopted Local Plans particularly:

- Policy CP5 – Sites for Gypsies, Travellers and Travelling Showpeople – Local Plan Part 1 adopted March 2013.
- Policy DM4 - Gypsies, Travellers and Travelling Showpersons – Local Plan Part 2 adopted April 2017.

7.1.2 The plan period for the DPD is 1 September 2016 – 31 August 2031 – planning permissions granted since 1st September 2016 therefore contribute to meeting the identified need. The Gypsy and Traveller DPD was adopted in February 2019.

7.1.3 The Council is required by the Government’s Planning Policy for Traveller Sites to *‘identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets’*. There is a target for 19 gypsy and traveller pitches to be provided within the Local Plan period (to 2031) and for 24 travelling showpersons’ plots. In producing the Traveller DPD the Council was unable to identify sufficient sites to meet the identified need for travelling showpeople and cannot, therefore, demonstrate a 5-years supply of available plots. For gypsy and traveller pitches, the 5-year land supply position is as follows:

Calculation	Gypsy & Travellers	Travelling Showpeople
a. 2016-2028 requirement + other proven need	14 + 4 = 18	23
b. Completions 2016-2023	35	4

c. Remaining 5 year requirement 2023-2028 (a-b)	-17	19
d. Buffer (5%/20%) (c x 5% or 20%)	0	1/3.8
e. Total 5 year requirement 2023 – 2028 with 5% / 20% (c + d)	-17	20 / 23 (rounded)
f. Supply 2023 - 2028	11	7
g. Years pitch / plot supply	N/A negative requirement	1.8 / 1.5

## 7.2 GTAA

7.2.1 The Council published an updated GTAA in October 2022. The Council also completed a Pitch Deliverability Assessment (PDA) which has identified which Gypsy and Traveller could be extended. The results of the GTAA and the PDA have helped to inform the approach towards Gypsy and Travellers in the Regulation 19 Local Plan. The updated GTAA shows a considerably increased need for traveller pitches, which the council will seek to address in the emerging Local Plan. In the meantime the evidence in the GTAA is a material consideration which it may be necessary to take into account in planning decisions.

## 7.3 TR1 – Safeguarding Permitted Sites

7.3.1 Policy TR1 seeks to ensure that existing sites which have planning permission or lawful use for gypsy or traveller or travelling showpersons use, will be safeguarded to ensure that the permitted use as a traveller site is not lost through the grant of any subsequent planning permission, or relaxation of planning conditions, to allow for other types of development. This is to ensure that these sites and others that may be authorised are retained to meet identified traveller needs within the District and any wider unmet needs under the Duty to Co-operate. There were no sites lost under this policy during the monitoring period.

## 7.4 TR2 – Sites with Temporary Consent

7.4.1 Policy TR2 identified two sites within the district that had temporary permission and allocated these for permanent traveller use. Both of the sites identified in policy TR2 have now gained permanent planning permission in previous monitoring periods. This policy will therefore no longer be used.

## **7.5 TR3 – Carousel Park, Micheldever**

- 7.5.1 The site currently has consent for 9 travelling showpersons' plots, granted in 2003 (W05589/12) which is subject to various conditions and a planning obligation. Policy TR3 allocates Carousel Park for continued showpersons' use. Enforcement action was taken by the Council due to concerns that several plots were not being used for Travelling Showpersons' use. The result of the appeal was received in the 2019/2020 monitoring period and the appeal Inspector concluded at the time that most of the plots were being used in accordance with the consent, at the time of the enforcement action. The Inspector's decision reflects the site's allocation by policy TR3 and notes that the policy serves a valid planning purpose. Accordingly, the site remains allocated for showpersons' use by policy TR3 and has consent for this use. The council has subsequently investigated the current situation and has served further enforcement notices. Appeals were submitted against these notices and have been heard at a public enquiry, the results of which are awaited. The council has reviewed the site allocation and has allocated it for Gypsy and Traveller use in the Regulation 18 Local Plan.

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

- 7.6.1 Policy TR4 is allocated for the use of Travelling Showpersons'. This site currently already consists mostly of travelling showpersons' plots. There are currently 3 authorised plots on the site with the remainder being unauthorised. Policy TR4 seeks to enable the unauthorised plots to receive planning permission and contribute to meeting the unmet need for Travelling Showpersons. There is also potential capacity within the site for further plots, subject to any necessary access improvements.

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

- 7.7.1 Policy TR5 encourages the expansion or intensification of existing sites identified in Policies TR1 – TR4. The council recognised that during the plan period there may be a demonstrable need for an additional pitch/plot on those sites safeguarded or allocated through this DPD, to meet the changing needs of the households on existing sites.

## **7.8 TR6 – Planning Applications**

- 7.8.1 This policy sets out the criteria for those applications that come forward from sites that have not been identified in the plan (Policies TR1 – TR4). The Policy seeks to enable the council to meet the identified need for, in particular Travelling Showpeople, on sites that have not been identified yet comply with Policies DM1, MTRA3, CP5 and TR7.

