

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Appendix to Winchester District
Authorities Monitoring Report

1st April 2022 – 31st March 2023



Winchester
City Council

Contents

Appendix 1 Glossary	3
Appendix 2: Duty to Cooperate and Working in Partnership	9
Appendix 3 : Housing	
– 3.1 Five Year Housing Land Supply	11
– 3.2 Net Completions by Parish	27
– 3.3 Small Site Planning Permissions and Commencements	30
– 3.4 Large Sites Phasing	35
– 3.5 Communal Accommodation Completions and Consents	40
– 3.6 SHELAA Sites included in 5 Year Land Supply and Housing Trajectory	42
– 3.7 Housing Trajectory Table	43
– 3.8 House Trajectory Graph	44
Appendix 4: Local Plan Part 1	
– 4.1 Net Completions on Previously Developed Land and Greenfield Land	45
– 4.2 Housing Completions by plan area	46
– 4.3 Net Dwelling completions by number of bedrooms	47
– 4.4. Average density of new dwellings per hectare	48
– 4.5 Affordable net dwelling completions	49
– 4.6 Net dwelling completions split by affordable housing and market rate	50
– 4.7 Open Space Fund Receipts	51
– 4.8 Employment gains and losses by type	52
– 4.9 Amount of employment floor space gains completed by type	53
– 4.10 Amount of employment floor space loss by type	53
– 4.11 Extent of Priority habitats	54
– 4.12 Extent of Nature Conservation Designations	57
– 4.13 Statutory Designated Sites	58
– 4.14 Extent of Priority habitats within Designated Sites	58
– 4.15 Conditions of Sites of Special Scientific Interest (SSSIs)	59
– 4.16 Extent of changes to SINCs observed and recorded	59
– 4.17 New SINCs approved	59
– 4.18 Deleted SINCs approved	60
– 4.19 Major amendments to SINCs	60
Appendix 5: LPP1 & LPP2 Policies used in refusals during the monitoring period 2022/23	61
Appendix 6: Traveller Pitch/Plot Availability	63
Appendix 7: Community Infrastructure Levy	66
– 7.1 Amount of CIL collected, passed on and retained	
– 7.2 Amount of CIL funding spent	

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 (HioWLNP) 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 2022 to 31 March 2023

Meeting	Date	Type	Form/Issues/Actions (including link to minutes)
Partnership for South Hampshire Planning Officers Group	13.01.2023	Regular monthly officer meeting	Regular monthly officer meeting to progress joint working on an updated Statement of Common Ground and Joint Planning Position Statement . Also discussed progress on joint evidence studies and funding, including a workshop on potential Broad Areas of Search, Green Belt and Green Infrastructure, Employment needs, scope for new settlements, and proposed changes by Government to the NPPF. PfSH also jointly commissioned a Strategic Flood Risk Assessment.
Winchester and Havant Local Plans officer meeting	16.01.2023	Meeting to discuss issues raised in representations on each other's emerging Local Plans	Meeting to discuss issues raised in representations on each other's emerging Local Plans, particularly housing provision and unmet needs. Officers explained their respective authority's approach, programme and areas of work. Discussion of scope for joint working on site availability/selection, agreed HBC would send their draft consultants brief for site constraints work. WCC declined to jointly commission this work but were happy to talk to the appointed consultants. No formal minutes but each authority would be responding to the other's Local Plan consultation.
Winchester City Council and Basingstoke & Deane officer	08.02.23	Meeting to discuss resources	Meeting to discuss resources, the timing of LP's and initial thoughts on a SOCG. Basingstoke & Deane have appointed Elementa Consulting

meeting			(the same consultation that Winchester have used) to undertake work on LETI energy efficiency standards. It was agreed that the SOCG between Winchester City Council and Basingstoke & Deane would state that each LPA was intending to meet their own housing need. No other cross boundary issues could be identified at this stage of the process. It was agreed that a draft SoCG would be sent to Basingstoke & Deane in due course.
Partnership for South Hampshire Planning Officers Group	20.02.2023	Regular monthly officer meeting	Regular monthly officer meeting to progress joint working on an updated Statement of Common Ground and Planning Position Statement . Also discussed progress on joint evidence studies and nutrient neutrality issues.
Partnership for South Hampshire Planning Officers Group	05.04.2023	Special officer meeting	Special officer meeting to progress joint working on nutrient mitigation and joint funding bid.
Partnership for South Hampshire Water Quality Working Group	05.04.2022 13.05.2022 07.07.2022 02.09.2022 01.11.2022 13.12.2022 03.02.2023 15.03.2022	Joint working to address water quality issues	Joint working to address water quality issues, particularly nutrient neutrality and mitigation.
Meeting with SDNP	22/05/23	Joint working meeting – Housing	Discussed the contribution the National Park will make to the district housing figure and discussed the content of a Statement of Common Ground.
Meeting with Basingstoke and Deane	10/11/22	Meeting to discuss Local Plans	Discussed Local Plan issues

Appendix 3.1 – Five Year Housing Land Supply

Housing Land Supply – Methodology Used for 2022-2023 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 2023 – March 2028 and looking ahead to the period 2024 – 2029**. 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 but local ratios are used in this AMR, 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 1 Independent Dwelling Completions 2011 – 2023

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
2022 - 2023	1044
TOTAL 2011 – 2023	7211

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 2022-23 information).

Table 2 Communal Completions (Dwelling Equivalents) 2011 – 2023

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
2022 – 2023	51
TOTAL 2011 – 2022	599

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

Table 3 TOTAL Housing Completions 2011 – 2023

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
2022 - 2023	1095
TOTAL 2011 – 2023	7810

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 692** dwellings per annum (last updated March 2023). 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 2023 will be 2,072 dwellings. This is made up using the local housing need requirements of 692 (2020-21) + 665 (2021-2022) + 715 (2022-2023) = 2,072 (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 2020-2023 were 3,170 dwellings, which is **153% of the anticipated Housing**

Delivery Test requirement of 2,072 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 153% 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 Over / Under Provision

In order to determine the 5-year requirement, account also needs to be taken of any over or under provision 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, 665 dwellings in 2021-22, and 715 dwellings in 2022-2023, giving a **2011-2023 requirement of 6,623** (3,226 trajectory requirement 2011-2018 + 659 + 666 + 692 + 665 + 715 standard methodology requirements = 6,623). **Total completions (including independent and communal dwellings) since April 2011 are 7,810 dwellings** (Table 3 2011-2023) so **provision to 2023 has been 1,187 dwellings higher than the requirement**. This past level of over-provision reduces the remaining housing requirement and a relevant proportion should be deducted from the future 5-year requirement.

3.1.12 The over-provision equates to 148 dwellings for each year of the remaining plan period ($1,187 / 8 \text{ years} = 148$). 5 years worth of this should be deducted from the 5-year housing requirement, equating to 742 dwellings ($148 \times 5 \text{ years} = 742$ (rounded)). Accordingly, the housing requirement from 2023 – 2028 is based on the latest 'local housing need' figure of 692 dwellings per annum minus the over-provision of 742 dwellings, plus a buffer of 5% ($3,460 - 742 \times 5\% = 2,854$).

3.1.13 To calculate the requirement for 2024 – 2029, 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, 715 dwellings in 2022-23, and 692 dwellings in 2023-24, **giving**

a 2011-2024 requirement of 7,315 (3,226 trajectory requirement 2011-2018 + 659 + 666 + 692 + 665 + 715 + 692 standard methodology requirements = 7,315). Projected completions (dwellings and communal) for 2023/24 are used, based on the expected development rates shown in the updated trajectory at Appendix 3.7 (988) and for communal dwellings at Appendix 3.5 (-17) giving a total of 971 expected total completions in 2023/24. These are **added to completions for 2011-2023 (7,810) resulting in an estimated provision of 8,781**, resulting again in **over-provision**.

3.1.14 The over-provision at 2024/25 amounts to 1,466 dwellings (provision of 8,781 dwellings minus a requirement of 7,315 = 1,466) over the remaining 7 years of the Local Plan period. This equates to 209 dwellings per annum, or 1,047 dwellings (rounded) over the 5 year period 2024/29.

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

Table 4 Housing Requirements

5 Year Period	5 Year Requirement (Local Housing Need Assessment 715 x 5 692 x 5)	Minus Allowance for Previous Over-Provision	+ 5% Buffer
2023 - 2028	3,460	2,718	2,854
2024 - 2029	3,460	2,413	2,534

3.1.15 Housing Supply

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

3.1.16 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.

3.1.17 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 complete or 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).

3.1.18 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'.

3.1.19 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.

3.1.20 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.

3.1.21 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 AMR Appendix 3.4, so also includes sites with outline consent or Local Plan allocations:

Table 5 Large Site Commitments (10 or more dwellings)

Monitoring Period	Total Dwellings (District Total)	‘Deliverable’ Dwellings (District Total)
2023 – 2028	3,664	3,516
2024 – 2029	3,540	3,212

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 2023 was 309 (including 26 in the South Downs National Park), excluding communal dwellings (see AMR Appendix 3.5). For the available supply in the period 2024 -2029, 4/5ths of this figure is used (247). Table 6 sets out the expected supply from small sites with planning permission during the two monitoring periods.

Table 6 Small Sites (less than 10 dwellings)

Monitoring Period	Expected Dwelling Completions (District Total)
-------------------	--

2023 - 2028	309
2024 – 2029	247

3.1.25 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 an updated Strategic Housing and Employment Land Availability Assessment (SHELAA) produced in 2023 following consultation on the Regulation 18 Local Plan. 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.

3.1.26 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.

3.1.27 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.**

3.1.28 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 6).

