

# **YOUR PLACE YOUR PLAN.**

Winchester District Local Plan

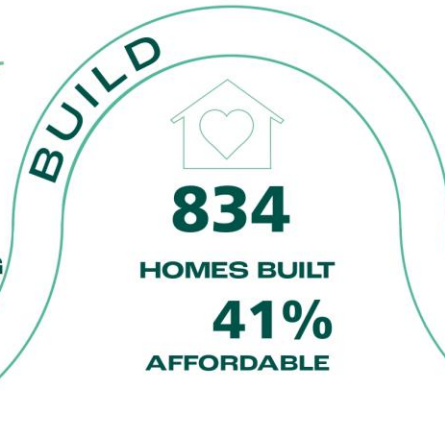
**Winchester District  
Authorities Monitoring Report**

**1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025**



## **Content Page**

Executive Summary	3
Introduction and Background	5
Monitoring Policy Progress	8
Duty to Cooperate and Working in Partnership	11
Housing Land Supply	17
Local Plan Part 1: Core Strategy 2013	19
Local Plan Part 2: Development Management and Site Allocations 2017	28
Gypsy and Traveller DPD	36
Neighbourhood Plans	41
Community Infrastructure Levy (CIL)	44

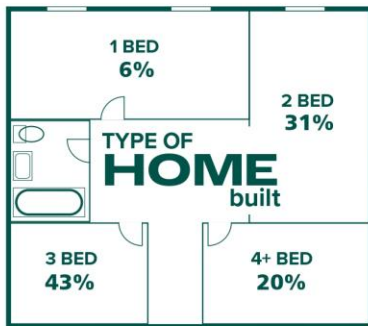


## LAND SUPPLY



This relates to the housing supply measured against the requirements of Part 1 and Part 2 of the Local Plan which was in force over the monitoring period.

## BUILD



## CONTRIBUTE



- EVERSLEY PARK, KINGS WORTHY PLAY EQUIPMENT
- OLIVER'S BATTERY PLAY EQUIPMENT
- WINNALL FLATS OPEN SPACE PROJECT
- WINCHESTER FOOTBALL CLUB 3G PITCH
- DENMEAD MUGA



# 1. Introduction and Background

- 1.1 This Authorities Monitoring Report (AMR) for the Winchester District covers the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities to produce monitoring reports on at least a yearly basis. The main purpose of the AMR is to monitor the:
- effectiveness of the policies set out in the local development documents; and
  - progress of preparing and adopting the local development documents that are set out in the Local Development Scheme.
- 1.2 The December 2024 National Planning Policy Framework (NPPF) applied at the base date of this AMR (April 2025), so references to the NPPF in this AMR and its Appendices relate to the December 2024 NPPF. This AMR has been able to incorporate changes arising from the newly published December 2024 NPPF. This includes transition arrangements which are relevant to the emerging Local Plan 2040 and its provisions will be taken into account in that Plan and subsequent versions of the AMR. The 2024 NPPF continues to require that Local Planning Authorities should identify and maintain a five-year supply of deliverable sites for housing. This AMR therefore includes an assessment of the five-year housing land supply for the period April 2024 to March 2029. In accordance with Government advice, assessments should be forward looking, which is why a second assessment is included for the period between April 2025 and March 2030.
- 1.3 The AMR can be used to:
- Review actual progress against the LDS timetable (the timetable for producing a new Local Plan). List any adopted or approved Development Plan Documents (DPDs) or SPDs that were listed in the LDS;
  - Identify where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy;
  - Specify the number of net additional dwellings (including affordable dwellings) during the report period and since the policy began in any part of the area as relevant;
  - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made;
  - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012;
  - Detail action taken under the current Duty to Co-operate requirements during the report period; and
  - Provide a commentary on the progress of local development documents, including any

changes in the timetable set out in the LDS.

- 1.4 Although monitoring information can now be provided via a number of reports, it has been considered in Winchester that it is most practical to continue to produce a single report on an annual basis by the end of the December. This reflects the availability of data, much of which is not available until the autumn following the end of the financial year.

**Please note: This AMR monitors the Local Plan Parts 1 and 2 and the Gypsy and Traveller DPD, that were in force during the time of this monitoring period. At full Council meeting of 24th March 2026, a new local plan [Winchester District Local Plan 2040 was adopted](#).**

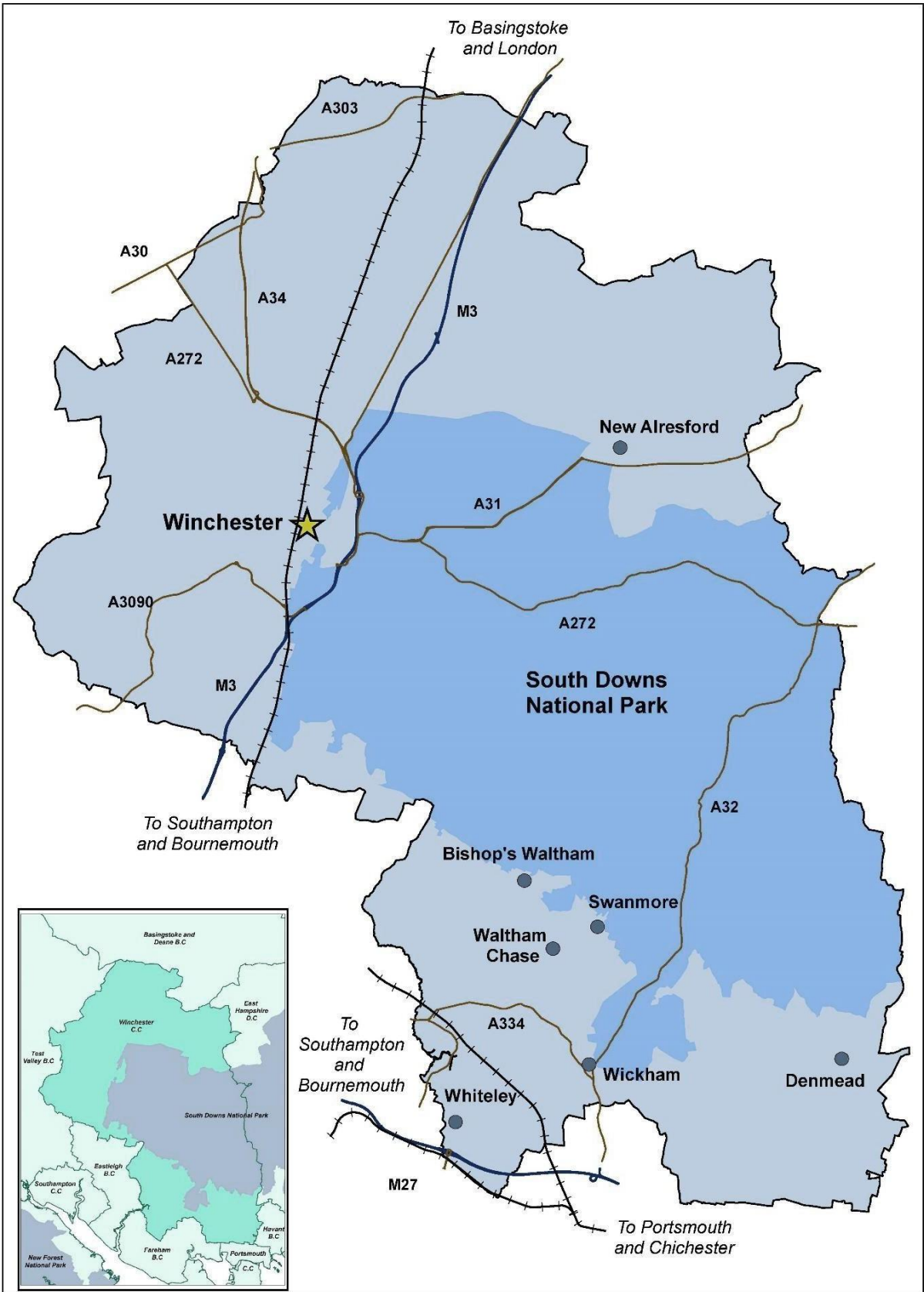


Figure 1: Winchester City Council (WCC) Boundary (Light Blue Area covered by the AMR)

## **2. Monitoring Policy Progress**

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

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

2.2.1 The LDS at the time during the monitoring period did not specify any DPDs for approval or adoption during this monitoring period and no DPDs have been approved or adopted during this time.