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

7.9.1 Policy CP5 sets out broad parameters to be considered and in addition the general site criteria and principles policies included in LPP2 should be taken into consideration (DM15- 18). Policy TR7 sets out more detailed criteria relating to design.

## **8. Neighbourhood Plans**

### **8.1 Introduction**

8.1.1 Neighbourhood Plans were introduced through the Localism Act 2011 giving local communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided.

8.1.2 Once Neighbourhood Plans have been through an examination process, had a successful referendum and been ‘made’ the policies contained within them are used in the determination of planning applications. Policies must comply with the development plan and Neighbourhood Plans cannot be used as a means to prevent development that is already part of the Local Plan.

8.1.3 There are currently three Neighbourhood Plans being produced in the district:

- New Alresford Town Council
- Hursley Parish Council; and
- Denmead Parish Council.

### **8.2 New Alresford Town Council**

8.2.1 New Alresford Town Council is at the early stages of producing a Neighbourhood Plan. The Regulation 18 Local Plan has identified the need for the Neighbourhood Plan to plan for about 100 additional dwellings (2020 – 2040).

### **8.3 Hursley Parish Council**

8.3.1 Hursley Parish Council is in the process of preparing a Neighbourhood Plan. The Regulation 18 Local Plan has not identified a need to plan for any additional dwellings over and above an allowance for windfall (20 dwellings over the period 2020 -2040).

### **8.4 Denmead Parish Council**

8.4.1 Denmead is currently the only settlement within the district with a Neighbourhood Plan. The Denmead Neighbourhood Plan (DNP) was “made” and became part of the Development Plan on 1 April 2015. A revised Denmead Village Design Statement (VDS) was adopted on 29th February 2016. The VDS provides further guidance on detailed design matters in the Denmead area.

8.4.2 Denmead Parish Council are currently undertaking a review of the Neighbourhood Plan. The Regulation 18 Local Plan has identified the need to plan for 100 additional dwellings (2020 –

2040).

## **8.5 Policy Monitoring**

8.5.1 There are six key objectives in the Denmead Neighbourhood Plan with associated indicators. There are seven land use policies which will assist in the delivery of the objectives of the plan. These policies set out proposals for development and criteria to be used alongside other adopted planning policies in the consideration of planning applications. Proposals are non-statutory proposals that will be pursued by the Parish Council and others in parallel with the implementation of the formal policies in the Neighbourhood Plan. The AMR is solely concerned with monitoring the planning policies of the Neighbourhood Plan and how they relate to the achievement of the key objectives. You can read the Denmead Neighbourhood Plan [here](#)

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

## 9. Community Infrastructure Levy (CIL)

### 9.1 Introduction

9.1.1 The AMR needs to include information on the annual receipts under the Community Infrastructure Levy (CIL) including:

- The total CIL receipts for the reported year;
- The total CIL expenditure for the reported year;
- Summary details of CIL expenditure during the reported year including the items of infrastructure to which CIL money has been allocated, the amount spent on each item, the amount applied to repay borrowed money and the amount and percentage applied to administrative expenses; and
- The total amount of CIL receipts retained at the end of the reported year.

9.1.2 Winchester City Council's CIL came into effect on 7<sup>th</sup> April 2014. The Cabinet, at its meeting on 19<sup>th</sup> March 2014 approved the CIL Regulation 123 List together with the instalments policy and how CIL should be appropriated. In summary this is as follows:

- Up to 5% of CIL receipts can be used to cover administrative costs for both the collection and implementation of CIL.
- 15% of CIL for qualifying development in a particular area to go to the appropriate Parish Council or in the case of Winchester Town Area, the Winchester Town Account (this rises to 25% where there is an approved neighbourhood plan)
- 25% of the remaining total to Hampshire County Council for the delivery of infrastructure projects which are the responsibility of the County Council from the Regulation 123 List. (This allocation ceased in September 2018)
- The remaining CIL receipts to a programme to be developed for the delivery of priority infrastructure projects included on the Regulation 123 List.

9.1.3 The CIL charging schedule, map of the charging areas, and further information regarding CIL in Winchester District can be found on the Council's [website](#). The council has placed a CIL calculator and other information on the website to assist developers in calculating their CIL liability.

### 9.2 Background

9.2.1 At a Cabinet meeting held in September 2018 several proposed changes regarding CIL were approved. These included:

- The proposal to appoint a CIL Implementation Officer funded from the 5% for CIL administration
- That the existing principle to pass 25% of the available 'District' CIL funding to Hampshire County Council cease with immediate effect.
- That from 2019 to 2022, £1m of CIL receipts be used to fund community proposals with a value of between £10,000 and £200,000 which would be submitted as part of a bid invitation open (members, parish councils, community groups etc.) Bids would be submitted between 1st January and 31st March each year (details of the assessment methodology to be delegated to the Corporate Head of Regulatory in consultation with the then, Portfolio Holder for Built Environment)
- That the revised Regulation 123 List be consulted upon with key partners and any proposed amendments be presented to Cabinet in January 2019