Table 7 SHELAA Sites (5 or more dwellings)

Period	Total Potential Dwellings	‘Deliverable’ Dwellings
2023 – 2028	285	114
2024 – 2029	228	91

3.1.29 To calculate the potential SHELAA supply for each 5-year period, the following assumptions about completions have been made. For 2023 – 2028 all sites within the SHELAA period 2023 – 2028 are counted as potentially available (285 dwellings). For the 2024 – 2029 period, 4/5ths of sites within the SHELAA period 2023 – 2028 are counted (228 dwellings) along with 1 years’ worth of the SHELAA period 2028 – 2033 dwellings (one fifth of 0 dwellings = 0). This results in totals of 285 dwellings in 2023-2028 and 228 dwellings in 2024-2029 (228 + 0 = 228). The ‘Deliverable Dwellings’ are calculated as 2 years’ worth (2/5ths) of these totals.

3.1.30 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’*.

3.1.31 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.

3.1.32 A further ‘Assessment of Windfall Trends and Potential’ was published in February 2021 as part of the evidence base for the emerging Local Plan. 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.

3.1.33 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.**

3.1.34 In order to avoid any double counting with sites already permitted, no allowance for windfall development is made for the first 2 years 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 (2026/27),** similar to SHEELA sites.

3.1.35 Therefore, an annual average of 70 dwellings per annum are allowed from 2026/27 (based on 65 per annum in Winchester and 5 per annum in Kings Worthy), giving a total of 140 dwellings in the 2023-28 5 year period and 210 in the 2024-29 period – see Table 8 below.

Table 8 Windfall Allowance

Period:	Windfall completions expected 2023-2028	Windfall completions expected 2024-2029
2023/24	0	-
2024/25	0	0

2025/26	0	0
2026/27	70	70
2027/28	70	70
2028/29	-	70
Total	140	210

3.1.36 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 2023-28 5 year land supply total are a net gain of 162 beds in four care schemes, with a loss of 31 beds in one further scheme, resulting in a net gain of 131 beds. This equates to 73 dwelling equivalents when a ratio of 1.8 is applied. The total of 73 dwelling equivalents on communal sites are added into the expected housing supply, set out in Table 9 below for the 2023-28 period.

3.1.37 Most of the same schemes are expected to contribute in the 2024-29 5 year period and result in 161 beds in care schemes (equating to 89 dwelling equivalents). These are added into the expected housing supply, set out in Table 9 below for the 2024-29 period

Table 9 Communal Accommodation

Period	Total Potential Dwelling Equivalents
2023 – 2028	73
2024 – 2029	89

3.1.38 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 2023 and April 2024 respectively.

Table 10 Total 5 Year Land Supply

Sources of supply	2023 – 2028 Monitoring period	2024 – 2029 Monitoring period

Commitments (large) – Table 5	3,516	3,212
Commitments (small) – Table 6	309	247
SHELAA Sites – Table 7	114	91
Windfall – Table 8	140	210
Communal accommodation – AMR Appendix 3.5	73	89
TOTAL	4,152	3,849

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

Table 11 5 Year Land Availability

	2023 - 2028 District Total	2024 - 2029 District Total
Requirement (including 5% buffer)	2,854	2,534
Supply	4,152	3,849
Years supply	7.3 Years	7.6 Years

3.1.39 The table above shows that there is ample land availability, for both the 2023 – 28 and 2024 – 2029 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.

3.1.40 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.

3.1.41 It should be noted that there has been significant 'over-provision' of housing in the period 2011-2023, compared to the requirements of the Local Plan trajectory and 'local housing need' (standard method). This currently amounts to 1,187 dwellings above the requirements. In the past no allowance for this additional provision was made in calculating 5 year housing requirements, but the level of over-provision is now so significant that it should be taken into account in determining the remaining housing

requirement. Therefore, the AMR this year makes allowance for previous over-provision in calculating the housing requirements for the relevant 5-year periods.

3.1.42 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.

3.1.43 While an assessment of housing supply over the coming 5-6 years cannot be a precise science, if anything it errs on the side of caution. For example, the sources of supply above do not include any allowance for allocations or windfall sites within the South Downs National Park area, even though the South Downs Local Plan makes some allocations in settlements within Winchester District, as well as allowing for windfall development. Similarly, the assessments of windfall potential (Table 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.

3.1.44 One source of uncertainty regarding housing supply relates to the economic situation, now recovering from the Covid pandemic and implications of being able to demonstrate nutrient neutrality. 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 relatively 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 over 5,200 remaining dwellings), through 19 large sites (of 10 or more dwellings) with full planning consent (almost 1,000 dwellings) and 9 with

outline consent or allocated in the Local Plan (totalling over 700 dwellings), and numerous small sites of less than 10 dwellings with permissions for over 300 dwellings.

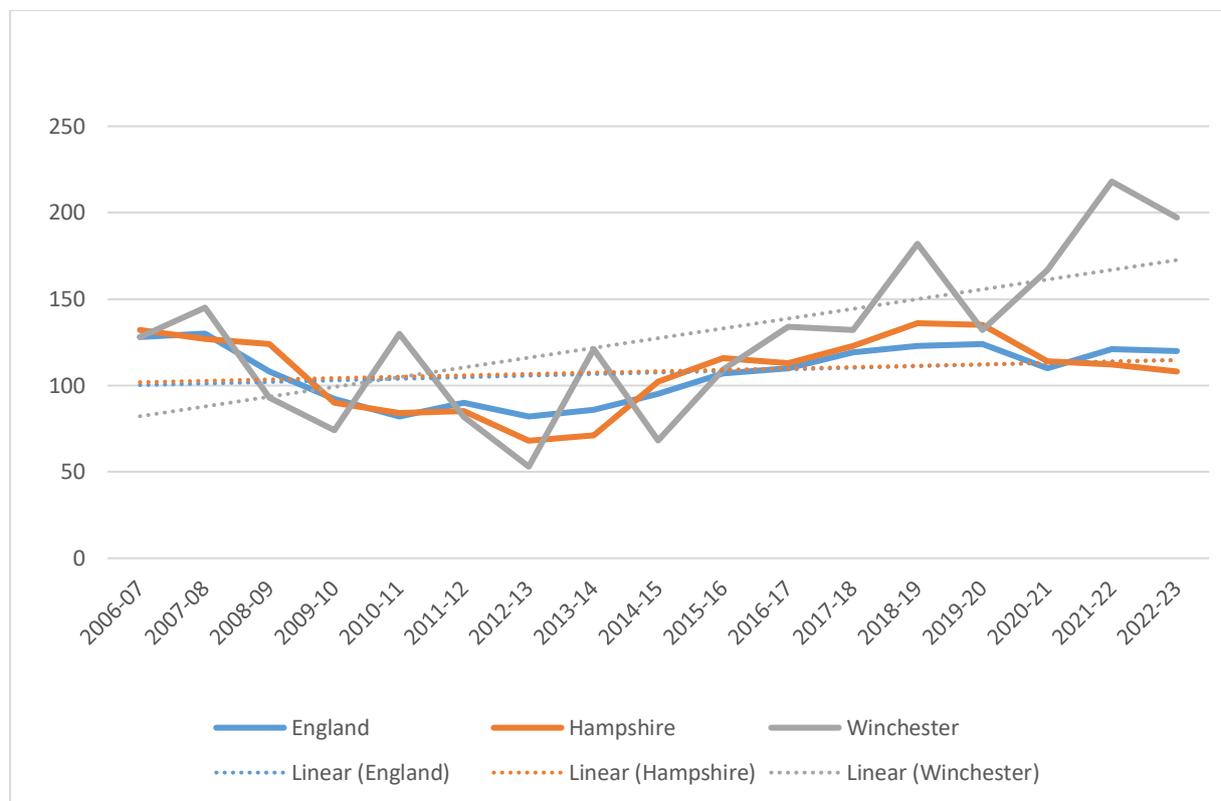
3.1.45 As mentioned above another area of uncertainty relates to nutrients and the recent requirements to avoid increasing the impacts of nitrates on The Solent, or phosphates on the River Itchen. After some initial disruption, there is now a good understanding of the nitrates issues and a supply of '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 due to the availability of credits. 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 250 - 300 dwellings, still resulting in a housing land supply of over 5 years.

3.1.46 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 are taking measures to accelerate housing delivery.

3.1.47 Housing Provision in Winchester District

There have been significant fluctuations in housing provision over the last 17 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 5 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 1 Dwelling Completions Change 2006-2023: England, Hampshire and Winchester



100 = Average completions from 2006/07 – 2022/23

3.1.48 Figure 1 plots changes in the average number of dwelling completions over the period 2006-2023, 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 2006-2023 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.

3.1.49 Completions are now exceeding the 17-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 2022-23 by Parish

Application Number	Address	Net gain
ALRESFORD		
16/01854/FUL	HUXLEY UK LTD THE DEAN	45
20/02609/FUL	NEW FARM ENGINEERING LTD NEW FARM ROAD	7
10/00169/FUL	5 REAR OF EAST STREET	2
16/01117/FUL	THREE WAYS BRIDGE ROAD	2
19/00746/FUL	CHALK HILL NEW FARM ROAD	1
20/01443/FUL	68 GRANGE ROAD	1
22/01227/PNCOU	SIGNAL HOUSE JACKLYNS LANE	1
BISHOPS WALTHAM		
16/01322/FUL	LAND WEST OF TANGIER LANE TANGIER LANE BISHOPS WALTHAM	26
18/00254/REM	ALBANY FARM LAND AT WINCHESTER ROAD BISHOPS WALTHAM	46
20/01870/FUL	GREENBANK COPPICE HILL	2
COLDEN COMMON		
18/01809/FUL	6 VALLEY CLOSE	1
DENMEAD		
17/02762/PNCOU	WCI TECHNOLOGY HOUSE PARKLANDS BUSINESS PARK FOREST ROAD DENMEAD	8
21/01630/FUL	THE CORNERSTONE 22 MEAD END ROAD DENMEAD	5
19/01946/FUL	FIELDHOUSE LAND TO THE REAR OF UPPER CRABBICK LANE	1
19/02238/FUL	FIELDHOUSE UPPER CRABBICK LANE DENMEAD	1
DURLEY		
19/02177/FUL	MIRSH COTTAGE HEATHEN STREET	1
GUNDLETON		
20/02399/FUL	GAYWOOD BIGHTON LANE	-1
20/02399/FUL	GAYWOOD BIGHTON LANE	1
HEADBOURNE WORTHY		
19/00969/FUL	CASITA WELLHOUSE LANE	4
19/02002/FUL	CHESSAUMY SCHOOL LANE	1
19/02002/FUL	CHESSAUMY SCHOOL LANE	-1
KINGS WORTHY		
18/01174/FUL	DILDAWN TUDOR WAY	3
20/01014/FUL	150 SPRINGVALE ROAD	1
21/01374/FUL	PATCHINGS LEGION LANE	1
21/00614/FUL	5 BOYNE RISE	-1
21/01327/FUL	PATCHINGS LEGION LANE	-1
21/01327/FUL	PATCHINGS LEGION LANE	1
KNOWLE		
18/00013/FUL	UNIT D SOUTH SQUARE	8
MICHELDEVER		
19/02716/FUL	MICHELDEVER SHOP CHURCH STREET	1