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

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

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

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

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

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

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

### **2.3 Neighbourhood Planning**

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

## **2.4 Emerging Development Plan Documents (DPD) - Local Plan 2040**

- 2.4.1 The Government is very clear that in order to be effective, plans need to be kept up to date. The National Planning Policy Framework states policies in Local Plans and Spatial Development Strategies should be reviewed to assess whether they need updating at least once every 5 years and should then be updated as necessary. Local Plans should cover a minimum of 15 years from the date of adoption. The time period that the Local Plan covers therefore needs to align itself with the above requirement.
- 2.4.2 The Local Plan covers the administrative area of Winchester City Council except for that part within the South Downs National Park (SDNP), which has adopted its own Local Plan.
- 2.4.3 The Regulation 18 draft Local Plan Consultation took place between 2nd November and 14th December 2022 and was accompanied by a new standalone Local Plan website, linked [here](#).
- 2.4.4 The Regulation 19 Proposed Submission Local Plan went out to consultation for 6 weeks between 29<sup>th</sup> August and 13<sup>th</sup> October 2024. The city council submitted the Local Plan and the accompanying documents for examination on 15<sup>th</sup> November 2024. Whilst it is outside of the monitoring period, the Local Plan examination took place during April, May and June 2025. There has also been a 8 week public consultation on the Main Modifications and the Inspector Report has now been published. The Local Plan was adopted by Full Council on the 24<sup>th</sup> of March 2026. There is a dedicated examination page on the Local Plan website that includes details about the name of the Inspector, submission documents, evidence base and other information relating to the [Local Plan examination process](#).

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

- 2.5.1 Supplementary Planning Documents (SPD) currently provide further details, guidance and principles on Local Plan policies. SPDs are material considerations when processing planning applications and development proposals in the District and have to be considered when making a planning decision. The Council currently has numerous SPD's currently adopted covering a range of topics, linked [here](#).
- 2.5.2 Village and Neighbourhood Design Statements (VDS/NDS) are produced by local groups within each parish or neighbourhood and then currently adopted by the Council as an SPD. The City Council undertook public consultation on the Upham draft VDS in December 2024.

The Upham VDS was adopted by the City Council as a SPD in March 2025. Soberton VDS is currently in a draft form and has not yet been consulted on.

**Table 1: VDS and SPD progress 2024 – 2025**

Document	Status
<b>VDS Adopted or formally consulted within monitoring year</b>	
Upham VDS	Consultation on the draft VDS was carried out during November and December 2024. The Upham VDS was adopted as SPD in March 2025
<b>SPDs currently being developed</b>	
Soberton VDS	In draft form; no date for consultation yet.

## **2.6 Self and Custom Build Register**

2.6.1 The Self-build and Custom Housebuilding Act 2015 require local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.

2.6.2 The monitoring year for the self and custom build register runs from 31<sup>st</sup> October to 30<sup>th</sup> October annually and so does not tie in with the monitoring year for the AMR. During the year to 30<sup>th</sup> October 2025, a further 15 individuals were added to Part 1 of the register (those with a local connection), and none added to Part 2 of the register (those who do not have a local connection). During the year to 30<sup>th</sup> October 2025, permission was granted for 37 self and custom build properties and a full list of them are stated in **Table 2.1 in Appendix 2**. A copy of the position statement published on the Council's website can be viewed [here](#).

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

#### 3.1 Duty to Cooperate

- 3.1.1 Section 34 (6) of the Local Planning Regulations 2012 currently requires Local Planning Authorities to include details of actions taken under the 'Duty to Cooperate' requirement during the monitoring period. The Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act 2011) places a legal duty on local planning authorities, county councils, public and prescribed bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. **Appendix 3** includes a table of all the DTC meetings that have taken place during the monitoring year.
- 3.1.2 In line with the Regulations, the Council has formally consulted the prescribed organisations (which includes neighbouring Local Planning Authorities and Statutory Agencies such as Natural England) during consultation periods on emerging planning documents. The Council has also consulted relevant bodies both formally via public consultation on the Regulation 18 Local Plan and informally in the development of its policies and on the content of Statement of Common Grounds before the Regulation 19 was published for public consultation.
- 3.1.3 Meetings were held with all of the neighbouring Local Planning Authorities and the Statutory Agencies prior to the close of the public consultation on the Regulation 19 Local Plan. A [Statement of Compliance](#) has been published on the Local Plan website and has been submitted to the Planning Inspectorate. Three Statements of Common Ground were updated (Portsmouth, Havant and Southern Water) as a result of comments on the Regulation 19 Local Plan. A Statement of Common Ground was also updated and agreed with Natural England in March 2025 as a result of further work in relation to air quality, and is available on Winchester District Local Plan website. All of the SoCG's are being kept under review as neighbouring Local Plans progress towards their independent examinations.
- 3.1.4 A wide variety of liaison and joint working with neighbouring authorities and other organisations has been undertaken under the current duty to cooperate requirements.

## **3.2 Joint Working**

3.2.1 The Council undertakes regular and ongoing joint working meetings including a range of statutory agencies and organisations, Boards and Partnerships, as part of the work on the development of the Local Plan.

3.2.2 The Council continues to meet with the following groups on a regular basis to discuss matters of relevance to strategic planning issues:

- Hampshire and Isle of Wight Planning Officers Group (HIPOG)
- Development Plans Group (DPG)
- Planning Research and Liaison Group (PRLG)
- Partnership for South Hampshire Planning Officers Group (PfSH POG)
- PfSH NEG (Natural Environment Group)
- Development Control Practitioners Group
- HIPOG Sustainable Design Group.

3.2.3 These groups all continue to meet regularly. These meetings include officer representatives of all Hampshire and Isle of Wight Planning Authorities and Hampshire County Council. Experience and information are discussed and joint approaches agreed on strategic planning matters, including the progress of Local Plans, shared technical research and the evidence base. The interpretation of Government advice and emerging policy is also discussed; common approaches have been developed on a number of issues as a result of these meetings.

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

3.3.1 Winchester City Council is part of the Partnership for South Hampshire (PfSH). This is a group of authorities which aims to coordinate planning strategy across the area of South Hampshire. This includes the strategic development areas of North Whiteley and West of Waterlooville. Although PfSH has no statutory powers or functions, it works collaboratively with the Solent Local Enterprise Partnership and its successor organisations, and has a formally constituted Joint Committee. Winchester City Council is actively involved in all aspects of PfSH work, through Planning Officer Group (POG) and Member representation on the Joint Committee and officer working groups on a number of issues.

Further details of the meetings that have taken place and details of the Statement of Common Ground and the research that has been commissioned are available on the PFSH website [Home – Partnership for South Hampshire \(push.gov.uk\)](https://www.push.gov.uk).

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

3.4.1 WCC is part of the Solent Mitigation Partnership (SMP). The Partnership consists of the PFSH authorities, Chichester District Council, the New Forest and South Downs National Park Authorities, Natural England and other key wildlife/conservation bodies. The role of the SMP is to coordinate implementation of the mitigation measures necessary to address the impact of additional recreational pressure on the Solent Special Protection Areas (SPA) arising from new housebuilding, which would be funded by developer contributions. Contributions are collected from relevant developments within a 5.6km radius of the SPA to fund the [Bird Aware Strategy](#) which has been updated in September 2024.

3.4.2 Financial contributions are based on a sliding scale and are updated each February in line with the Retail Price Index (RPI). From the 1<sup>st</sup> April 2024 until the 31<sup>st</sup> March 2025 the developer contributions levels were:

- 1 bedroom property - £465
- 2 bedroom property - £671
- 3 bedroom property- £875
- 4 bedroom property - £1,029
- 5 bedroom property - £1,207
- Flat rate property - £777 (usually used in cases of caravans, tents or gypsy and traveller sites)

### **3.5 Co-operation with Neighbouring Local Planning Authorities**

3.5.1 The Council has continued to liaise with neighbouring planning authorities on a number of important issues including emerging Local Plans and DPD's from neighbouring authorities.

3.5.2 The Council also engages with neighbouring authorities specifically under the current Duty to Cooperate requirements and has Statements of Common Grounds with neighbours as outlined in paragraphs 3.1.2 and 3.1.3. Despite the Government's intention to abolish Duty to co-operate requirements, discussions remain ongoing with a number of neighbouring

Local Planning Authorities and resulted in a number of [Statement of Common Grounds](#) being agreed with them which are available on the Local Plan website. These are documented in **Appendix 3** of the AMR, and it is envisaged that this work will continue even when new regulations come into force.

3.5.3 The South Downs National Park covers 40% of the area of Winchester District and there continues to be cross – boundary liaison in respect of settlements that are close to or cross the boundary and planning issues that might have an impact on the National Park. The current SDNP local plan was adopted in 2019, and discussions continue with SDNP in respect of VDS’s in settlements that are located partly in the National Park. Discussions took place with the South Downs National Park Authority (SDNPA) in relation to Upham VDS which was adopted by both the SDNPA and WCC in March 2025 as an SPD. Discussions are ongoing with the SDNPA in relation to the draft Soberton VDS. The SDNPA undertook public consultation on their draft Regulation 18 Local Plan, in January 2025: [South Downs Local Plan Review](#) (2025). Representations were made by the city council to this Regulation 18 public consultation.