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

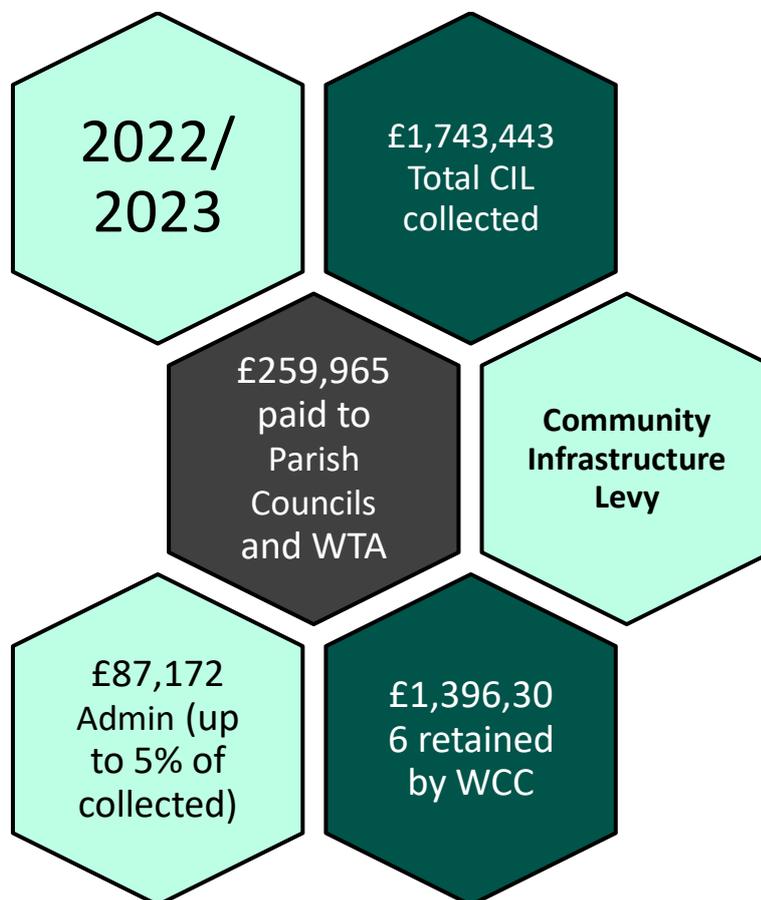
9.2.3 Since CIL was adopted by the City Council there have been various amendments to the CIL Regulations. The most recent 'The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 replaced the Regulation 123 List with a requirement to publish an Infrastructure Funding Statement, containing an Infrastructure List. The Infrastructure Funding Statement is a reporting mechanism covering the collection, and allocation of funds in relation to both CIL and s106 planning obligations. It was required to be published by 31<sup>st</sup> December 2020 and each subsequent year, thereafter. The Infrastructure List sets out the future priorities for CIL spending and replaced the previous Regulation 123 List. A link to the Infrastructure Funding Statement can be found [here](#).

9.2.4 Although agreed outside of the monitoring period, in early 2023 a review of CIL was undertaken, which recommended that the remaining unallocated CIL funds, should be split into three ring-fenced pots. The remaining unallocated CIL would be attributed as follows: 30% would be ring-fenced to support County Council schemes, 10% would be

ring-fenced to support Health and Community schemes, and 60% would be ring-fenced to support City Council led schemes. The recommendation for this approach was agreed by Cabinet in July 2023 (CAB3385) and will influence the way CIL is allocated and spent in the future.

### 9.3 Reporting for 2022/23

9.3.1 During the monitoring year 2022/23, £1,734,443.55 of CIL was collected by Winchester City Council. The figure below sets out the amount of CIL collected, passed on to Parish Councils (including Winchester Town Account), and retained during the monitoring period and compares it with the previous five years. For more information on this please see Appendix 7 - table 7.1



9.3.2 It should be noted that a Parish Council will only receive CIL funding (15% of that collected, except for Denmead which receives 25%) if there is a CIL liable development within that parish council area, from which CIL has been collected. CIL collected from qualifying development is often collected in instalments, and funds are transferred to parish councils usually bi-annually.

9.3.3 In 2022/23 £1,470,452 of CIL funding was allocated to the following projects:

- £300,000 to support the continuation of the funding of community projects.
- £150,000 to King George V Park Plan, Winchester, for open space improvements.
- £800,000 for King George V Pavilion, Winchester, redevelopment.
- £100,000 for St Clements Surgery public realm improvements.
- £65,000 for Colden Common cycle/pump track
- £10,000 for Knowle Village cycle track
- £25,000 for New Alresford Allotments
- £20,425 for Wickham Recreation ground access path

9.3.4 In 2022/23, £750,458 of CIL funding was spent on the projects and is detailed in Appendix 7 - table 7.2.

9.3.5 There has not been any CIL funding used to repay any borrowed money in 2021/22, nor any other year since the introduction of CIL in 2014.