Appendix to Authorities Monitoring Report 2022 – 2023

Application Number	Address	Net gain
NEWLANDS		
18/01351/REM	BEREWOOD PHASE 9A WEST OF MARRELSMOOR AVENUE	64
16/02621/REM	BEREWOOD PHASE 3A EAST OF NEWLANDS AVENUE NEWLANDS AVENUE	29
NEWTOWN		
20/00758/FUL	THE MAPLES LAND ADJACENT TO CHURCH ROAD	1
NORTHBROOK		
19/01381/FUL	THE ANCHORAGE NORTHBROOK	1
19/01381/FUL	THE ANCHORAGE NORTHBROOK	-1
SHEDFIELD		
18/00945/FUL	HEATHERLEA TURKEY ISLAND SHEDFIELD	1
SOUTH WONSTON		
18/02875/FUL	131 DOWNS ROAD	1
SOUTH DOWN		
20/01589/FUL	THE GARDEN HOUSE SOUTHDOWN ROAD	1
20/01589/FUL	THE GARDEN HOUSE SOUTHDOWN ROAD	-1
20/02132/FUL	SCANDIA HOUSE SOUTHDOWN ROAD	1
SWANMORE		
20/01943/FUL	DUNROMIN CHAPEL ROAD	1
20/01943/FUL	DUNROMIN CHAPEL ROAD	-1
20/02866/FUL	LAND ADJACENT TO DUNROMIN CHAPEL ROAD	1
WALTHAM CHASE		
21/02858/FUL	ROSEHILL VILLA WINCHESTER ROAD	3
WHITELEY		
18/02170/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	112
19/01142/REM	LAND AT WOODLANDS CHASE WHITELEY WAY BOTLEY ROAD	87
20/00754/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	225
18/02606/REM	NORTH WHITELEY URBAN EXTENSION PHASE 1 B1 LAND TO THE NORTH OF BRIDGE FARM BOTLEY ROAD	11
18/02835/FUL	THE SPINNEY LADY BETTYS DRIVE	3
16/01079/FUL	CHESTNUT RISE WHITELEY LANE TITCHFIELD	1
WICKHAM		
18/01282/REM	1 TO 34 LAND TO THE REAR OF SCHOOL ROAD	65
17/02615/FUL	LAND TO THE EAST OF WINCHESTER ROAD	36
WINCHESTER		
17/03139/FUL	HAMPSHIRE CONSTABULARY HEADQUARTERS ROMSEY ROAD	74
13/02257/REM	BARTON FARM ANDOVER ROAD	34
19/01616/REM	BARTON FARM MAJOR DEVELOPMENT ANDOVER ROAD	40
17/02899/OUT	WEST HANTS NHS TRUST SPENCER HOUSE 59-63 ROMSEY ROAD	9
21/00068/FUL	13 LAND ADJACENT TO CITY ROAD	6
19/00127/FUL	PITT MANOR COTTAGE KILHAM LANE	5
20/00845/FUL	WELL HOUSE COTTAGE WELLHOUSE LANE	5
21/03207/FUL	93-95 OLIVERS BATTERY ROAD SOUTH, OLIVERS BATTERY	6

Appendix to Authorities Monitoring Report 2022 – 2023

Application Number	Address	Net gain
16/01645/FUL	11 MOUNT VIEW ROAD	2
17/02887/FUL	THE PINES 116 HARESTOCK ROAD	1
18/00829/FUL	78 ALRESFORD ROAD	4
18/01013/FUL	CAR PARK REAR OF 5 BRIDGE STREET WATER LANE	1
18/02699/FUL	5 OLIVERS BATTERY GARDENS OLIVERS BATTERY	1
18/02487/FUL	CAPITOL HOUSE OLD STATION APPROACH	1
21/02958/FUL	130 AND 140 STANMORE LANE	2
19/00466/FUL	GIFFARD HOUSE HOTEL 50 CHRISTCHURCH ROAD	1
19/01571/FUL	12 WHITESHUTE LANE	-1
19/01571/FUL	12 WHITESHUTE LANE	1
19/01159/FUL	MINSTRELS UPLANDS ROAD	1
19/01159/FUL	MINSTRELS UPLANDS ROAD	-1
19/02709/FUL	167 ROMSEY ROAD	4
19/02751/FUL	16 UPLANDS ROAD	-1
19/02751/FUL	16 UPLANDS ROAD	1
19/01055/FUL	THE CAVENDISH CENTRE WINNALL CLOSE	1
19/01472/FUL	21 CITY ROAD	1
20/00465/FUL	148 GREENHILL ROAD	-1
20/00465/FUL	148 GREENHILL ROAD	1
20/00290/FUL	43 CROMWELL ROAD	-1
20/00290/FUL	43 CROMWELL ROAD	2
19/01047/FUL	5 AIRLIE CORNER	1
20/00734/FUL	30 STONEY LANE	1
20/00896/FUL	BRINKHILL LAND ADJACENT WINTON CLOSE	1
21/00023/FUL	93 OLD KENNELS LANE, OLIVERS BATTERY	1
21/00107/FUL	SALTERS STORES ST LEONARDS ROAD	4
19/00391/FUL	BRAMBLE COTTAGE 4 DEAN LANE	1
20/02734/FUL	36 DEAN LANE	1
21/00673/FUL	35 SUNNYDOWN ROAD, OLIVERS BATTERY	1
21/00673/FUL	35 SUNNYDOWN ROAD, OLIVERS BATTERY	-1
21/00296/FUL	MAGNA GEORGE EYSTON DRIVE	-1
21/01420/FUL	48 GORDON AVENUE	1
21/02016/FUL	CULDUTHEL HOUSE LINKS ROAD	0
21/02652/FUL	27 FIRMSTONE ROAD	1

Appendix 3.3 Small Site Planning Permissions and Commencements 2022-2023

Application ref	Address	Net outstanding	Commenced
BIGHTON			
04/02711/FUL	CEDAR BUNGALOW MALHOUSE LANE	-1	0
15/00689/FUL	THE CADCAM CENTRE	1	1
BISHOPS SUTTON			
21/02558/FUL	PILGRIMS SCHOOL LANE	1	0
BISHOPS WALTHAM			
05/00998/FUL	SUNNYSIDE LAND ADJACENT TO THE AVENUE	1	0
20/02128/FUL	9 CUNNINGHAM AVENUE	1	0
20/00644/FUL	THE OLD GRANARY BANKS BAR AND BISTRO BANK STREET	4	4
22/01301/PNCOU	1 HOUCHIN STREET	1	0
COLDEN COMMON			
23/00185/PNCOU	THE FLAT 26 MAIN ROAD	-1	0
23/00185/PNCOU	THE FLAT 26 MAIN ROAD	1	0
COMPTON DOWN			
21/02656/FUL	PLOVER HILL FIELD WAY	1	0
22/01432/FUL	AURLAND FIELD WAY	1	0
22/01432/FUL	AURLAND FIELD WAY	-1	0
CURBRIDGE			
21/02459/REM	YEW TREES HARMSWORTH FARM BOTLEY ROAD	1	0
CURDRIDGE			
21/02938/FUL	HOME FARM READING ROOM LANE	2	0
20/02842/FUL	HOME FARM READING ROOM LANE	-1	0
20/01158/FUL	HOMELANDS CHAPEL LANE	1	0
22/02775/PNACOU	REAR OF UPLANDS AND ARCADIA COTTAGE BOTLEY ROAD	1	0
DENMEAD			
20/02625/FUL	LINDEN LEA UPLANDS ROAD	1	0
20/02032/OUT	INHAMS FARM HOUSE INHAMS LANE	1	0
22/01085/FUL	PIPERS ASH 2 INHAMS LANE	1	0
22/01085/FUL	PIPERS ASH 2 INHAMS LANE	-1	0
20/00971/FUL	SHEKO HAMBLEDON ROAD	2	0
21/00163/FUL	21 ASHLING PARK ROAD	1	0
18/00164/FUL	DENMEAD CARAVAN PARK DANDO ROAD	2	2
DURLEY			
21/02468/OUT	GRAYSWAY DURLEY BROOK ROAD	1	0
20/00832/FUL	SUNBANK DURLEY BROOK ROAD	1	1
20/00832/FUL	SUNBANK DURLEY BROOK ROAD	-1	0
22/00206/FUL	WALNUT TREE BARN MANOR ROAD	1	1
21/02379/FUL	WINTERSHILL COTTAGE MANOR ROAD	1	0
22/00370/FUL	LAUREL FARM	0	1