3.5.4 As part of the Local Plan examination, the city council produced a [Duty to cooperate Statement of Compliance \(August 2024\)](#) which sets out the work the City Council has undertaken in relation to the Duty to Co-operation.

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

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

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

- 3.6.3 The North Whiteley Development Forum has been established to discuss issues relating to the development of this area and includes representatives of Eastleigh Borough Council, Fareham Borough Council, Hampshire County Council, Botley Parish Council, Curdridge Parish Council and Whiteley Town Council.
- 3.6.4 Welborne is a substantial new development (6,000 dwellings with allocated green space and other infrastructure) that is currently underway in Fareham Borough but adjacent to and including significant green infrastructure within Winchester District. Winchester City Council is safeguarding the area of green infrastructure in its development plan (Policy CP18 in the current Adopted Local Plan and Policy NE7 in the Proposed Submission Local Plan) under the current Duty to Co-operate arrangements.

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

- 3.7.1 Hampshire County Council (HCC) is the third largest shire council in the country and delivers a range of public services. HCC deals with minerals and waste, education and highway management and is therefore responsible for various issues that affect the Local Plan. It is also the lead local flood authority and deals with countryside, children's services, social care, libraries and some public health services, all of which may need to be considered as part of the planning process.
- 3.7.2 HCC was heavily involved in discussions relating to the delivery of the strategic sites allocated in the LPP1 and the allocation of other sites in the LPP2 and continue to be involved in the development of the emerging new Local Plan.
- 3.7.3 The Marine Management Organisation (MMO) works with Winchester in respect of the part of the River Hamble, which is tidal up as far as Botley and forms part of the boundary of Curdridge Parish.
- 3.7.4 Local planning authorities are required to liaise with Local Nature Partnerships (LNPs). The Hampshire and Isle of Wight Local Nature Partnership (HloWLNP) was established in 2012 and WCC is now actively engaged with the Local Nature Partnership as a member of the Ecological Network Working Group. WCC is also involved with the Hampshire and Isle of Wight Wildlife Trust on a number of projects on a periodic basis.

- 3.7.5 Local planning authorities are required to work with responsible authorities on the preparation of Local Nature Recovery Strategies (LNRS). The strategy area for Winchester is Hampshire and Hampshire County Council are the responsible authority taking the lead on preparing and agreeing the strategy. WCC actively engaged with Hampshire County Council to identify the area to be included within the strategy through the LNRS Steering Group. Whilst it is outside of the monitoring period, the [LNRS](#) was published on the 8<sup>th</sup> December 2025 following 24 months of collaborative work with Hampshire local authorities and a range of organisations took place in Spring 2025.
- 3.7.6 The table which provides a summary of the main specific actions undertaken during the monitoring year 2024 – 2025 can be found in **Appendix 3**.

## 4. Housing Land Supply

- 4.1 This section sets out the 5 year housing land supply situation for the 5-year period from April 2025 to March 2030. References to the NPPF in this document relate to the [December 2024 update](#).
- 4.2 This meets the requirement at paragraph 78 of the National Planning Policy Framework (NPPF) that *‘Local planning authorities should 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.’*
- 4.3 The detailed information used to compile a 5 year land availability assessment is included in **Appendix 4**, including net completions during the Local Plan period and information on the delivery of large sites and small sites.
- 4.4 Comparison of the 5 year requirement with the available supply produces the following results (see **Appendix 4** for full calculation):

<b>Housing Land supply 31 March 2025</b>	<b>Total</b>
Requirement 2025-2030	2,990
Supply 2025-2030	4,468
Years supply during the AMR monitoring period – prior to the adoption of the Local Plan 2040.	7.5 Years

- 4.5 The table above shows that there is substantially more than 5 years’ supply for the 2025-2030 monitoring period. The calculations involved are set out below and detailed information included at **Appendix 4**.

**Table 1 - Full 5 Year Land Availability Calculations**

<b>5 Year Period: 2024-2029</b>			
a	2011- 2025 requirement (housing trajectory & local housing need)		7,976
b	Completions to Apr 2025 (including communal)		9,654
c	Surplus at 2024	(b - a)	1,678
d	Remaining years of Plan		6 years
e	Annual surplus 2025-2031	(c / d)	280
f	5 Year surplus	(e x 5)	1,400
g	Annual requirement 2025-26 (local housing need + 5%)	(1,040 x 1 + 5%)	1,092
h	Annual requirement 2026-30 (Emerging Local Plan + 20%)	(687 x 4 + 20%)	3,298
i	Total 5 Year requirement with buffer	(g + h)	4,390
j	Minus over-provision	(i – f)	2,990
k	Average annual requirement for 5 years	(j / 5)	598
<b>Therefore</b>			
l	Supply over 5 years		4,468
m	District 5 year land supply during the AMR monitoring period	(l / k)	7.5 years

## 5. Local Plan Part 1: Core Strategy 2013

5.1 This chapter provides a snapshot of the Council's position in relation to targets from the adopted Core Strategy (2013). All supporting documentation within this section is available on the Council's website. Please see **Appendix 5** for data from 2011 – 2025. The Local Plan 2040 was adopted on the 24<sup>th</sup> of March 2026, and [Appendix III](#) sets out how the previous local plan policies relate to the new policies.

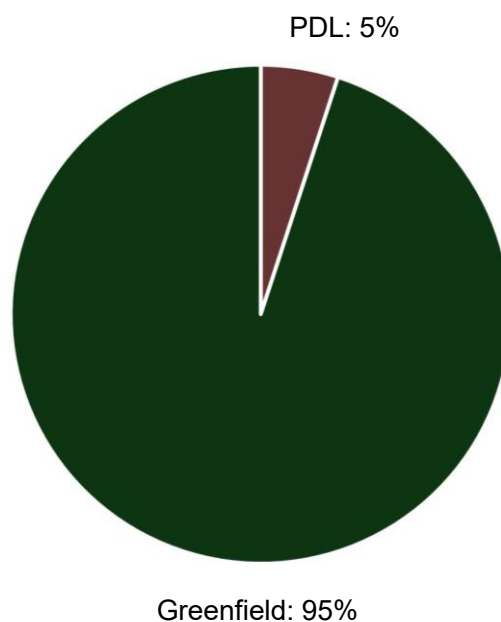
5.1.1 For the full text of the policies and explanatory text please see the following links:

- Chapters 1 – 3 (Introduction and Background, Profile of Winchester District, Development Strategy) can be viewed [here](#)
- Chapters 4 – 6 (Spatial Strategy Winchester Town, South Hampshire Urban Areas, Market Towns and Rural Area) can be viewed [here](#)
- Chapters 7 – 10 (Active Communities, Prosperous Economy, High Quality Environment, Implementation and Monitoring with appendices) can be viewed [here](#)

### Development Strategy

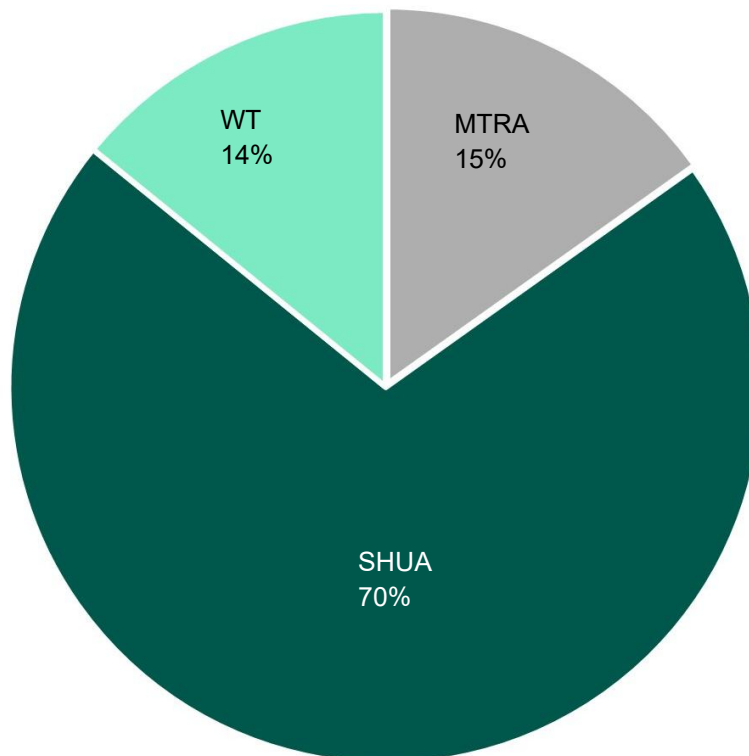
#### 5.2 Policy DS1 Development Strategy and Principles

