

YOUR PLACE YOUR PLAN.

Winchester District Local Plan

Appendix to Winchester District
Authorities Monitoring Report

1st April 2024 – 31st March 2025



Winchester
City Council

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Appendix 1 – Glossary

Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined regarding 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/Authorities Monitoring Report (AMR)	This assesses the implementation of the Local Plan 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.
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.
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 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.
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 the 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.
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 overseen 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 partnership led initiative, hosted by Hampshire County Council, which has been established to bring together valuable information on Hampshire's wildlife and natural environment, to collate and manage this data, and to disseminate to those who need it.
Hampshire County Council (HCC)	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 defenses.
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 Home Buy) 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 neighborhood 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 neighborhood. A Local Area Design Statement can be given weight by being approved as a Supplementary Planning Document
Local Development Scheme (LDS)	This sets out the programme and timetable for the preparation and production of Local Development Documents.

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 (HloWLNLP) 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 use development (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) sets out the Government's policies for planning in England.
National Planning Policy Guidance (NPPG)	National Planning Policy Guidance (NPPG) 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 neighborhood. 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 neighborhoods.
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.
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.
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 2024.
Strategic Housing and Employment Land Availability Assessment (SHELAA)	A key component of the evidence base needed to support the delivery of the Local Plan. 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 identifies 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: Self and Custom Build Register

Table 2.1: A total of 37 permissions granted for self and custom build dwellings between 31st October 2024 to 30th October 2025.

Application Number	Address	Date Permitted	No. of self and custom build dwellings
24/02188/FUL	Timbertoft, Hensting Lane, Fishers Pond, Eastleigh, Hampshire, SO50 7HH	18/11/2024	1
24/02221/FUL	Sloe House, Sloe Lane, Micheldever, Winchester, Hampshire, SO21 3DA	04/12/2024	1
24/02482/FUL	Cloverville Nursery, Biddenfield Lane, Shedfield, Southampton, Hampshire, SO32 2HP	18/12/2024	1
23/02808/PNACOU	Highbridge Farm, Highbridge Road, Highbridge, Eastleigh, Hampshire, SO50 6HN	14/01/2025	1
23/02430/FUL	Rose Cottage, Chapel Road, Soberton, Southampton, Hampshire, SO32 3PP	27/01/2025	1
24/01493/FUL	Wood Sorrel, Main Road, Otterbourne, Winchester, Hampshire, SO21 2EQ	31/01/2025	1
24/02530/PNACOU	Oaklands Farm, Alma Lane, Upham, Southampton, Hampshire, SO32 1HE	31/01/2025	1
24/02549/FUL	Bindon House, St Cross Road, Winchester, Hampshire, SO23 9RE	04/03/2025	1
24/02298/FUL	Greenacre, Shepherds Lane, Compton, Winchester, Hampshire, SO21 2AB	03/04/2025	1
21/02938/FUL	Home Farm, Reading Room Lane, Curdridge, SO32 2HE	08/04/2025	1

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24/01460/FUL	Moor View, Easton Lane, Winchester, Hampshire, SO23 0HA	09/05/2025	1
25/00364/FUL	Timbertoft, Hensting Lane, Fishers Pond, Eastleigh, Hampshire, SO50 7HH	09/05/2025	1
24/02734/FUL	Alresford Cycles Ltd, 3 Station Road, Alresford, Hampshire, SO24 9JG	12/05/2025	1
5/00526/FUL	1 Hill View, Curdrige Lane, Waltham Chase, Southampton, Hampshire, SO32 2LD	28/05/2025	1
24/01882/FUL	Primrose Patch , 42 Grange Road, Alresford, Hampshire, SO24 9HF	13/06/2025	1
25/00471/FUL	Whitebeams, Enmill Lane, Pitt, Winchester, Hampshire, SO22 5QR	18/06/2025	1
25/00838/PNACOU	Shady Oaks Lodge, Durley Brook Road, Durley, Southampton, Hampshire, SO32 2AR	20/06/2025	1
24/00569/FUL	Clematis Cottage , 54 Grange Road, Alresford, Hampshire, SO24 9HF	29/07/2025	1
23/01679/FUL	Newtown Farm House, Tangier Lane, Bishops Waltham, Southampton, Hampshire, SO32 1BU	07/08/2025	2
23/02111/FUL	Farleigh , Edward Road, Winchester, Hampshire, SO23 9RB	08/08/2025	1
25/00895/FUL	Furze Cottage , Lanham Lane, Winchester, Hampshire, SO22 5JS	12/08/2025	1
24/02780/FUL	Land Off, Abbotstone Road, Fobdown, Hampshire	18/08/2025	1
24/02330/FUL	Black Hill Cottage, Hundred Acres Road, Wickham, Fareham, Hampshire, PO17 6HY	19/08/2025	1
24/00715/FUL	Arle Barns, Arlebury Park Barns, Alresford, Hampshire	28/08/2025	1