Appendix to Authorities Monitoring Report 2022 – 2023

Application ref	Address	Net outstanding	Commenced
GUNDLTON			
22/01310/FUL	HYDAWAY BIGHTON LANE	-1	0
22/01310/FUL	HYDAWAY BIGHTON LANE	1	0
20/02399/FUL	GAYWOOD BIGHTON LANE	1	0
15/02219/REM	GOSCOMBE FARM GOSCOMBE LANE	1	1
HEADBOURNE WORTHY			
22/01587/FUL	THE HAVEN SCHOOL LANE	-1	0
22/01587/FUL	THE HAVEN SCHOOL LANE	1	0
HUNDRED ACRES			
22/02904/LDP	14 HUNDRED ACRES	-2	0
22/02904/LDP	14 HUNDRED ACRES	1	0
KINGS WORTHY			
20/02225/FUL	22 SPRINGVALE ROAD	3	0
20/02497/FUL	ROSECROFT 136 SPRINGVALE ROAD	2	0
18/00916/FUL	25 SPRINGVALE ROAD	1	1
21/00398/FUL	MULBERRY HOUSE MORTIMER CLOSE	1	1
22/02053/FUL	9 BOYNE RISE	-1	0
22/02053/FUL	9 BOYNE RISE	5	4
LITTLETON AND HARESTOCK			
21/02742/FUL	ALDERLEY DEANE DOWN DROVE	-1	0
21/02742/FUL	ALDERLEY DEANE DOWN DROVE	1	0
22/00573/FUL	SUNBEAMS SOUTH DRIVE	-1	0
22/00573/FUL	SUNBEAMS SOUTH DRIVE	1	0
MICHELDEVER			
21/01279/FUL	GARAGE BLOCK 1 TO 6 SOUTHBROOK COTTAGES	6	6
NEW ALRESFORD			
20/00353/FUL	FORMER NEW FARM ENGINEERING SITE AND THE GABLE HOUSE NEW FARM ROAD	1	0
20/02588/FUL	NETHERBOURNE LAND ADJACENT NEW FARM ROAD	1	0
18/02805/FUL	36 ASHBURTON ROAD	3	3
21/01018/FUL	10 LINDLEY GARDENS	1	1
21/01634/FUL	49 BROAD STREET	1	0
22/01816/FUL	10 THE SOKE	0	0
19/02519/FUL	MADDIE ATTENBOROUGH PHOTOGRAPHY STUDIO 7A EAST STREET	1	0
NORTH BOARHUNT			
20/02879/FUL	FIRGROVE LAND ADJACENT TO SOUTHWICK ROAD	1	1
23/00400/PNC10	THE SHAMBLES SOUTHWICK ROAD	1	0
21/02374/PNACOU	WESTWOOD MARKET GARDENS SOUTHWICK ROAD	1	0
22/01723/OUT	GREY HOUSE LAND ADJACENT TO SOUTHWICK ROAD	2	0
21/00362/FUL	LAND ADJACENT SPRINGFIELD	3	0

Application ref	Address	Net outstanding	Commenced
	TRAMPERS LANE		
21/00727/FUL	RONS PLACE TRAMPERS LANE	1	0
20/02253/FUL	THE YARD LAND AT TRAMPERS LANE	1	0
20/02253/FUL	THE YARD LAND AT TRAMPERS LANE	-2	0
20/02253/FUL	THE YARD LAND AT TRAMPERS LANE	1	0
20/01590/OUT	1 GLEBE VILLAS TRAMPERS LANE	1	0
NORTHINGTON AND SWARRATON			
20/01182/FUL	MERRIVALE BASINGSTOKE ROAD	-1	0
20/01182/FUL	MERRIVALE BASINGSTOKE ROAD	1	0
OTTERBOURNE HILL			
17/00163/FUL	MELROSE PARK LANE	1	1
SHEDFIELD			
21/01787/FUL	LAND TO THE SOUTH BOTLEY ROAD	9	0
22/01640/FUL	LAND ADJACENT TO 8 SLOANE PARK	2	0
SHIRRELL HEATH			
21/02033/PNACOU	EARLSFIELD HIGH STREET	2	0
21/00792/FUL	NEW HAVEN HOSPITAL ROAD	-1	0
21/00792/FUL	NEW HAVEN HOSPITAL ROAD	1	0
SOBERTON			
20/02197/OUT	LAND ADJ MANDALAY FORESTER ROAD	2	0
SOUTH WONSTON			
21/02098/FUL	PENRHYN 129 DOWNS ROAD	2	0
SOUTHDOWN			
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	1
SPARSHOLT			
20/01274/FUL	CHURCH FARM WOODMAN LANE	7	0
22/01673/FUL	CHRISTMAS COTTAGE HOME LANE	0	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
20/00010/FUL	2 WINSLEY COTTAGE NORTHWOOD PARK	0	0
SUTTON SCOTNEY			
22/01453/FUL	THATCHED COTTAGES STOCKBRIDGE ROAD	-2	0
22/01453/FUL	THATCHED COTTAGES STOCKBRIDGE ROAD	4	0
22/01453/FUL	THATCHED COTTAGES STOCKBRIDGE ROAD	-2	0
SWANMORE			
21/03050/FUL	FLOWER COTTAGE SPRING LANE	1	1
WALTHAM CHASE			
21/00696/FUL	THE OLD BARN JHANSI FARM CLEWERS LANE	7	2
21/02829/FUL	NESTLEDOWN CURDRIDGE LANE	1	0

Appendix to Authorities Monitoring Report 2022 – 2023

Application ref	Address	Net outstanding	Commenced
19/02151/FUL	9 AND 10 LAND TO THE REAR OF CLUBHOUSE LANE	1	1
21/00065/FUL	EDENBRIDGE WINCHESTER ROAD	0	1
WHITELEY			
18/02835/FUL	THE SPINNEY LADY BETTYS DRIVE	3	3
18/02835/FUL	THE SPINNEY LADY BETTYS DRIVE	0	0
18/02835/FUL	THE SPINNEY LADY BETTYS DRIVE	1	1
15/00553/FUL	OAKMERE LADY BETTYS DRIVE	1	1
WICKHAM			
21/02798/FUL	3 LOWER HOUSE COTTAGES WINCHESTER ROAD	2	0
WINCHESTER			
22/02601/FUL	15 KINGSGATE STREET	-1	0
21/02889/FUL	TREE HOUSE 4 LARG DRIVE	6	0
21/02889/FUL	TREE HOUSE 4 LARG DRIVE	-1	0
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
12/02092/FUL	3 LAND ADJACENT TO LAKE DRIVE	1	1
21/02582/FUL	24 DOWNSIDE ROAD	1	1
21/02199/FUL	112 TEG DOWN MEADS	1	0
19/02677/FUL	6 WOODPECKERS DRIVE	4	4
21/02632/FUL	175 ROMSEY ROAD	-1	0
21/02632/FUL	175 ROMSEY ROAD	1	0
21/02333/FUL	72 ROMSEY ROAD	0	0
21/02053/FUL	34 HAMPTON LANE	-1	0
21/02053/FUL	34 HAMPTON LANE	1	0
21/01911/FUL	30 CHILBOLTON AVENUE	3	0
22/00133/FUL	6 CHILBOLTON AVENUE	4	0
22/00133/FUL	6 CHILBOLTON AVENUE	-1	0
19/02005/FUL	LITTLE SNAKEMOOR SLEEPERS HILL	3	0
21/02016/FUL	CULDUTHEL HOUSE LINKS ROAD	1	1
21/00296/FUL	MAGNA GEORGE EYSTON DRIVE	1	0
20/00169/FUL	DASHWOOD HOUSE SLEEPERS HILL	1	0
20/01959/FUL	18 TAPLINGS ROAD	3	0
20/01959/FUL	18 TAPLINGS ROAD	-1	0
21/03141/FUL	25 ST MATTHEWS ROAD	1	0
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	3	0
21/01990/FUL	BERWICK COTTAGE 10 HALLS FARM CLOSE	1	0
22/01157/FUL	60 BEREWEEKE AVENUE	-1	0
22/01157/FUL	60 BEREWEEKE AVENUE	1	0
22/00834/FUL	HAVERBRACK AIRLIE LANE	0	0
19/01595/FUL	85 CROMWELL ROAD	1	1
20/02482/FUL	24 LANGTON CLOSE	1	0

Appendix to Authorities Monitoring Report 2022 – 2023

Application ref	Address	Net outstanding	Commenced
21/02063/FUL	HOMEWELL 7 BEREWEEKE ROAD	1	0
20/00312/FUL	MINSTRELS UPLAND ROAD	1	0
20/02484/FUL	53 ROMSEY ROAD	1	0
19/00318/FUL	LITTLE SPARK SPARKFORD ROAD	1	1
22/01439/FUL	11 STOCKBRIDGE ROAD	1	0
22/01439/FUL	11 STOCKBRIDGE ROAD	-1	0
22/01789/FUL	4A BARNES CLOSE	-1	0
22/01789/FUL	4A BARNES CLOSE	-2	0
22/01789/FUL	4A BARNES CLOSE	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
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
03/00609/FUL	MADOC HOUSE, 27C SOUTHGATE STREET	1	1
22/02760/PNCOU	18 STAPLE GARDENS	1	0
21/00133/FUL	23 LITTLE MINSTER STREET	1	0
13/00610/FUL	47 HIGH STREET	1	1
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	2
20/01156/FUL	3 EASTGATE STREET	-1	0
16/03482/FUL	EAST WINCHESTER SOCIAL CLUB 50 CHESIL STREET	-1	0
16/03482/FUL	EAST WINCHESTER SOCIAL CLUB 50 CHESIL STREET	2	0
20/01450/FUL	BLUE BELL COTTAGE 1 CHESTER ROAD	1	1
18/01538/FUL	33 BEGGARS LANE	1	1
21/03273/FUL	ELBURY DELL ROAD	4	0
21/03273/FUL	ELBURY DELL ROAD	-1	0
22/00936/FUL	LITTLE GREEN DELL ROAD	3	0
22/00936/FUL	LITTLE GREEN DELL ROAD	-1	0
15/01414/FUL	22 QUARRY ROAD	4	0
20/02172/FUL	43 SHEPHERDS ROAD	2	2