Development on Previously Developed Land (PDL) and Greenfield Land

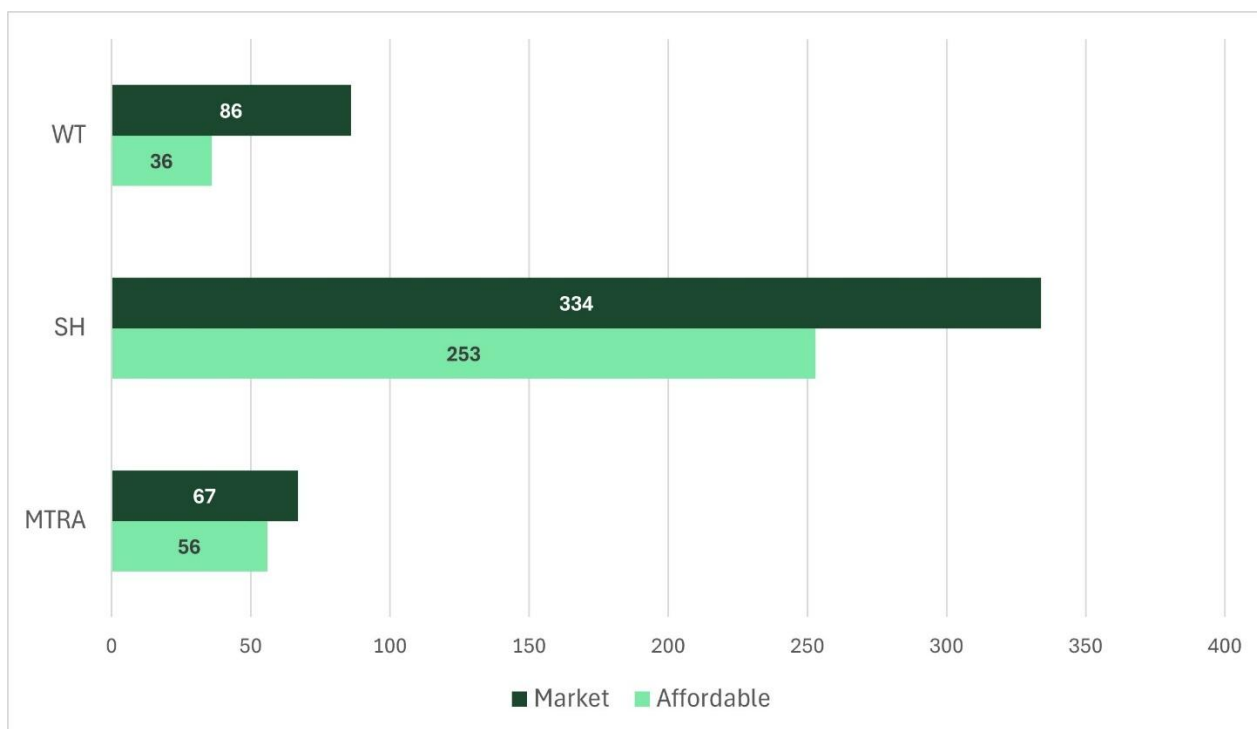


- 5.2.1 The increase in the proportion of housing completions on Greenfield land is due to completions on a number of sites that were previously undeveloped including various Local Plan Part 2 allocations, Kings Barton (Barton Farm), and Land West of Waterlooville which included greenfield land in their allocations. It is anticipated that the proportion of development on greenfield land will remain high, (as a large percentage of site allocations are on greenfield land). This is expected to continue until previously developed land (PDL) sites such as Central Winchester Regeneration (CWR) and Station Approach come forward for development.
- 5.2.2 For further details on the proportion of housing completions on previously developed land and greenfield land please see **Appendix 5 – Graph 5.1**

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



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



5.2.3 Winchester Town delivered 86 market dwellings and 36 affordable dwellings this year, based on Net Gain (the actual increase in dwellings after development). Figures are lower than last year because Kings Barton (Barton Farm) was the only allocated site delivering affordable housing, and most other completions came from small private sites, which produce fewer units. In the emerging Local Plan, more site allocations are expected, which should increase future delivery of both affordable and market housing.

5.2.4 For details on net dwelling completions split by affordable housing and market rate since 2011/12, please see **Appendix 5 – Graph 5.6**

### 5.3 Winchester Town Area (including Policy WT1, WT2 and WT3)

- WT1 (Development Strategy for Winchester Town): there were 38 net dwelling completions in this policy area (this excludes Kings Barton MDA), all of which were market housing.
- WT2 (Strategic Housing Allocation – Kings Barton): there were 84 net dwelling completions in this policy area, of which 48 were market rate and 36 were affordable.
- WT3 (Bushfield Camp Employment Site): whilst outside of the monitoring period, there is a live outline planning application which has been submitted for the Bushfield Camp site **23/02507/OUT and has not yet been determined.**

The planning application is for 96,500 square metres of Gross Internal Area (excluding car parking). The proposed uses are as follows: office (Class E), research and development (Class E), academic uses and academic accommodation (Class F1/Sui Generis) a hotel (Class C1) and other complementary/ancillary uses including a nursery (Use Class E), retail uses including shops (Use Class E) restaurants/cafes/bars (Use Class E), visitor space/exhibition space (Class F1), leisure and sports uses (Use Class F2). A revised planning application that would need to be consulted on is expected shortly.

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

- SH1 Development Strategy for South Hampshire Urban Areas: there was 1 net dwelling completion in this policy area, which was market housing.
- SH2 Strategic Housing Allocation – West of Waterlooville): there were 128 net dwelling completions in this policy area, 84 of these dwellings were market and 44 were affordable housing.
- SH3 (Strategic Housing Allocation – North Whiteley): there were 458 net dwelling completions in this policy area and 249 of these dwellings were market and 209 were affordable housing.
- SH4 (North Fareham Strategic Development Area (SDA): there were no dwelling completions in this policy area in the monitoring year. This is an area designated as a settlement gap to protect its open character and this is achieved under policy CP18.

#### 5.4 Spatial Strategy – Market Towns and Rural Area

- MTRA2 (Market Towns and Larger Villages): there were 53 net dwelling completions in this policy area of which 34 were market and 19 were affordable housing.
- MTRA3a (Other Settlements in the Market Towns and Rural Area): there were 17 net dwelling completions in this policy area of which 11 were market and 6 were affordable housing.
- MTRA3b (Other Settlements in the Market Towns and Rural Area): there were 7 net dwelling completions in this policy area in the monitoring year, all of which were market dwellings.
- MTRA4 (Development in the Countryside): there were 46 net dwelling completions of which 15 were market and 31 were affordable housing.
- MTRA5 (Major Commercial and Educational Establishments in the Countryside): there were no completions in this policy area during the monitoring period.

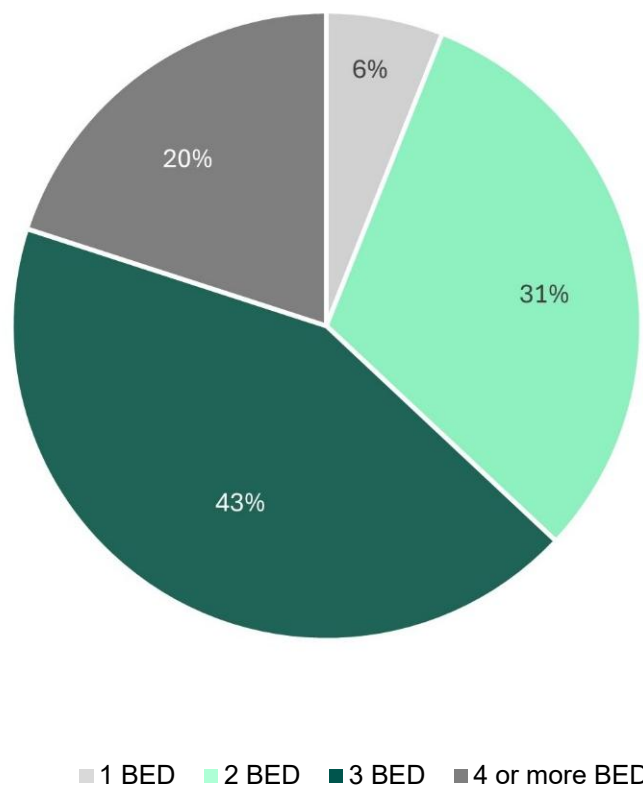
5.4.1 Housing Completions by plan area since 2011 can be found in **Appendix 5 – Table 5.2**

## 5.5 Policy CP2 - Housing Provision and Mix

5.5.1 Policy CP2 requires a suitable housing mix of sizes, types and tenures which is shown below as a pie chart in paragraph 5.9 on new completions in the year 2024 –2025 by the number of bedrooms.