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25/01206/VAR	4 Court Road, Kings Worthy, Winchester, Hampshire, SO23 7QJ	25/09/2025	2
25/01474/FUL	St Agnes, Deane Down Drive, Littleton, Winchester, Hampshire, SO22 6PP	13/10/2025	1
24/01326/FUL	Twynham House, Twynhams Hill, Shirrell Heath, Southampton, Hampshire, SO32 2JL	25/11/2024	1
24/01551/FUL	12 Thurmond Road, Winchester, Hampshire, SO22 4DE	04/02/2025	1
24/02400/FUL	Shedfield Construction, Botley Road, Shedfield, Southampton, Hampshire, SO32 2JG	05/02/2025	2
25/00812/FUL	Oakwood, Curdrige Lane, Curdrige, Southampton, Hampshire, SO32 2BH	06/08/2025	3
25/01012/FUL	Swallowfield, Manor Road, Durley, Southampton, Hampshire, SO32 2AF	03/07/2025	1
25/01564/FUL	Land To Rear Of, 9 Chilbolton Avenue, Winchester, Hampshire	25/09/2025	1

Appendix 3: Duty to Cooperate and Working in Partnership

Table 3.1 Duty to Co-operate main meetings / actions between 1st April 2024 to 31st March 2025

Statement of Comon Ground are agreed within the monitoring period. Please use the following link: [Statement of Common Ground - Winchester City Council](#).

Meetings with Hampshire Officer led groups

Organisation	Date	Matters Raised
Hampshire Officer led groups		
Hampshire Development Plans Group (LPA officers in planning policy teams)	Meetings held regularly every quarter throughout the year	Local plan updates, 5-year land supply, Government advice & consultations, appeals, training and any other relevant matters.
Hampshire Planning Research and Liaison Group (LPA officers in planning policy, economic development, monitoring teams)	Meetings are held	OAN statistics, housing delivery, land supply and monitoring issues, demographics, census, current research projects and any other relevant matters.
HIPOG Sustainable Design Group (LPA officers involved with design matters)	Meetings held regularly approx. every quarter	Innovations / approaches to sustainable design and try to achieve a consistent approach across Hampshire.
Hampshire LPS's Liaison Meeting for Developer Contributions	Meetings held regularly.	Meeting to discuss S106/CIL contributions monitoring fees and contributions reporting

Meetings with prescribed and other bodies

Organisation	Date	Matters Raised
Prescribed and other bodies		
Natural England		<p>Updated SoCG agreed and signed March 2025</p> <p>Following receipt of the Air Quality Assessment Natural England confirmed that the reasons for which they advised the Local Plan would not pass the tests of soundness in their response to the Reg 19 Local Plan have been resolved in January 2025.</p>
Southern Water	<p>14/08/24</p> <p>17/07/2024</p> <p>04/07/2024</p>	<p>SoCG has been agreed and signed August 2024.</p> <p>Draft SoCG produced and forwarded to Southern Water for comment</p> <p>Ongoing discussions around water and sewerage issues in Sutton Scotney and Colden Common (Brambridge)</p> <p>Duty to cooperate meeting to discuss issues raised at Reg 18 consultation and how these have been addressed in the Reg 19 LP.</p> <p>Ongoing discussions around water and sewerage issues in Sutton Scotney and Colden Common (Brambridge)</p>
Partnership for South Hampshire		
Partnership for South Hampshire Planning Officers Group	Joint Committee meets approximately four times a year	To discuss progress on joint working in relation to PfSH SoCG and Joint Strategy/strategic cross-boundary matters Joint evidence studies and funding; Workshop on potential Strategic Development Opportunity Area issues and