Appendix 3.4 Large Sites Phasing

Address	Status / Commentary	Net Available	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												
Abbey Mill Station Road Bishops Waltham	Full consent for 69 residential and assisted living units (and 66 bed care home, see Appendix 3.5) granted Feb 2023, phasing estimated accordingly.	69	0	20	30	19	0	0	0	0	0	69
Police Headquarters Romsey Road Winchester	Under construction, completion expected 2023.	50	50	0	0	0	0	0	0	0	0	50
Worthy Down Camp, Worthy Down Winchester	Under construction, completion expected 2028.	30	0	0	0	0	0	30	0	0	0	30
Fire Station, North Walls, Winchester	Largely completed.	1	1	0	0	0	0	0	0	0	0	1
Knowle Village Business Park, Mayles Lane, Knowle	Largely completed.	1	1	0	0	0	0	0	0	0	0	1
The Vineyard, Tangier Lane, Bishops Waltham	LPP2 allocation for 120 dwellings. Detailed reserved matters consents issued for 132 units in total. Completion expected 2024.	42	36	6	0	0	0	0	0	0	0	42
Land at The Dean, Alresford	LPP2 allocation for 75 dwellings. Detailed consents for a total of 126 units, 10 estimated on the rest of	30	0	30	0	0	0	0	0	0	0	30

Appendix to Authorities Monitoring Report 2022 – 2023

Address	Status / Commentary	Net Available	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
	the area. 136 units expected in total, part complete, completion expected 2025.											
Land east of Sun Lane, Alresford	LPP2 allocation for 325 dwellings. Reserved matters consent for 302 units. Phasing estimated accordingly.	320	0	20	40	50	50	50	50	42	18	320
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	64
Land east of Winchester Road, Wickham	LPP2 allocation for 125 dwellings. Full consent for 120 units. Under construction.	84	35	35	14	0	0	0	0	0	0	84
Land east of School Road, Wickham	LPP2 allocation for 80 dwellings. Reserved matters consent for 82 units, under construction.	1	1	0	0	0	0	0	0	0	0	1
14 Chesil Street, Winchester	Full consent for 16 units (12 net), under construction.	13	5	8	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	15
1-4 Woodpeckers Drive, Winchester	Full consent erection of 19 units (15 net), under construction, phasing estimated accordingly.	19	19	0	0	0	0	0	0	0	0	19
Brymor House, Ocean House Parklands Business Park, Denmead	Prior Notification approval for 26 residential units, not started, phasing estimated accordingly.	26	26	0	0	0	0	0	0	0	0	26
Winnall Flats,	Full consent erection of 76 units,	76	73	3	0	0	0	0	0	0	0	76

Appendix to Authorities Monitoring Report 2022 – 2023

Address	Status / Commentary	Net Available	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
Winnall Manor Road, Winchester	under construction, phasing estimated accordingly.											
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	115
The Old Gaol House, Winchester	Full consent for change of use to 15 units, under construction, phasing estimated accordingly.	15	0	15	0	0	0	0	0	0	0	15
Bradbury House, Durngate	Full consent extension to form 18 residential units, not started, phasing estimated accordingly.	18	0	18	0	0	0	0	0	0	0	18
Detailed consents TOTAL		989	262	195	164	128	50	80	50	42	18	989
Sites With Outline Planning Consent / Local Plan Allocation												
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	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	-2	10	10	0	0	18
Land off Anmore Road, Denmead	Denmead Neighbourhood Plan allocation for 10 dwellings post 2020. No consent, phasing estimated accordingly.	10	0	0	0	0	10	0	0	0	0	10

Appendix to Authorities Monitoring Report 2022 – 2023

Address	Status / Commentary	Net Available	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
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	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	5	53
Morgan's Yard, Winchester Road, Waltham Chase	LPP2 allocation for 100 dwellings. Full planning application for 80 units under consideration, phasing estimated accordingly.	100	0	0	0	20	50	10	0	0	20	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	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	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	75
Outline consents / Local Plan allocations TOTAL		773	0	0	0	20	128	180	203	130	112	773

Appendix to Authorities Monitoring Report 2022 – 2023

Address	Status / Commentary	Net Available	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Unlikely by 2031	Total Supply
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.	1206	120	120	120	120	120	120	120	120	246	1206
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.	2525	372	320	300	300	250	250	225	175	333	2525
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.	1541	115	115	115	115	115	115	115	115	621	1541
Strategic Allocations TOTAL		5272	607	555	535	535	485	485	460	410	1200	5272
TOTAL Large Sites Supply		7,034	869	750	699	683	663	745	713	582	1,330	7,034

Appendix 3.5 Communal Accommodation Completions and Consents

Communal Accommodation - Completions 2022 - 2023					
Completed Sites	Student bedrooms	Apply Ratio (3.7*)	Care bedrooms	Apply Ratio (1.8**)	Total Dwelling Equivalents
The Cavendish Centre, Winnall Close, Winchester (19/01055/FUL). 88 student beds as part of mixed-use redevelopment including 35 studios.	88	49			49***
The Old Gaol House, Winchester (20/02288/FUL) Change of use of student halls of residence to residential (loss of 32 student beds).	-32	-9			-9
Site of former Captain Barnard PH, Otterbourne Road, Compton (19/00761/OUT) 64 bed care home.			64	36	36
TOTAL	56	40	64	36	76

* 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).

*** Includes 35 studios counted as dwelling equivalents (35 units) and 53 others subject to ratio (14 units) = 49 dwelling equivalents.

Communal Accommodation - Consents Outstanding at April 2022									
Outstanding Sites	Scheme Status / Commentary	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	Total 2023- 2028	Total 2024- 2029
Student									
Student Total		-	-	-	-	-	-	0	0
Care									
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	60
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
Station Road, Bishops Waltham	Conversion of the mill building and construction of a 66 bed care home. Not started, phasing estimated accordingly.			20	30	16		66	66
Moorside, Durngate, Winchester (22/01425/FUL)	Nursing care home to 18 Almshouses for independent living			-31				-31	-31
Care Total		-30	60	55	30	16	-	131	161
Apply ratio (1.8:1)		-17	33	31	17	9	-	73	89

Appendix 3.6 SHELAA Sites included in 5 Year Land Supply

Parish	Site Address	Site Ref	Total Estimate Housing	2023-2028	2028-2033	2033-2038
Denmead	61 Anmore Road	DE26	7	7	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 Brasseley Road Car Park, Winchester	WIN28	4	4	0	0
Winchester	7/8 High Street, Winchester	WIN29	6	6	0	0
Total			294	285	0	9

* 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'.

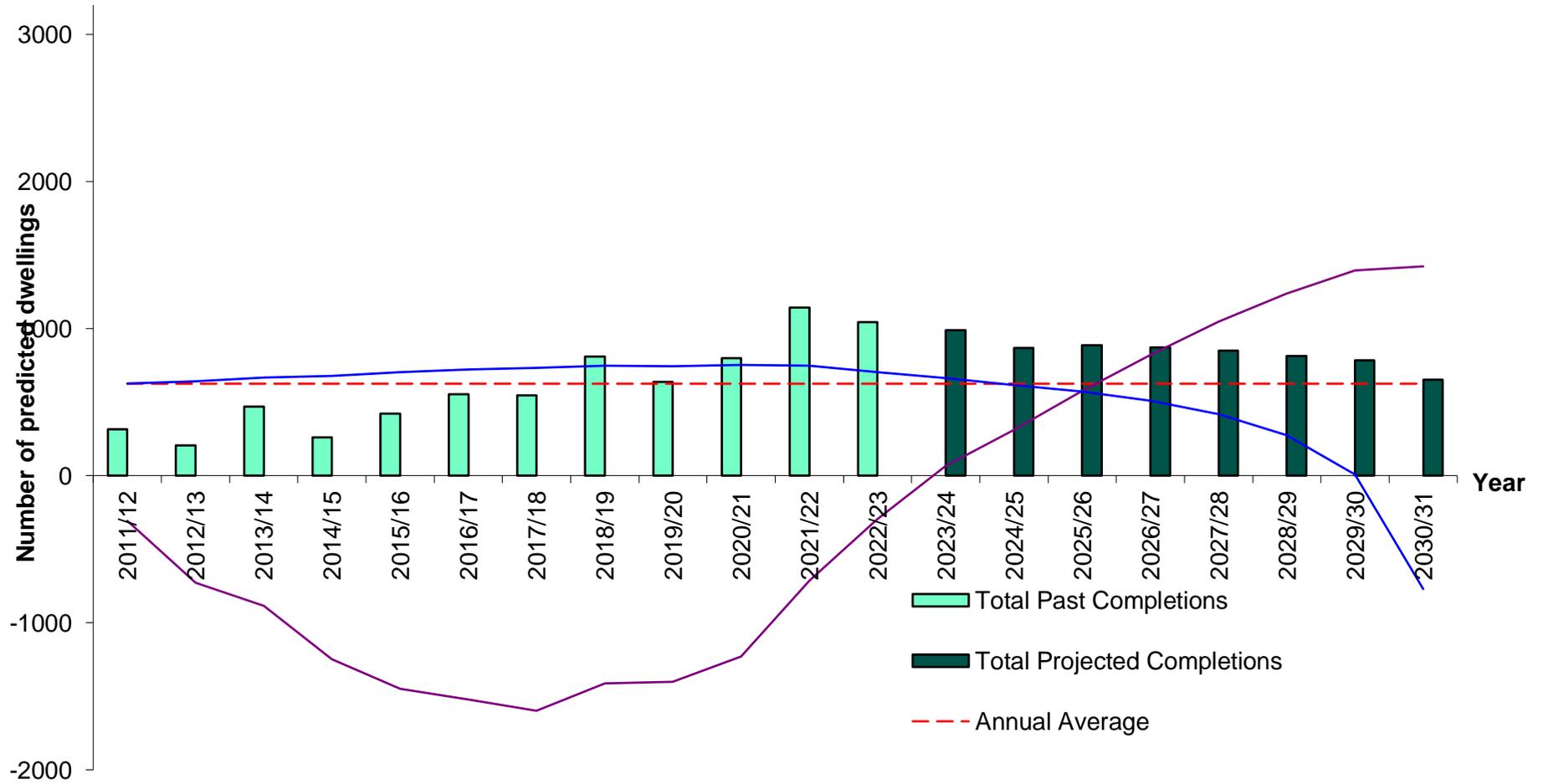
*** Excludes 3 dwellings already permitted under ref: 17/02944/FUL