## 5.6 Net dwelling completions by number of bedrooms 2024 – 2025

5.6.1 This chart indicates that 74% of completions were 2 or 3 bedrooms dwellings indicating the policy is achieved. Appendix 5 – Graph 5.3 shows the target for the majority of new homes (i.e. over 50%) to be 2-3 bed properties have been met since the start of the Local Plan period (2011)



## 5.7 Policy CP3 Affordable Housing Provision on Market Led Housing Sites

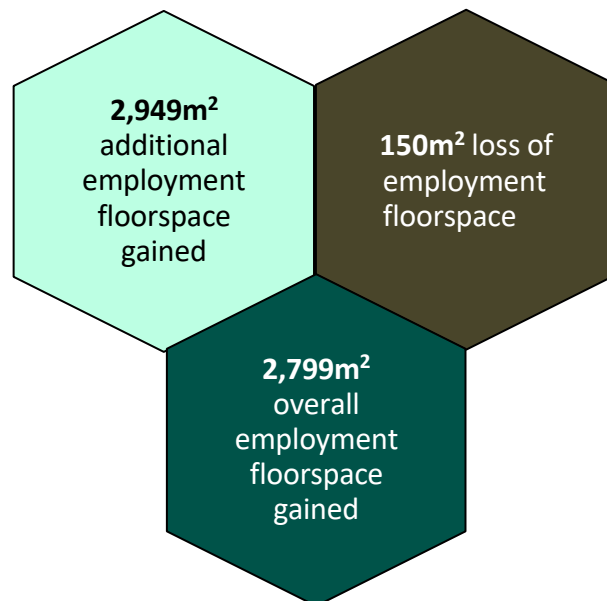
5.7.1 There were 345 affordable net dwelling completions within the monitoring period, and this accounts for 41% of all net dwelling completions which is slightly above the target of 40% of new dwellings to be affordable. For details of all Affordable Housing Completions 2024 – 2025 please see **Appendix 5 Table 5.5**.

## 5.8 Policy CP7 Open Space, Sport and Recreation

5.8.1 There were no new areas of open space that were provided during the monitoring year. For details of Open Space fund receipts since 2011/12 please see **Appendix 5 – Table 5.7**.

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

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



## **5.10 Policy CP8 Economic Growth and Diversification**

- For details on employment floor space gains and losses by type 2011 – 2025 please see **Appendix 5 Table 5.8**
- For further details on amount for floor space gains completed 2024-2025 by type please see **Appendix 5 Table 5.9**
- For further details on amount for floor space losses completed 2024-2025 by type please see **Appendix 5 Table 5.10**

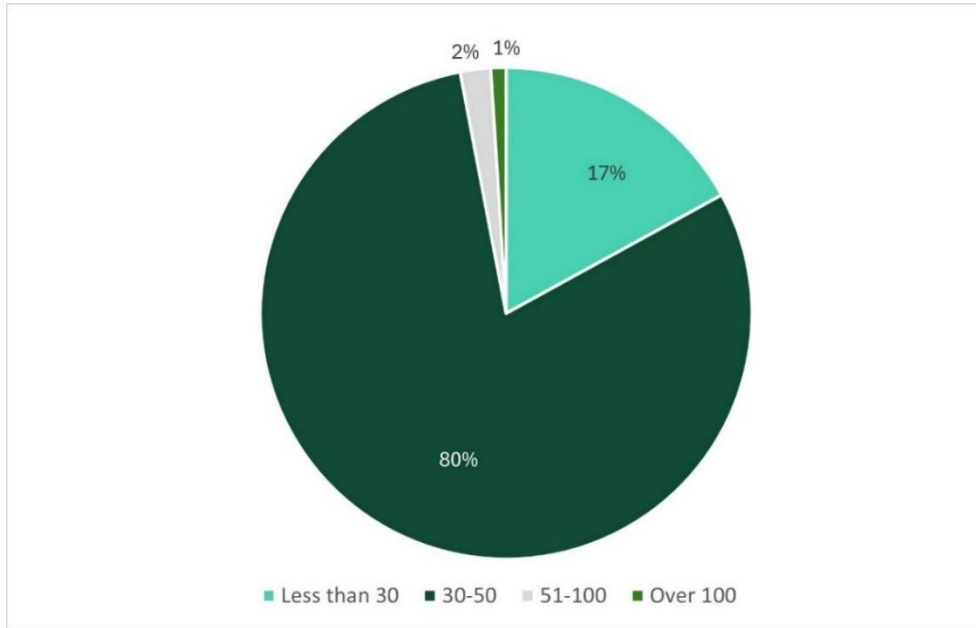
5.10.1 In terms of Policy CP8 (Economic Growth and Diversification) during the monitoring period 2,799m<sup>2</sup> of overall additional (including the floor space lost during this monitoring period) employment space was completed within the district.

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

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

## **5.12 Policy CP14 The Effective Use of Land**

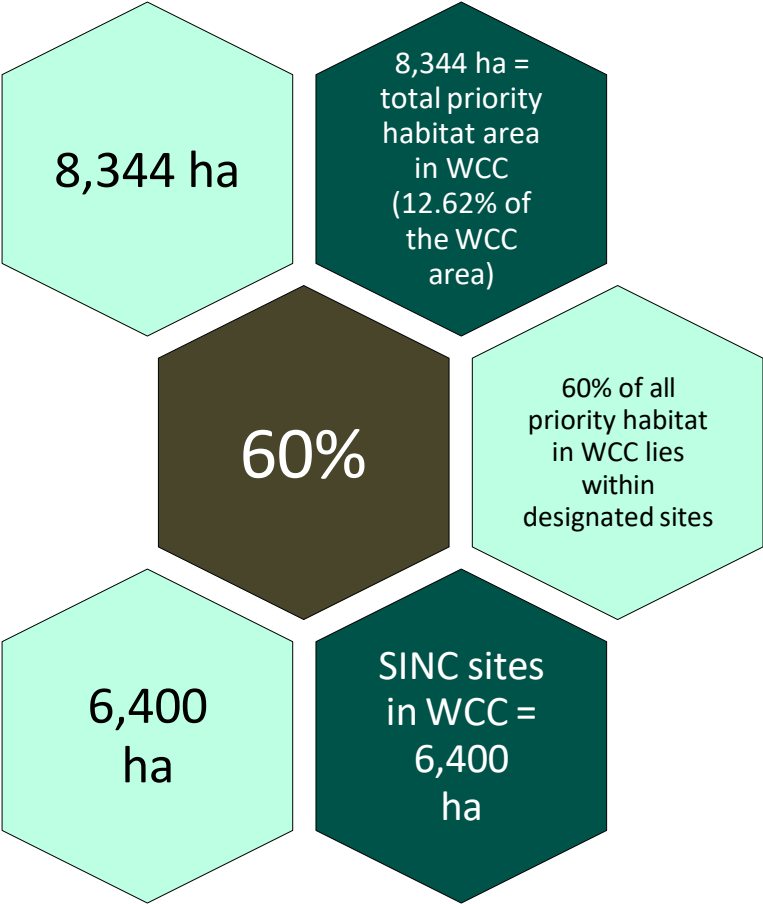
5.12.1 The pie chart below shows the average densities of new housing developments as dwellings per hectare.



**5.12.2** For the average density of completions (residential) within each monitoring year since 2011/12 please see **Appendix 5 – Table 5.4**.

**5.13 HBIC Priority habitats: 2024 - 2025 summary**

- 1 new SINC in Winchester City Council was approved during 2024-2025
- 3 SINC in Winchester City Council were removed during 2024-2025.
- The information in this section has been provided by the Hampshire Biodiversity Information Centre (HBIC), who carries out work in this area on behalf of the Districts of Hampshire.
- For full details on site losses and changes over the monitoring period, please see the full HBIC data in **Appendix 5: Tables 5.11 – 5.19.**



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

### **6.1 Introduction**

- 6.1.1 The main aim of LPP2 is to allocate land to help deliver the development strategy for new housing, economic growth and diversification set out in Policy DS1 of LPP1 for the period to 2031. It also includes a number of development management policies. Following the adoption of the Local Plan 2040 on 24 March 2026, [Appendix III](#) provides a comparison of the previous local plan policies and the new policy framework.
- 6.1.2 One way to assess the effectiveness of policies is to examine how often each policy is referred to in a 'reason for refusal'. If a policy can confidently be used to refuse a proposal – knowing that it may be challenged at appeal – it indicates that it remains useful. However, it should be noted that some policies relate to very specific uses or individual sites. These are unlikely to be used often, but that does not in itself mean that they are ineffective or no longer needed. During the monitoring year, 953 planning applications were determined.
- 6.1.3 LPP2 identifies the development sites necessary to meet the remainder of LPP1's requirements throughout the District, except for that part of the District that lies within the South Downs National Park. The National Park Authority is a separate planning authority and has adopted its own local plan. A Neighbourhood Plan (NP) has been made for the part of Denmead Parish outside the National Park. The NP includes development allocations in Denmead, but the development management policies of LPP2 also apply to the designated Neighbourhood Plan area.