		scope for new settlements; Proposed changes by Government to the NPPF; Updates on nutrient issues - nutrient mitigation and successful joint funding bid to government to upgrade Waste Water Treatment Works. Preparation of joint evidence base studies with (PfSH) that led to the agreement of a PfSH Spatial Position Statement and various background studies such as whether there was the need for a Green Belt.
Partnership for South Hampshire Water Quality Working Group (now Natural Environment Group)	Meetings held regularly by every couple of months.	Joint working to address water quality issues, particularly nutrient neutrality and mitigation.

Meetings with Neighbouring Authorities

Date	Type	Summary
Basingstoke and Deane Borough Council		
24/02/25	Meeting	BDBC confirmed they will be undertaking a further Call for Sites due to meeting the government's increase in housing numbers and repeating their Regulation 18 Local Plan consultation.
Portsmouth		
22/05/2024	Correspondence	WCC responded by letter to PCC of their request on unmet housing needs sent on 22/05/2024. Following further discussions and drafting, there was an agreed SoCG dated 27/08/2024.

Appendix 4.1: Five Year Housing Land Supply

Housing Land Supply – Methodology Used for 2024-2025 AMR

4.1.1 Methodology

Housing land supply needs to be assessed in light of national planning policy and guidance. It also needs to reflect relevant local circumstances, such as the age of the Local Plan and the application of the standard method for assessing housing need in a district which falls partly within a National Park. The following paragraphs set out how the Council has approached housing land supply in light of these issues.

4.1.2 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. Previous AMRs have set out a 5 year supply position at the end of the last monitoring period and a projected position for the coming year. This is no longer appropriate given changes to how the housing land supply will be calculated, to reflect the revised NPPF and the forthcoming adoption of the Winchester Local Plan. Therefore, this AMR sets out the current position, which can be amended and updated as and when necessary.

4.1.3 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 025 Reference ID: 68-034-20190722 and Paragraph 026 Reference ID: 68-035-20190722).

4.1.3.1 Net completions since the start of the Local Plan period (District-wide including SDNP) have produced the following completion rates. Table 1 below demonstrates the dwelling completions from 2011-2025. A breakdown of these completions by parish is also set out in **Appendix 4.2**.

Table 1: Independent Dwelling Completions 2011 – 2025 (includes SDNP)

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	1,141
2022 - 2023	1,044
2023-2024	984
2024-2025	842
TOTAL 2011 – 2025	9,037

4.1.3.2 Communal completions since the start of the Local Plan period (District – wide including SDNP) have produced the following (adjusted) completion rates (see **AMR Appendix 4.5** for information). Table 2 below demonstrates the communal completions (Student and Care bedrooms) as dwelling equivalents from 2011-2025.

Table 2: Communal Completions (Dwelling Equivalents) 2011 – 2025

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
2023-2024	16
2024-2025	2
TOTAL 2011 – 2025	617

4.1.3.3 The total level of housing (independent and communal accommodation) completions can be updated as follows in Table 3 below (Table 1 + Table 2 figures):

Table 3: Total Housing Completions 2011 – 2025

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	1,201
2022 - 2023	1,095
2023 - 2024	1,000
2024- 2025	844
TOTAL 2011-2025	9,654

4.1.3.4 This is therefore the total housing delivery within Winchester District since 2011. Previous AMRs have assessed housing delivery across the whole district (i.e. not just the Winchester Plan area), as that approach was in line with the adopted Winchester Core Strategy (Local Plan Part 1) which was produced jointly with the South Downs National Park Authority.