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)													262	195	164	148	178	260	253	172	1632	
Small sites													62	62	62	62	61	0	0	0	309	
SHELAA													57	57	57	57	57	0	0	0	285	
Strategic Allocs													607	555	535	535	485	485	460	410	4072	
Windfall													0	0	70	70	70	70	70	70	420	
Total Projected Completions													988	869	888	872	851	815	783	652	6718	
Total Past Completions	317	204	470	262	421	555	547	810	636	798	1141	1044									7205	
Cumulative Completions	317	521	991	1253	1674	2229	2776	3586	4222	5020	6161	7205	8193	9062	9950	10822	11673	12488	13271	13923	13776	
Annual Average	625	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	-1230	-714	-295	68	312	575	822	1048	1238	1396	1423		
MANAGE - Annual requirement using past/projected completions	625	641	666	677	703	722	734	748	743	753	748	704	662	615	573	510	420	276	6	-771		

Graph 3.8 Winchester Housing Trajectory 2011 – 2031

Winchester District Housing Trajectory AMR 2022 - 2023



Appendix 4 – Local Plan Part 1

Figure 4.1 Net Completions on Previously Developed Land and Greenfield Land (2011/12 – 2022/23)

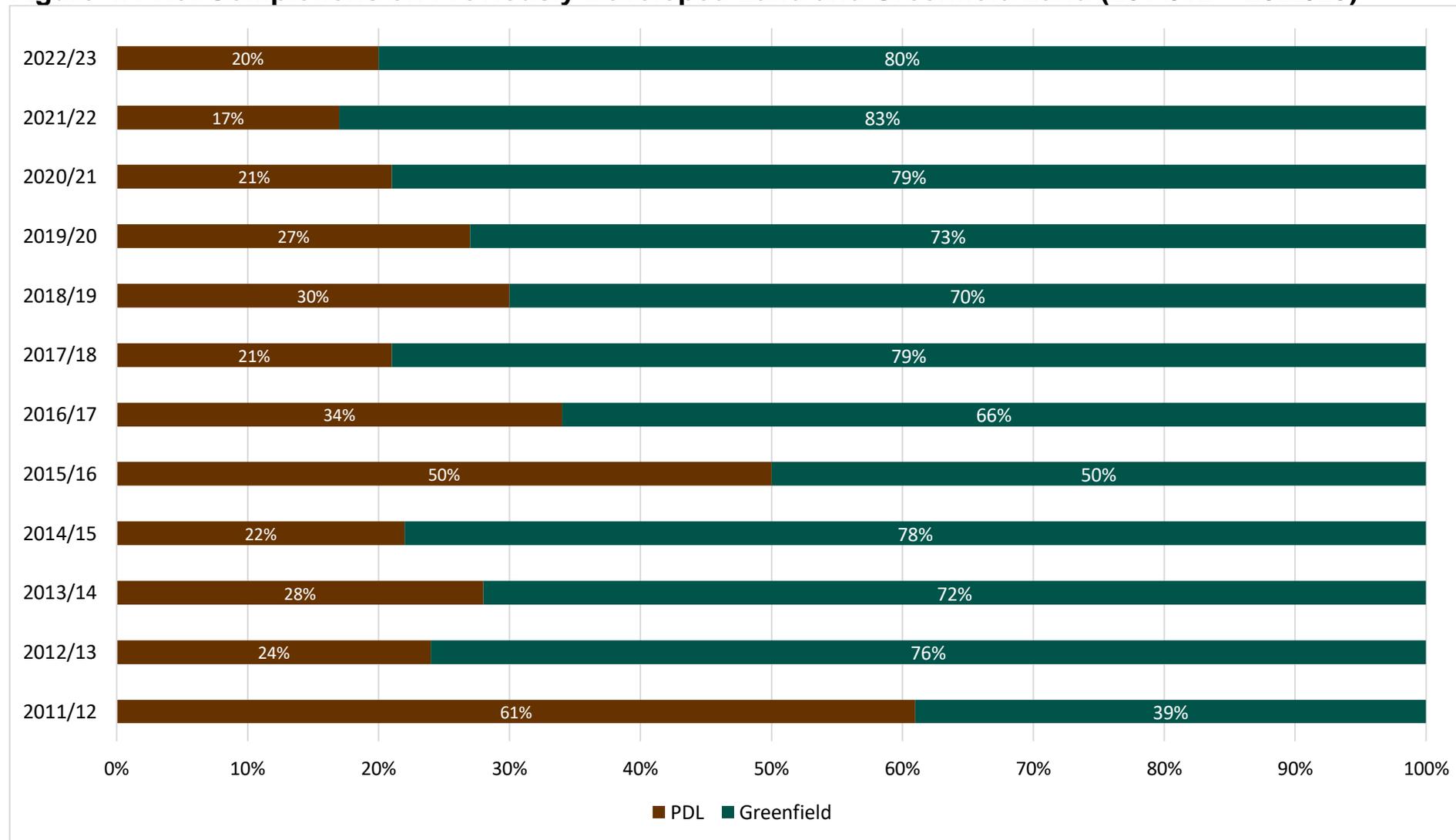


Table 4.2 Housing Completions by plan area 2011 – 2023

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	
2011/12	70	12	6	27	49	28	0	77	0	45	314
2012/13	71	26	8	3	5	14	0	28	0	49	204
2013/14	85	29	11	54	0	107	0	184	0	17	487
2014/15	56	42	2	9	0	93	0	60	0	17	279
2015/16	139	10	8	5	0	76	0	183	0	9	430
2016/17	356	3	17	27	0	131	0	0	21	23	578
2017/18	123	16	34	79	0	121	0	94	80	13	560
2018/19	181	32	26	86	0	178	0	184	93	39	819
2019/20	242	23	9	31	0	180	4	62	65	11	627
2020/21	288	6	28	13	-1	91	211	95	67	6	798
2021/22	281	12	3	42	0	109	324	286	76	8	1141
2022/23	258	11	7	9	4	93	435	131	79	17	1044
Total	2150	222	159	385	57	1221	974	1384	481	254	

Table 4.3 Net Dwelling completions by number of bedrooms (2011/12 – 2022/23)

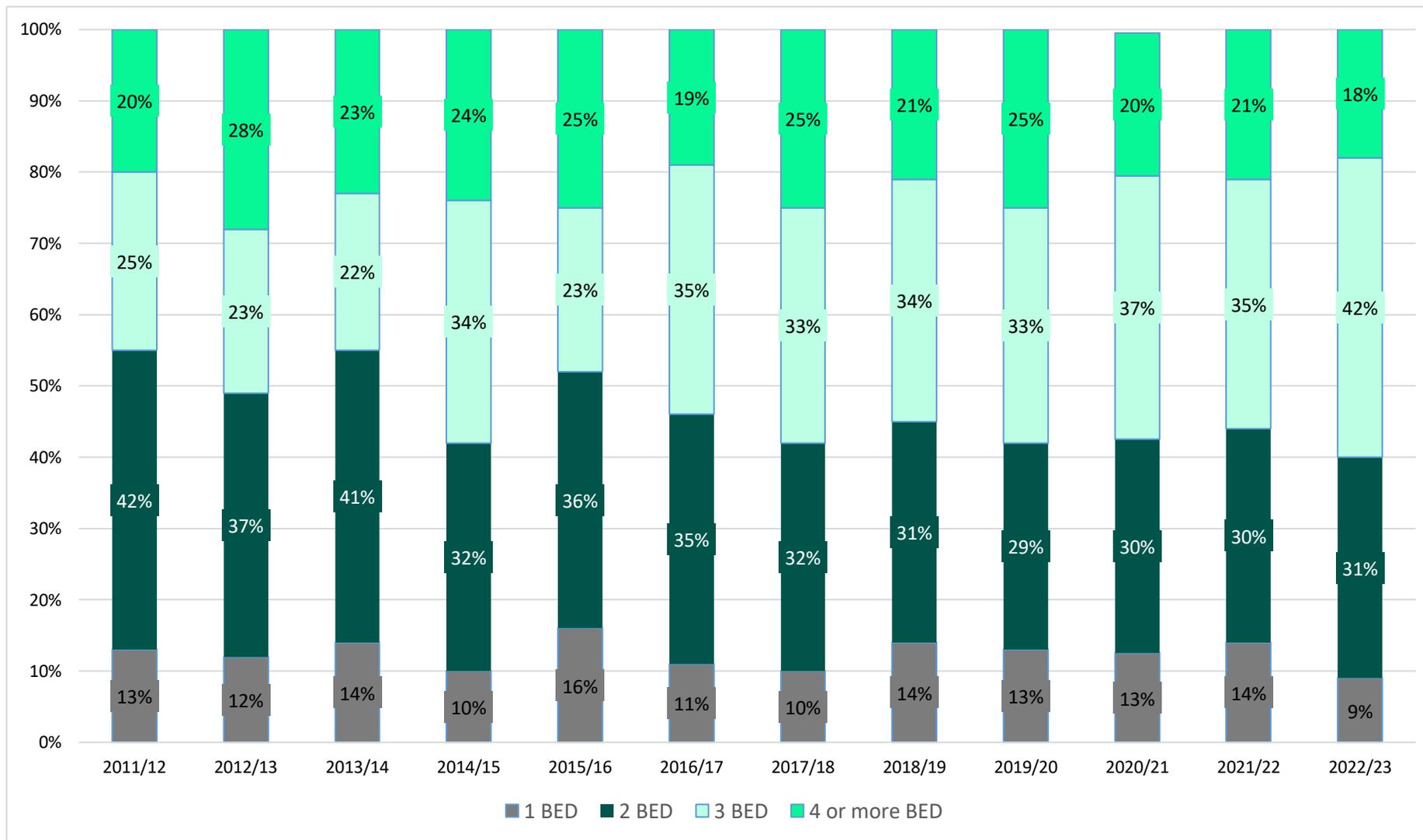


Table 4.4. Average density of new dwellings per hectare (2011/12 – 2022/23)