### **6.2 Planning applications and refusal reasons by policy**

- 6.2.1 During the monitoring year, 1,129 planning applications were determined. This includes Full, Listed Building Consent Outline, Reserved Matters and Prior Approvals. Of these, 84.5% (954 planning applications) were approved and 5.6% (63 planning applications) were refused.
- 6.2.2 The table below identifies the most frequently cited policies mentioned in the reasons for refusal. For details on all policies outlined in all planning application refusals, please see **Appendix 6**.

<b>Policies mentioned in Planning Application refusals</b>	<b>Percentage policy was mentioned</b>
DM16 Site Design Criteria	56%
DM15 Local Distinctiveness	48%
CP16 Biodiversity	37%
MTRA4 Development in the Countryside	33%
CP13 High Quality Design	25%
DM23 Rural Character	24%
DM18 Access and Parking	22%
CP20 Heritage and Landscape Character	17%
DM29 Heritage Assets	14%
DM17 Site Development Principles	14%

### **6.3 Development Strategy**

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

6.4.1 This policy sets out the development principles for the redevelopment of the Silver Hill mixed use area now referred to as the Central Winchester Regeneration (CWR). The policy sets out the principles for the redevelopment of the site which includes retail, residential, community/civic uses, and other town centre uses. The Central Winchester Regeneration Supplementary Planning Document was adopted in June 2018, and this provides more detailed planning guidance on the site. The Council appointed Jigsaw consortium as its development partner in March 2023 and approved their Development Delivery Plan in March 2025. The Jigsaw consortium is now working towards submission of a planning application in 2026.

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

6.5.1 This policy sets out the development principles for the redevelopment of the Station Approach area. An initial consultation on the vision and a capacity study on the Station Regeneration Area was carried out in the summer/autumn 2022 and feedback provided to the community in winter 2022. Public consultation on a Concept Masterplan took place from Monday 16 September – Sunday 27 October 2024. The Council adopted the Station Approach Concept Masterplan in June 2025.

## 6.6 WIN6 – The Carfax Mixed Use Site

6.6.1 This policy sets out the development principles for the redevelopment of the Carfax mixed use site which is part of the Station Approach major project area. This policy sets out the principles for redevelopment to include office, retail or leisure, residential and car parking. This site is now included in the Concept Masterplan for the Station Approach Regeneration Area, which was adopted in June 2025. Consideration is now being given to how these sites are taken forward in combination with Park and Ride facilities to the North of Winchester.

## 6.7 WIN7 – The Cattlemarket Mixed Use Site

6.7.1 This policy sets out the development principles for the redevelopment of The Cattlemarket mixed use site. The redevelopment should include offices and/or residential, retail or leisure and car parking. This site is now included in the Concept Masterplan for the Station Approach Regeneration Area, which was adopted in June 2025. Consideration is now being given to how these sites are taken forward in combination with Park and Ride facilities to the North of Winchester.

## 6.8 WIN8 – Stanmore

6.8.1 Policy WIN8 states that within the Stanmore area as shown on the policies map the Council will implement the key principles and proposals set out within the Stanmore Planning Framework. Development will be permitted where it accords with the Development Plan and the Stanmore Planning Framework. There were 11 applications granted planning permission within the monitoring period.

DECISION DATE	APPLICATION REF	DESCRIPTION	ADDRESS
Fri 28 Jun 2024 Application Permitted	24/00894/HOU	Room for summer house	61 Stanmore Lane Winchester Hampshire SO22 4AH

DECISION DATE	APPLICATION REF	DESCRIPTION	ADDRESS
Thu 04 Jul 2024 Application Permitted	24/00870/HOU	Single storey side extension and front porch	24 Thurmond Crescent Winchester Hampshire SO22 4DF
Fri 12 Jul 2024 Application Permitted	24/00616/FUL	Erection of two-storey rear and side extension with additional two bedrooms	13 St Mary Street Winchester Hampshire SO22 4AQ
Fri 12 Jul 2024 Application Permitted	24/01065/HOU	Single storey flat roof rear extension, providing a ground floor bathroom to be installed alongside a larger better laid out communal area	76 Wavell Way Winchester Hampshire SO22 4EG
Thu 18 Jul 2024 Application Permitted	24/00941/FUL	Change of use from house in multiple occupation (Class C4) to dual use dwellinghouse (C3) or HMO (C4)	46 Battery Hill Winchester Hampshire SO22 4DD
Fri 06 Sep 2024 Application Permitted	24/01277/HOU	New porch extension to front of dwellinghouse	71 Wavell Way Winchester Hampshire SO22 4EG
Mon 30 Sep 2024 Application Permitted	24/01303/HOU	The construction of a garage / storage area to the side of the property	4 Wolfe Close Winchester Hampshire SO22 4DZ
Wed 16 Oct 2024 Application Permitted	24/00990/HOU	3m Rear extension flat roof with black aluminium Capping Black Aluminium sliders and window. Garage Conversion. Side extension in front of the garage with window matching existing white upvc. Infill porch. Internal alterations. Retaining wall left side on a new driveway to allow for 2 parking bays. (Amended plans)	23 Rances Way Badger Farm Winchester Hampshire SO22 4PN

DECISION DATE	APPLICATION REF	DESCRIPTION	ADDRESS
Thu 24 Oct 2024  Application Permitted	24/01883/FUL	Change of use from 5-bedroom HMO (Use Class C4) to a childrens care home (Use Class C2)	24 St Mary Street Winchester Hampshire SO22 4AQ
Tue 10 Dec 2024  Application Permitted	24/02083/HOU	Single storey rear and two storey side extension. Addition of a parking space.	169 Stanmore Lane Winchester Hampshire SO22 4BL
Tue 25 Mar 2025  Prior Approval Required and Approved	25/00305/PNHOU	Single Storey Rear/Side Extension. Flat roof, constructed in matching materials. Extension will be no more than 50% of the width of the original property.	1 Cobbett Close Winchester Hampshire SO22 4EF

## 6.9 WIN9 – Houses in Multiple Occupation

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

DECISION DATE	APPLICATION REF	DESCRIPTION	ADDRESS
Thu 18 Jul 2024  Application Permitted	24/00941/FUL	Change of use from house in multiple occupation (Class C4) to dual use dwellinghouse (C3) or HMO (C4)	46 Battery Hill Winchester Hampshire SO22 4DD

Thu 24 Oct 2024 Application Permitted	24/01883/FUL	Change of use from 5-bedroom HMO (Use Class C4) to a childrens care home (Use Class C2)	24 St Mary Street Winchester Hampshire SO22 4AQ
Wed 11 Dec 2024 Lawful Development Certificate - Permit	24/02306/LDC	Confirmation of the article 4 compliance of 48 Longfield Road, Winnall, Winchester, SO23 0NT. This is 4 Bed HMO tenanted exclusively in this C4 manor prior to May 2016/ article 4 implementation.	48 Longfield Road Winchester Hampshire SO23 0NT
Thu 12 Dec 2024 Lawful Development Certificate - Permit	24/02336/LDC	Confirmation of the article 4 compliance of 79 Wavell Way. This is a licensed 6 bed HMO and tenanted exclusively in this C4 manor prior to May 2016/ article 4 implementation.	79 Wavell Way Winchester Hampshire SO22 4EG

## 6.10 WIN10 – Abbots Barton

6.10.1 This development at Hillers Way is complete.

## 6.11 WIN11 – Winnall

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

6.11.2 The table below shows the planning applications that were permitted during the monitoring year for Winnall.

DECISION DATE	APPLICATION REF	DESCRIPTION	ADDRESS
Tue 07 May 2024 Application Permitted	24/00507/HOU	Two storey/first floor extension to create addition living accommodation	Rowan Hill Easton Lane Winchester Hampshire SO23 0HA
Mon 13 Jan 2025 Application Permitted	24/02643/HOU	Single storey rear extension. Loft conversion with flat roof dormer to front elevation. Proposed window to side elevation off stair.	12 Manor Close Winchester Hampshire SO23 0PH
Fri 28 Mar 2025 Application Permitted	24/01460/FUL	Demolition of existing house and erection of replacement self-build dwelling (May affect the setting of a Right of Way)	Moor View Easton Lane Winchester Hampshire SO23 0HA