4.1.4 The Housing Requirement

4.1.4.1 The calculation of the housing requirement is complicated by two matters –

- The application of the standard method; and
- The timing of the adoption of the emerging Plan.

Standard method

4.1.4.2 The new NPPF and PPG (published in December 2024) included an updated Standard Method for calculating housing need at the local authority level. The new method produced a ‘local housing need’ figure of 1,148 dwellings per annum *for the District*. The Standard Method is designed for local authorities and its data inputs are available only at the local authority level. In response the South Down National Park Authority along with Chichester District Council, East Hampshire District Council, Lewes District Council and Winchester City Council commissioned AECOM to develop a consistent and fair approach to estimating and apportioning housing need for the local authority areas which have a proportion of their land area within the South Downs National Park (SDNP).

4.1.4.3 The study *Applying the Standard Method to the South Downs National Park Area and overlapping Local Authorities* was published in October 2025¹. It provides two scenarios for the calculation and apportionment of local housing need (LHN) for the SDNP. The first scenario apportions need using the proportions of existing housing stock within and outside the National Park. The second scenario adds in a customised affordability ratio within and outside the National Park. The outcomes of the two scenarios are set out below:

Table 4: Housing need within and outside the South Downs National Park

	Total District Local Housing Need (pa)	LHN inside the SDNP (pa)	LHN outside the SDNP (pa)
Scenario 1	1,148	108	1,040
Scenario 2	1,148	114	1,034

4.1.4.4 The report outlines the limitations of data availability for Scenario 2. While this scenario is considered a reasonable basis for taking account of the worse affordability position within that part of the District which falls within the National Park, given the limitations outlined in the report is considered appropriate at the current time to use the first scenario as the more robust apportionment of Local Housing Need between the Winchester Plan area and the part of the District which falls within the National Park.

¹ Available on the Council’s website at <https://www.winchester.gov.uk/assets/attach/46278/SDNP-Standard-Method-Apportionment-Final-Report-2025-10-10.pdf>

Therefore, it is considered that the Local Housing Need for the *Winchester Plan* area as at 31 March 2025 is **1,040** dwellings per annum.

The adoption of the emerging Plan

4.1.4.5 The emerging plan is due to be adopted later in 2026. In response to this, the Council has developed an approach for the purposes of assessing 5 year housing land supply which reflects this. The NPPF was revised in December 2024² and advises that its 5 year land supply provisions apply with immediate effect (NPPF paras 78 and 231). The Standard Method figure was subsequently amended in March 2025 (with a new affordability ratio) and in June 2025 with the latest housing stock data. As mentioned above, the Standard Method figure is now 1,148 dwellings per annum for Winchester District.

Paragraph 78 of the NPPF (December 2024) states:

“Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. 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. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or*
- c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”*

² Available at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 4.1.4.6 Now that the City Council has received the Local Plan Inspector's Report³, Winchester's emerging Local Plan is at a very advanced stage. As the Local Plan is being progressed in accordance with the NPPF's 'transitional arrangements', in particular paragraphs 234 and 235 this allows for a lower housing requirement. The City Council expects to adopt the Local Plan on this basis in early 2026. Therefore, it would not be appropriate to apply the NPPF standard method figure for the full 5 year period, as there will be an up-to-date Local Plan in place from early 2026 with a lower housing requirement of 687 dwellings per annum in the submitted Local Plan (this is derived by dividing the plan area housing requirement of 10,999 dwellings by 16 years 2024-2040).
- 4.1.4.7 Taking account of the forthcoming adoption of the new Local Plan and housing requirement, the new Standard Method figure of 1,040 dwellings per annum should be only applied for the first year (2025-26), as it will be replaced by the new Local Plan from the beginning of 2026. After this the new Local Plan will be in place for the remaining 4 years of the 5-year period, with an annual requirement of 687 dwellings per annum.
- 4.1.4.8 The Council considers that Paragraph 78 of December 2024 NPPF does not directly address the specific circumstances currently affecting the determination of its five-year housing land supply. This is due to the concurrent existence of an outdated Local Plan and the impending adoption of a new one.