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
2022/23	33

Table 4.5 Affordable net dwelling completions (2022 – 2023)

Address	Completions (net)
BEREWOOD, WEST OF WATERLOOVILLE	46
BARTON FARM, WINCHESTER	40
ALBANY ROAD, BISHOPS WALTHAM	11
SCHOOL ROAD, WICKHAM	24
TANGIER LANE, BISHOPS WALTHAM	15
THE DEAN, NEW ALRESFORD	45
NORTH WHITELEY	186
WINCHESTER ROAD, WICKHAM	14
FIRMSTONE ROAD, WINCHESTER	1
Total	382

Figure 4.6 Net dwelling completions split by affordable housing and market (2011/12 – 2022/23)

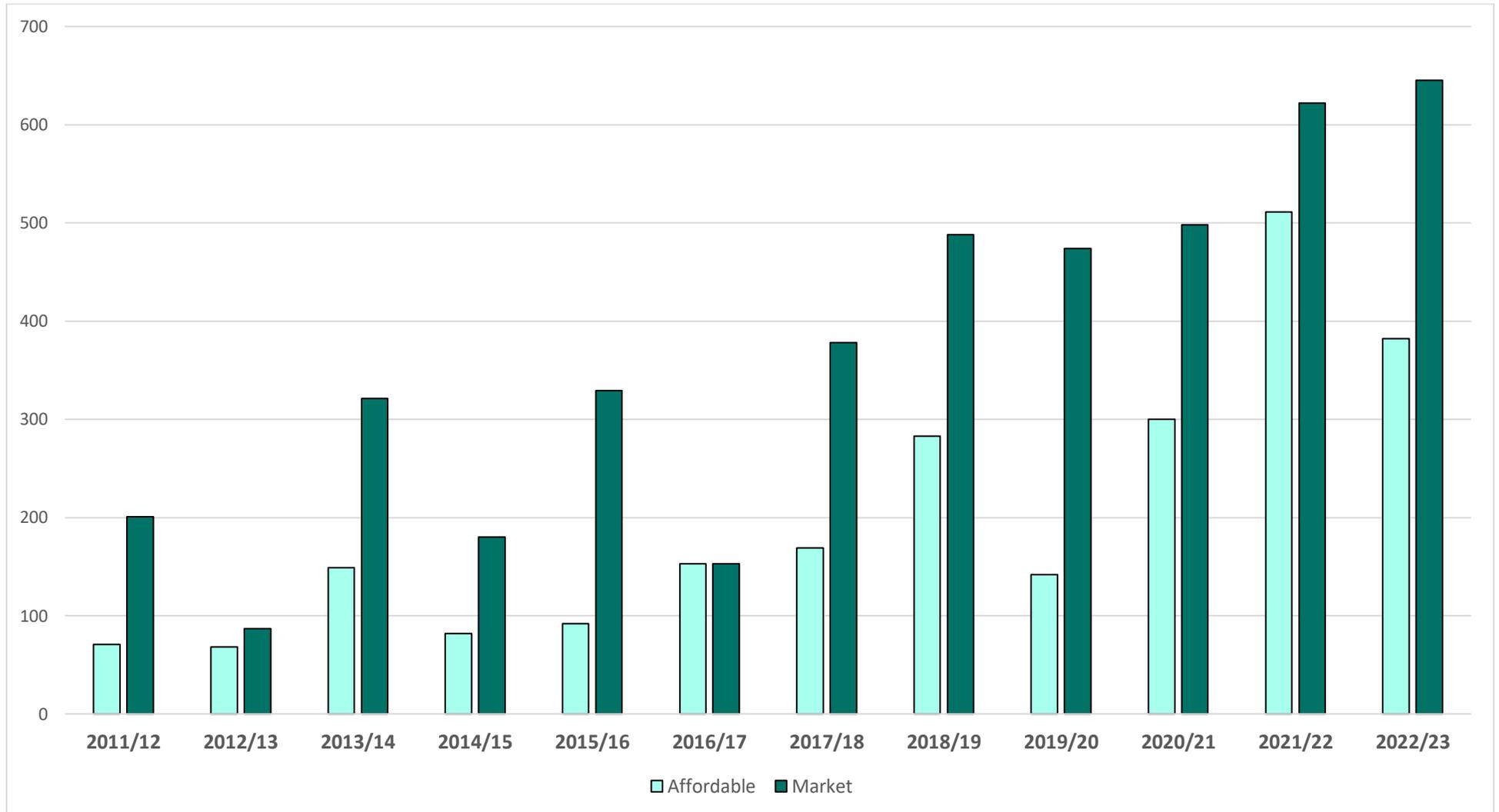


Table 4.7 Open Space Fund Receipts (2011/12 – 2022/23)

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
2022-2023	£0

Table 4.8 Employment gains and losses by type (2011 – 2023)

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
2022/23	1343	0	2291	300	476	0	4110	300	+3810

Table 4.9 Amount of employment floor space gains completed by type (2022-2023)

Reference	Type	Address	Description	Size (m ²)
334	B1A	CAVENDISH CENTRE, WINNALL CLOSE, WINCHESTER, SO23 0LB	REDEVELOPMENT FOR MIXED USE INCLUDING B1A OFFICES	1343
340	B2	UNIT E1 BAR END INDUSTRIAL ESTATE, BAR END ROAD, WINCHESTER, SO23 9NP	CHANGE OF USE FROM SUI GENERIS TO B2	1951
341	B8	UNIT 20MOORSIDE ROAD, WINCHESTER, SO23 7RX	ADDITIONAL 475.9 SQMS B8 EXTENSION OF EXISTING WAREHOUSE	476
350	B2	FOUR DELLS FARM POLES LANE OTTERBOURNE SO21 2DY	ERECTION OF VEHICLE MAINTENANCE WORKSHOP TO REPLACE FORMER V	340
Total			4110m²	

Table 4.10 Amount of employment floor space loss by type (2022 – 2023)

Reference	Type	Address	Description	Loss
350	B2	FOUR DELLS FARM, POLES LANE, OTTERBOURNE, SO21 2DY	ERECTION OF VEHICLE MAINTENANCE WORKSHOP TO REPLACE FORMER V	300
Total			1886m²	

HBIC data

4.11 Extent of Priority habitats (as at 31st March 2023)

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2021/22 WCC area (ha)	Change in area (ha)
Grasslands							
Lowland Calcareous Grassland	Comprehensive	2,036	0.52	349	0.53	346	3
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	3,696	0.95	9	0.01	14	-5
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	1,574	0.41	297	0.45	296	1
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1,613	0.42	91	0.14	91	0
Heathlands							
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	12,190	3.14	2	0.00	2	0
Woodland, wood-pasture and parkland							
Lowland Beech and Yew Woodland	Not comprehensive. Ongoing work to distinguish from Lowland Mixed Deciduous Woodland.	445	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.	35,523	9.14	5,945	8.99	5,948	-3
Wet Woodland	Fairly comprehensive. Areas will exist in LMDW that are not yet surveyed for qualifying types.	2,227	0.57	242	0.37	239	3
Wood-Pasture and Parkland	Not comprehensive. Further work needed to classify this habitat within historic parkland.	5,530	1.42	116	0.18	118	-2

Appendix to Authorities Monitoring Report 2022 – 2023

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2021/22 WCC area (ha)	Change in area (ha)
Arable, orchards and hedgerows							
Arable Field Margins	Incomplete. Figures only show SINCs on arable land designated for rare arable plant assemblages.	[94]	[0.02]	[2.2]	[0.00]	[2]	[0]
Open Mosaic Habitats on Previously Developed Land	No comprehensive evaluation yet carried out. Two sites with HBIC field surveys, one in Basingstoke.	32	0.01				
Hedgerows	No comprehensive information for Priority hedgerows. All hedgerows mapped as linear features (km).	[16,448]	n/a	[3,036]	n/a	[3,036]	[0]
Traditional Orchards	Work to be undertaken to incorporate areas recently identified by PTES under contract to NE.	0	0.00				
Ponds							
Ponds	No comprehensive data 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.	567	0.15	121	0.18	121	0
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.	7,779	2.00	914	1.38	907	7
Lowland Fens	Comprehensive.	1,903	0.49	2	0.00	5	-3
Reedbeds	Fairly complete.	252	0.06	20.2	0.03	20	0
Coastal							
Coastal saltmarsh	EA data partly verified.	882	0.23	2	0.00	2	0
Coastal Sand Dunes	EA data partly verified.	48	0.01				
Coastal Vegetated Shingle	Comprehensive.	215	0.06				
Intertidal mudflats	EA data partly verified.	4,317	1.11	6	0.01	6	0
Maritime Cliff and Slopes	Comprehensive.	42	0.01				
Saline lagoons	Comprehensive.	68	0.02				
Marine							
Seagrass beds	Not comprehensive. HWT data incorporated.	348	0.09				
Total		81,370	20.95	8,152	12.33	8,150	1

Summary:

There were gains in the cover of Lowland Calcareous Grassland because of survey updates at 'The Gallops, Worthy Down', 'Worthy Camp Grassland' and 'Worthy Down Railway Track'.

There were losses in the cover of Lowland Dry Acid Grassland because of survey updates at 'Worthy Camp Grassland' (an error) and at 'St. Clair's Meadow'.

There were gains in the cover of Lowland Meadow because of survey updates at 'Pumping Station Meadow (Paradise Lane)' at 'Brook Meadow', at 'Meadow between Disused Railway & River Meon'; at 'The Gallops, Worthy Down', correction east of Little Hampage Wood, corrections at Singletons Field, update from Natural England's condition assessments at River Itchen and others.

There were losses in the cover of Lowland Mixed Deciduous Woodland because of survey updates at 'The Gallops, Worthy Down', at 'Worthy Grove', at 'A272 Andover Road', at 'Barton Farm', at 'Winnall Moors', corrections north of Chilland Meadows and corrections south of Fobdown Farm Fields.