## 6.12 Market Towns and Rural Area

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

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

**6.13 Table: Housing Distribution across the MTRA Area from LPP2**

<b>Settlement</b>	<b>Requirement</b>	<b>Net Completions 01.04.2011 - 31.03.2025</b>	<b>2024-2025</b>	<b>Outstanding</b>
Bishop's Waltham	500	571	1	-71
New Alresford	500	214	2	286
Colden Common	250	207	-1	43
King's Worthy	250	199	-1	51
Swanmore	250	237	31	13
Waltham Chase	250	222	3	28
Wickham	250	165	18	85
<b>Total</b>	<b>2,250</b>	<b>1,815</b>	<b>53</b>	<b>435</b>

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

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

- 7.1 Local Authorities are required by Government to assess the accommodation requirements of Gypsies, Travellers and Travelling Showpersons and to develop a strategy that addresses any need identified. The Gypsy, Traveller and Travelling Showpeople Development Plan Document (Traveller DPD) forms part of the Winchester District Development Plan and identifies, safeguards and allocates sites for traveller needs, it also responds to and implements the local planning policies already established in other adopted Local Plans particularly:
- Policy CP5 – Sites for Gypsies, Travellers and Travelling Showpeople – Local Plan Part 1 adopted March 2013.
  - Policy DM4 - Gypsies, Travellers and Travelling Showpersons – Local Plan Part 2 adopted April 2017.
- 7.2 As the Local Plan 2040 was adopted in March 2026, [Appendix III](#) provides a comparison of the previous local plan policies and the new policy framework.
- 7.3 The plan period for the DPD is 1 September 2016 to 31 August 2031. Planning permissions granted since 1st September 2016 therefore contribute towards meeting the identified need. The Gypsy and Traveller DPD was adopted in February 2019.
- 7.4 The Council commissioned a new [Gypsy and Traveller Accommodation Assessment](#) (GTAA) which was published in 2022, alongside a 'Pitch Deliverability Assessment'. The updated GTAA identified a need for 115 pitches for gypsies and travellers meeting the (then) definition of travellers, plus up to 85 pitches for those not meeting the definition or 'undetermined' households. Needs were also identified for a further 5 pitches in the South Downs National Park (SDNP) area for gypsies and travellers not meeting the (then) planning definition. Travelling showpersons' needs were identified as 27 plots for households meeting the (then) definition and up to 6 for those not meeting the definition or undetermined. Needs for a further 8 plots were identified within the SDNP part of the District, for households meeting the planning definition.

- 7.5 A large part of the need identified in the GTAA 2022 for gypsies and travellers related to households on two large unauthorised sites, at Carousel Park, Micheldever and Firgrove Lane, North Boarhunt. The situation regarding these sites has moved on and, in addition, the definition of ‘travellers’ in the Government’s Planning Policy for Traveller sites was amended in December 2023. As a result the Council published a [Gypsy and Traveller Topic Paper](#) in July 2024 as part of the work on the Regulation 19 Local Plan 2040. The Topic Paper relates primarily to the accommodation needs identified by the 2022 GTAA, updating these to the current situation and exploring all realistic options for addressing expected needs. It deals with the accommodation needs identified within the Winchester Local Plan area (i.e. excluding the part of Winchester District within the South Downs National Park). The GTAA included conclusions regarding needs within the National Park that can be used by the National Park Authority as part of the evidence base for its emerging Local Plan.
- 7.6 The GTAA is relatively recent, with a base date of July 2022, but in view of the key changes to traveller policy, relating to needs and provision since the Smith Court of Appeal Judgement and update to PPTS Definition of Travellers. The Traveller Topic Paper 2024 provides the most up to date assessment of traveller needs. The Topic Paper concludes that the following traveller accommodation needs exist at July 2024, which are being incorporated into the emerging Local Plan:

<b>Traveller Group</b>	<b>Years 0-5 2022-26</b>	<b>Years 6-10 2027-31</b>	<b>Years 11-15 2032-36</b>	<b>Years 16-19 2037-40</b>	<b>Total</b>
Gypsies and travellers	51	15	17	8	91
Travelling showpeople	22	4	5	4	35

- 7.7 The Council is required by the Government’s Planning Policy for Traveller Sites to *‘identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets’*. Recent planning appeals have concluded that traveller needs should be based on the most up to date evidence, so the above needs are used to assess the 5 year supply of traveller sites. For gypsy and traveller pitches, the 5 year land supply position is therefore as follows:

Calculation	Gypsy & Travellers pitches	Travelling Showpeople plots
a. 2025-2030 requirement (2022-2026 requirement from table above + 4/5ths of 2027-2031 requirement)	63	25
b. Completions 2022-2025	0*	0*
c. Remaining 5 year requirement 2025-2030 (a-b)	63	25
d. Supply 2025 – 2030	38	11
e. Years pitch / plot supply	2.9	2.2

\* No completions since the Gypsy and Traveller Topic Paper update in July 2024.

7.8 The Council is currently unable to demonstrate a 5-year supply of gypsy and traveller or travelling showpersons' pitches/plots. In accordance with the advice of the PPTS, *'this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission'*. The emerging Local Plan 2040 includes a site allocation at Tynefield, Whiteley for 30 gypsy and traveller pitches and this site is currently vacant (also with consent for 20 pitches). This site is not currently included within the above pitch supply figures as it is derelict but, once available, it will help to achieve the required 5 year supply.

## 7.9 TR1 – Safeguarding Permitted Sites

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

## **7.10 TR2 – Sites with Temporary Consent**

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

## **7.11 TR2 – Sites with Temporary Consent**

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

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

7.12.1 The site currently has consent for 9 travelling showpersons' plots, granted in 2003 (W05589/12) which is subject to various conditions and a planning obligation. Policy TR3 allocates Carousel Park for continued showpersons' use. Enforcement action was taken by the Council due to concerns that several plots were not being used for Travelling Showpersons' use. The result of the most recent appeal was received in April 2024 and the appeal Inspector's decision grants consent for 24 gypsy and traveller pitches, which are recorded in **Appendix 7, Table 7.1**. The council has reviewed the site allocation and has not carried forward the allocation for Gypsy and Traveller use in the emerging Local Plan.

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

7.13.1 The site currently has consent for 9 travelling showpersons' plots, granted in 2003 (W05589/12) which is subject to various conditions and a planning obligation. Policy TR3 allocates Carousel Park for continued showpersons' use. Enforcement action was taken by the Council due to concerns that several plots were not being used for Travelling Showpersons' use. The result of the most recent appeal was received in April 2024 and the appeal Inspector's decision grants consent for 24 gypsy and traveller pitches, which are recorded in **Appendix 7, Table 7.1**.

The council has reviewed the site allocation and has not carried forward the allocation for Gypsy and Traveller use in the emerging Local Plan.

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

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

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

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

#### **7.16 TR6 – Planning Applications**

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

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

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

## **8. Neighbourhood Plans**

### **8.1 Introduction**

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

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

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

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

8.1.4 Wickham and Knowle Parish Council resolved in January 2025 to proceed with a Neighbourhood Plan and has since requested formal designation as a Neighbourhood Planning Area from Winchester City Council and South Downs National Park Authority as relevant planning authorities. As the parish council is currently working on their Neighbourhood Plan, it is not listed along with the other four plans produced in the district.

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

8.2.1 New Alresford Town Council is progressing well with producing a Neighbourhood Plan. The Regulation 18 Local Plan has identified the need for the Neighbourhood Plan to plan for about 100 additional dwellings (2020 – 2040). In November 2024, there was a public consultation exercise on the draft Neighbourhood Planning policies. The various SHELAA site promoters were also in attendance at the Neighbourhood Plan public exhibition to answer any questions about their site and there was the opportunity for people to add their own comments on the sites. This feedback will be used by the Town Council to identify which site(s) should be included in the Regulation 14 Neighbourhood Plan that is due to be consulted in 2026 following a SA/HRA of the Neighbourhood Plan.

Following the consultation, the Neighbourhood Plan and supporting documents will be submitted to an independent examiner. If the plan passes the examination process and is then supported by more than 50% residents via a Neighbourhood Plan Referendum, it will come into force and become part of the development plan for the area.

### **8.3 Hursley Parish Council**

8.3.1 Hursley Parish Council is in the process of preparing a Neighbourhood Plan. The Regulation 18 Local Plan has not identified a need to plan for any additional dwellings over and above an allowance for windfall (20 dwellings over the period 2020 -2040). The Parish Council are currently assessing the sites in and around Hursley for housing development. On 27 November 2024 officers attended a site visit with members of the Parish Council. 5 SHELAA sites were visited that are located immediately surrounding the settlement of Hursley: HU06, HU08, HU09, HU10 and HU13. Following this in January 2025, the Parish Council agreed and published on their Parish Council website a Site Assessment Report (ED22). This Report included an assessment of the SHELAA sites and included conclusions and recommendations on which sites were suitable for development. This Site Assessment Report was agreed by Hursley Parish Council at the end of January 2025.