4.1.5 Buffer

- 4.1.5.1 Recently, significantly more housing has been delivered in Winchester than required in the adopted Plan and the Local Housing Need calculated by the standard method. Therefore, at present the standard buffer of 5% set out in Paragraph 78a of the NPPF applies. However, it is anticipated that in July 2026 the Council will have in place a plan which includes a housing requirement which is less than 80% of the most recent standard method calculation, and so a 20% buffer will apply to those years in line with para.78c of the NPPF. This approach was considered at the recent Planning Inquiry into a proposed development at Langham Lane (application 24/02737/OUT) was considered appropriate.

³ Available on the Council's website <https://www.localplan.winchester.gov.uk/local-plan-2020-2040/examination-page>

4.1.6 Previous Over / Under Provision

- 4.1.6.1 In order to determine the 5-year requirement, account also needs to be taken of any any over or under provision since the start of the Local Plan period. The Local Plan trajectory ([Local Plan Part 2, Appendix F](#)) 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.
- 4.1.6.2 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, 685 in 2020-21, 666 dwellings in 2021-22, 707 dwellings in 2022-2023, 691 in 2023-24 and 676 in 2024-25 giving a **2011-2025 requirement of 7,976** (3,226 trajectory requirement 2011-2018 + 659 + 666 + 685 + 666 + 707 + 691 + 676 standard methodology requirements =7,976). **Total completions (including independent and communal dwellings) since April 2011 are 9,654 dwellings** (Table 3 2011-2025) so **provision to 2025 has been 1,678 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. A full housing trajectory for the period 2011-2031 is set out in **Appendix 4.6**, and a graph showing the monitoring of the delivery is set out in **Appendix 4.7**.
- 4.1.6.3 The over-provision equates to 280 dwellings for each year of the remaining plan period ($1,678 / 6 \text{ years} = 279.7$). 5 years' worth of this should be deducted from the 5 year housing requirement, equating to 1,400 dwellings ($280 \times 5 \text{ years} = 1,400$). This approach was considered at the recent Planning Inquiry into a proposed development at Langham Lane (application 24/02737/OUT) and was considered appropriate. Taking all of the those elements together, the current position regarding the housing requirement is as follows -

Table 5: 5 year housing requirement

a	2011-2025 requirement (housing trajectory & local housing need)		7,976
b	Completions to April 2025 (including communal)		9,654
c	'Over-provision' at 2025	(a - b)	1,678
d	Remaining years of Plan		6
e	Annual 'over-provision' 2025-2031	(c / d)	280
f	5 Year over-provision	(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

4.1.7 Housing Supply

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

Small site permissions (B)

4.1.7.2 These are sites of less than ten dwellings which have planning consent as at 31 March 2025. In accordance with the NPPF, these are considered deliverable unless there is clear evidence that homes will not be delivered within five years. As at 31 March 2025, schemes delivering a new increase of **291 dwellings** fall within this category. They are listed in Table 7 of Examination document ED42b⁴ and in **Appendix 4.3** of this document.

⁴ Available at <https://www.localplan.winchester.gov.uk/local-plan-2020-2040/examination-page>

Large sites with full planning permission (C)

- 4.1.7.3 These are sites of ten or more dwellings with full planning consent as at 31 March 2025. In accordance with the NPPF, these are considered deliverable unless there is clear evidence that homes will not be delivered within five years. As at 31 March 2025, schemes delivering a net increase of **325 dwellings** fall within this category. It is expected that they will all be delivered in the five years to 2030. They are listed in Table 8 of Examination document ED42b⁵. A summary of the expected delivery rates is set out in Appendix 4.4 of this document.

Existing Local Plan Allocations with Full Planning Permission (D)

- 4.1.7.4 These are sites in the adopted Local Plan and have full planning permission as at 31 March 2025. In accordance with the NPPF, these are considered deliverable unless there is clear evidence that homes will not be delivered within five years. As at 31 March 2025, schemes delivering a net increase of 471 dwellings fall within this category. They are listed in Table 8 of Examination document ED42b. Of these, it is expected that **379 dwellings** will be delivered in the five years to 2030, in accordance with the Housing Trajectory included in Examination document ED42b. A summary of the expected delivery rates is set out in Appendix 4.4 of this document.