There were gains in the cover of Wet Woodland because of survey updates at 'Winnall Moors'.

There were losses of Wood-Pasture and Parkland because of corrections in Cranbury and at Warnford Park.

There were gains in the cover of Coastal and Floodplain Grazing Marsh because of corrections along the River Dever, correction north of Abbotstone, corrections at River Arle west of Alresford, corrections along River Itchen, corrections along River Meon and others.

There were losses in the cover of Lowland Fens because of survey updates at 'Huntage Water Meadows', at 'Winnall Moors' and at 'B2177 Southwick Road 1, North'.

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 2023)

Designation	Combined Hants sites (no)	Combined Hants area (ha)	Combined Hants area (%)	WCC sites (no)	WCC area (ha)	WCC area (%)	2021/22 WCC area (ha)	2021/22 WCC (no)	Change (ha)
LNR	72	2,462	1	9	103	0.16	103	9	0
NNR	10	2,116	1	2	103	0.16	103	2	0
RAMSAR	6	36,993	10	1	23	0.03	23	1	0
SAC	13	37,091	10	2	182	0.28	182	2	0
SPA	11	44,093	11	1	23	0.03	23	1	0
SSSI	131	50,559	13	18	1,313	1.99	1,313	18	0
Stat Sites Combined	243	53,478	14	33	1,365	2.06	1,365	33	0
SINC	4,132	35,705	9	692	6,423	9.72	6,463	695	-39

Summary:

1. There were no changes to statutory sites during 2022/23.
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 2023)

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 Muses 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 2023)

Designated Sites	Combined Hants area (ha)	Combined Hants area (%)	WCC (ha)	WCC area (%)	2021/22 WCC area (ha)	Change area (ha)
Statutory sites combined	39,665	48.8	1,100	13.5	1,097	3
SINC	22,308	27.4	3,882	47.6	3,887	-5
Total combined	61,130	75.1	4,943	60.6	4,943	0

Summary:

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

Notes:

1. Total Priority habitat in Winchester as at 31st March 2023 = 8,152ha.

4.15 Conditions of Sites of Special Scientific Interest (SSSIs) (as at 31st March 2023)

Condition	Combined Hants area (ha)	Combined Hants area (%)	WCC area (ha)	WCC area (%)	2021/22 WCC area (ha)	Change in area (ha)
Favourable	23,797.64	47.1	419.10	31.9	416.65	2.45
Unfavourable Recovering	21,262.15	42.1	613.07	46.7	615.52	-2.45
Unfavourable no Change	3,615.94	7.2	181.92	13.9	181.92	0.00
Unfavourable Declining	1,860.47	3.7	91.29	7.0	91.29	0.00
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 2022 and 31st March 2023

SINCs	Hants sites (no)	Hants sites (area)	WCC sites (no)	WCC sites (area)
Total sites (2021/22)	4,119	35,723.39	695	6,462.73
New Sites	22	45.22	1	3.63
Amended Sites	32	-44.64	7	-29.40
Deleted sites	9	-18.57	4	-13.62
Total sites (2022/23)	4,132	35,705.40	692	6,423.34
Net change	13	-17.99	-3	-39.39
% change in area		0.57		-0.61

Notes:

1. Data extracted from HBIC SINC layer and database between 1st April 2022 and 31st March 2023.

4.17 New SINCs approved between 1st April 2022 and 31st March 2023

Site Ref	Site Name	New Size (ha)	New Criteria	Panel date
WC0829	Soake Farm Meadows South	3.63	2B	Nov 2022

4.18 Deleted SINC approved between 1st April 2022 and 31st March 2023

Site Ref	Site Name	Reason	Old Size (ha)	Old Criteria	Panel date
WC0510	Mitchelland & Lovelocks 49	Agricultural Improvement	1.86	2B	Nov 2022
WC0502	Mitchelland & Lovelocks 48	Agricultural Improvement	3.01	2B	Nov 2022
WC0514	Mitchelland & Lovelocks 45	Agricultural Improvement	4.35	2B	Nov 2022
WC0511	Mitchelland & Lovelocks 42	Agricultural Improvement	4.4	2B	Nov 2022

4.19 Major amendments to SINC between 1st April 2022 and 31st March 2023

Site Ref	Site Name	Reason	Old Size (ha)	New Size (ha)	Old Criteria	New Criteria
WC0500	Mitchelland & Lovelocks 52	Agricultural Improvement	2.75	0.61	2B	5Biii
WC0529	Mitchelland & Lovelocks 43	Agricultural Improvement	2.92	2.72	2A	2B
WC0287	Stephens Castle Down (East)	Agricultural Improvement	55.66	29.7		
WC0476	Plover Hill Meadow	Positive management	1.23	0.88	2B	2Aiii
WC0513	Mitchelland Meadow	Agricultural Improvement	0.96	0.68	2A	5Biii
WC0515	Mitchelland Farm Meadow	Agricultural Improvement			2A	2B/5Biii
WC0526	Assell's Meadow	Agricultural Improvement	1.92	1.84	2A	2B/5Biii

Appendix 5 – LPP1 & LPP2 Policies used in refusals during the monitoring period 2022-2023

Spatial Strategy – Market Towns and Rural Area	
MTRA1	0%
MTRA2 Market Towns and Larger Villages	1.2%
MTRA3 Other Settlements in the Market Towns and Rural Area	13%
MTRA4 Countryside	20.2%
Active Communities	
DM1 Location of New Development	67.8%
DM2 Dwelling Sizes	55.9%
DM3 Small Dwellings in the Countryside	16.6%
DM4 Gypsies, Travellers and Travelling Showpersons	0%
DM5 Protecting Open Areas	2.3%
DM6 Open Space Provision for New Developments	0%
Economic Prosperity	
DM7 Town, District and Local Centres	0%
DM8 Primary Shopping Frontage	0%
DM9 Secondary Shopping Frontage	0%
DM10 Essential Facilities and Services in the countryside	0%
DM12 Equestrian Development	3.5%
DM13 Leisure and recreation in the countryside	0%
High Quality Environment	
DM14 Masterplans	0%
DM15 Local Distinctiveness	48.8%
DM16 Site Design Criteria	54.7%
DM17 Site Development Principles	29.7%
DM18 Access and Parking	16.6%
DM19 Development and Pollution	0%
DM20 Development and Noise	0%
DM21 Contaminated Land	0%
DM22 Telecommunications, Services and Utilities	0%
DM23 Rural Character	21.4%
DM24 Special Trees, Important Hedgerows and Ancient Woodlands	10.7%
DM25 Historic Parks and Gardens	1.2%
DM26 Archaeology	0%
DM27 Development in Conservation Areas	23.8%
DM28 Demolition in Conservation Areas	0%
DM29 Heritage Assets	20.2%
DM30 Changes of Use of Listed Buildings	0%
DM31 Locally Listed Heritage Assets	0%
DM32 Undesignated Rural and Industrial Heritage Assets	0%
DM33 Shopfronts	0%
DM34 Signage	13%

Development Strategy	
DS1 Development Strategy and Principles	5.9%
Active Communities	
CP1 Housing Priorities and Housing Mix	50%
CP2 Affordable Housing Provision	34.5%
CP3 Affordable Housing Provision on Market Led Housing Sites	0%
CP4 Affordable Housing on Exception Sites to Meet Local Needs	0%
CP5 Sites for Gypsies, Travellers and Travelling Showpeople	0%
CP6 Local Services and Facilities	0%
CP7 Open Space, Sport and Recreation	1.2%
Prosperous Economy	
CP8 Economic Growth and Diversification	0%
CP9 Retention of Employment Land and Premises Transport	0%
CP10 Transport	0%
High Quality Environment	
CP11 Sustainable Low and Zero Carbon Built Development	0%
CP12 Renewable and Decentralised Energy Securing High Standards of Design	0%
CP13 High Quality Design	28.5%
CP14	0%
CP15 Green Infrastructure	23.8%
CP16 Biodiversity	28.5%
CP17 Flooding	1.2%
CP18 Settlement Gaps	4.7%
CP19 South Downs National Park Heritage and Landscape Character	1.2%
CP20 Heritage and Landscape Character	34.5%
TR6 Planning Applications	0%
TR7 Design guidance and Site Layout	0%
Village Design Statement, Neighbourhood Design Plan, Neighbourhood Design	1.2%
SPD	9.5%

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
September 2022 – August 2023			
2022-23 Total			0
2016- 2023TOTAL			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
Sept 2022 – Aug 2023			
2022-23 TOTAL			0
2016-2023 TOTAL			4

Table 6.3 Gypsy and Traveller Pitch Supply at Sept 2023

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 2023

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 compared with the previous seven 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
2022/23	1,734,443	86,772	259,965	0	1,387,706
Total	21,412,931	1,288,055	3,053,604	1,540,822	15,581,605

Table 7.2 Amount of CIL funding spent on Infrastructure Projects in the monitoring year (2022/23)

Project	Amount Spent
Abbey Gardens, Winchester Playground Refurbishment	£110,000 (to part fund the project)
North Walls Recreation Ground, Winchester. Lighting and Fencing	£64,108 (from and allocation of £99,000)
Barton Farm, Winchester Footway Improvement	£25,000
Stockbridge Road, Winchester Pedestrian Steps to Station	£50,000
Theatre Royal, Winchester Improvements	£9,000 (from a total of £68,000 allocated in 2020/21)
Colden Common Boardwalk Countryside Access Improvement	£10,000
Sports Pavilion Improvements at Colden Common Recreation Ground	£64,350 (from a total of £90,000 allocated in 2020/21)
Arlebury Park, New Alresford Outdoor Gym	£20,000
Shawford Railway Station Community Hub and Café	£25,000
Shedfield Pavilion and Access Improvements	£171,000

River Dever, Wonston Boardwalk	£10,000
Badger Farm Community Centre Kitchen	£34,500
Whiteley Skate Park Improvements	£65,000
Wickham Community Centre Kitchen	£52,500
Wickham Water Meadows Environmental Improvements	£40,000
Total Spent	£750,458