### **8.4 Curdridge Parish Council**

8.4.1 In June 2024, Curdridge Parish Council formally notified the council of its intention to prepare a Neighbourhood Plan in accordance with Regulation 5 of the Neighbourhood Planning (General) and Regulation 2012 (as amended) and designated the entire civil parish of Curdridge for the neighbourhood plan. The decision to proceed with the Neighbourhood Plan was made at its Parish Council meeting on 20 June 2024. The Curdridge Neighbourhood Plan is focusing on design issues rather than site allocations.

### **8.5 Denmead Parish Council**

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

8.5.2 Denmead Parish Council are currently undertaking a review of the Neighbourhood Plan. The Regulation 18 Local Plan has identified the need to plan for 100 additional dwellings (2020 – 2040). In December 2024, [Denmead Parish Council published the Denmead Neighbourhood Plan Site Consultation report](#). The report evaluated 47 sites, and the Parish Council held a consultation on sites from October to December 2024 with 463 respondents.

## **8.6 Policy Monitoring**

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

8.6.2 Details and further explanation for each policy can be found on the [Denmead Neighbourhood Plan](#) available on their website.

## 9. Community Infrastructure Levy (CIL)

### 9.1 Introduction

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

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

9.1.2 Winchester City Council's CIL came into effect on 7<sup>th</sup> April 2014. The CIL charging schedule, map of the charging areas, and further information regarding CIL in Winchester District can be found on the Council's [website](#).

9.1.3 CIL is appropriated according to national CIL Regulations. In summary this is as follows:

- Up to 5% of CIL receipts can be used to cover administrative costs for both the collection and implementation of CIL.
- 15% of CIL for qualifying development in a particular area goes to the appropriate Parish Council or in the case of Winchester Town Area, the Winchester Town Account (this rises to 25% where there is an approved neighbourhood plan).
- The remaining CIL receipts are allocated by the city council to projects which form a programme to be developed for the delivery of priority infrastructure projects included on the Infrastructure List, which forms part of the Infrastructure Delivery Plan.

9.1.4 Until September 2018, 25% of the remaining CIL (after the 5% for administration and Parish Council share had been subtracted) was allocated to Hampshire County Council for the delivery of projects for which it had responsibility. After September

2018, Cabinet decided that HCC should make bids for CIL funding for individual projects. However, few bids were forthcoming, so a review of CIL allocation was undertaken in early 2023, which resulted in Cabinet agreeing to 'ring-fence' certain percentages of the retained CIL to support three distinct funding pots. It was agreed that 30% of the retained CIL should be ring-fenced to support HCC projects, 10% should be ring-fenced for Health and Community projects and the remaining 60% should be ring-fenced for WCC led projects. The recommendation for this approach was agreed by Cabinet in July 2023 (CAB3385) and will influence the way CIL is allocated and spent in the future.

## **9.2 Background**

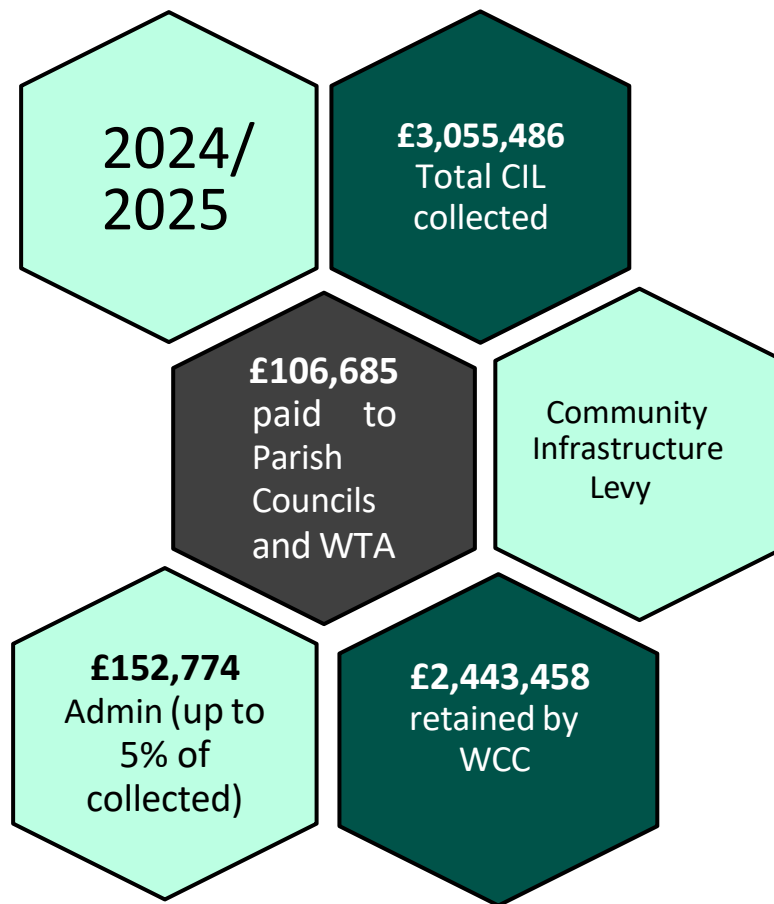
- 9.2.1 Between the adoption of CIL in April 2014 and September 2018, approximately £2.8m of CIL had been collected with £1.7m of CIL retained by the city council. In September 2018, Cabinet agreed to allocate £1m of CIL receipts to help fund community projects over a three-year period. This would support bids for funding community projects with a value between £10,000 and £200,000. The project costs could be higher, but match funding would need to be secured from other sources. A three-month window would allow the submission of bids from Parish Councils, community groups, elected members etc. Bids were assessed by an Informal Panel and recommendations for CIL allocations were made which were submitted to Cabinet for formal approval. The first year of bidding commenced in January 2019, and the initial three-year timescale has been extended, with additional funding identified each year and agreed by Cabinet.
- 9.2.2 The bidding process has now been operational for six years, and during the time approximately £2.1m has been allocated to support the delivery of 50 community projects, with 40 of those projects now complete. In addition to the community projects, the allocation of £5.8m of CIL has, so far, supported ten City Council projects. An additional £4.5m of CIL was allocated in March 2025 to support the Central Winchester Regeneration Project. City Council projects are also considered for CIL funding by the Informal Panel before being agreed by Cabinet. This ensures a transparent process for all CIL funding decisions, which can be scrutinized as necessary.
- 9.2.3 Since CIL was adopted by the City Council, there have been various amendments to the CIL Regulations. The most recent 'The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 replaced the Regulation 123 List

with a requirement to publish an Infrastructure Funding Statement, containing an Infrastructure List. The Infrastructure Funding Statement is a reporting mechanism covering the collection, and allocation of funds in relation to both CIL and s106 planning obligations. It was required to be published by 31<sup>st</sup> December 2020 and each subsequent year, thereafter. The Infrastructure List sets out the future priorities for CIL spending and replaced the previous Regulation 123 List. A link to the Infrastructure Funding Statement can be found [here](#).

### **9.3 Reporting for 2024/25**

9.3.1 During the monitoring year 2024/25, £3,055,486 of CIL was collected by Winchester City Council. The figure below sets out the amount of CIL collected, passed on to Parish Councils (including Winchester Town Account), and retained during the monitoring period and compares it with the previous eight years. For more information on this please see **Appendix 8 - Table 8.1**.

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



9.3.3 In 2024/25, £6,887,619 of CIL funding was allocated to the following projects:

- £1,467,000 for the provision of a new pavilion at River Park Winchester.
- £4,500,000 for the public realm elements of Central Winchester Regeneration.
- £146,000 to fund an upgrade of the footpath between The Worthies and Nun's Walk, Winchester.
- £32,500 to fund new cycle stands at Weeke Primary School, Winchester.
- £300,000 to support a new 3G sports pitch at Kings School, Winchester.
- £150,000 to support the introduction of a zebra crossing on Winchester Road, Waltham Chase.
- £21,230 for the provision of acoustic panels at Badger Farm Community Centre.
- £80,000 for installation of new inclusive playground equipment at Boyes Lane Park, Colden Common.
- £48,000 for the installation of new inclusive playground equipment at Reading Room Lane recreation ground, Curdridge.

- £17,835 for the upgrade and improvements of allotments at Kings Worthy.
- £31,589 for new flooring at Wickham Community Centre.
- £55,000 to support the provision of a new play sculpture and outdoor gym at Winchester Sport and Leisure Centre.
- £28,465 to support the refurbishment of the toilets at Unit 12 Winnall.

9.3.4 In 2024/25, £1,108,863 of CIL funding was spent on infrastructure projects and is detailed in **Appendix 8 - Table 8.2.**

9.3.5 There has not been any CIL funding used to repay any borrowed money in 2024/25, nor any other year since the introduction of CIL in 2014.