Existing Local Plan Strategic Allocations (E)

- 4.1.7.5 These are three strategic allocations – Barton Farm, Newlands (West of Waterlooville) and North Whiteley – allocated for development in previous local plans. They all have outline consent as at 31 March 2025. In each case, development is being brought forward in phases, each with their own reserved matters consent. As at 31 March 2025, there are 3,943 dwellings which remain to be developed under those existing consents on these three sites. They are listed in Table 8 of Examination document ED42b. Of these, it is expected that **2,600 dwellings** will be delivered in the five years to 2030 in accordance with the Housing Trajectory included in Examination document ED42b. A summary of the expected delivery rates is set out in Appendix 4.4 of this document.

Communal Planning Permissions (Dwelling Equivalent) (G)

- 4.1.7.6 These comprise student accommodation and older persons accommodation. As at 31 March 2025, seven schemes have a mixture of full and outline consent and are

⁵ Available at <https://www.localplan.winchester.gov.uk/local-plan-2020-2040/examination-page>

expected to deliver the equivalent of 156 dwellings. They are listed in Table 3b of Examination document ED42b. Of these, schemes with full consent as at 31 March 2025 are expected to deliver the equivalent of **93 dwellings** in the five years to 2030. in accordance with the Housing Trajectory included in Examination document ED42b. A summary of the expected delivery rates is set out in Appendix 4.5 of this document.

Local Plan 2040 Allocations (H)

- 4.1.7.7 These comprise sites allocated for development in the Local Plan. Of these, seven sites are expected to deliver a total of **417 dwellings** in the five years to 2030 in accordance with the Housing Trajectory included in Examination document ED42b. Information on delivery of all these sites is set out in Appendix A of the City Council's Hearings Statement for Matter 4⁶ and the Local Plan Inspector's Report⁷. A summary of the expected delivery rates is set out in Appendix 4.4 of this document.

Other Existing Allocations (I)

- 4.1.7.8 There are two sites which are allocated in the Denmead Neighborhood Plan, with a total net capacity of 22 dwellings. One of these sites (Land off Tanner's Lane) is expected to deliver a net gain of **18 dwellings** in the five years to 31 March 2030. A summary of the expected delivery rates is set out in Appendix 4.4 of this document.

Windfall (J)

- 4.1.7.9 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'.
- 4.1.7.10 An 'Assessment of Windfall Trends and Potential' was published in February 2021 as part of the evidence base for the Local Plan. It concludes that a total windfall allowance for Winchester District (outside the South Downs National Park) of 115 dwellings per annum is justified and robust and this was accepted by the Local Plan Inspector.

⁶ Available from the Local Plan website at <https://www.localplan.winchester.gov.uk/assets/attach/2354/Winchester-City-Council-Matter-4-Appendix-A.xlsx>

⁷ Available from the Local Plan website at https://www.localplan.winchester.gov.uk/assets/attach/2777/Winchester-LP-report_CFI-1-002-.pdf

4.1.7.11 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. Therefore, an annual average of 115 dwellings per annum are allowed from 2027/28, giving a total of **345 dwellings** in the five years to 31 March 2030.

Taking all of these elements together, the current position regarding housing supply is as follows:

Table 6: Total 5 year housing land supply

Housing Supply	Dwellings and dwelling equivalents
Small Site Permissions (B)	291
Large Sites with Full Planning Permission (C)	325
Existing Local Plan Allocations with Full Planning Permission (D)	379
Existing Local Plan Strategic Allocations (E)	2,060
Large Sites with Outline Planning Permission (F)	0
Communal Planning Permissions (Dwelling Equivalents) (G)	93
Local Plan 2040 Allocations (H)	417
Other Existing Allocations (I)	18
Windfall Allowance (J)	345
Total Supply	4,468

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

Table 7: Housing Land Availability

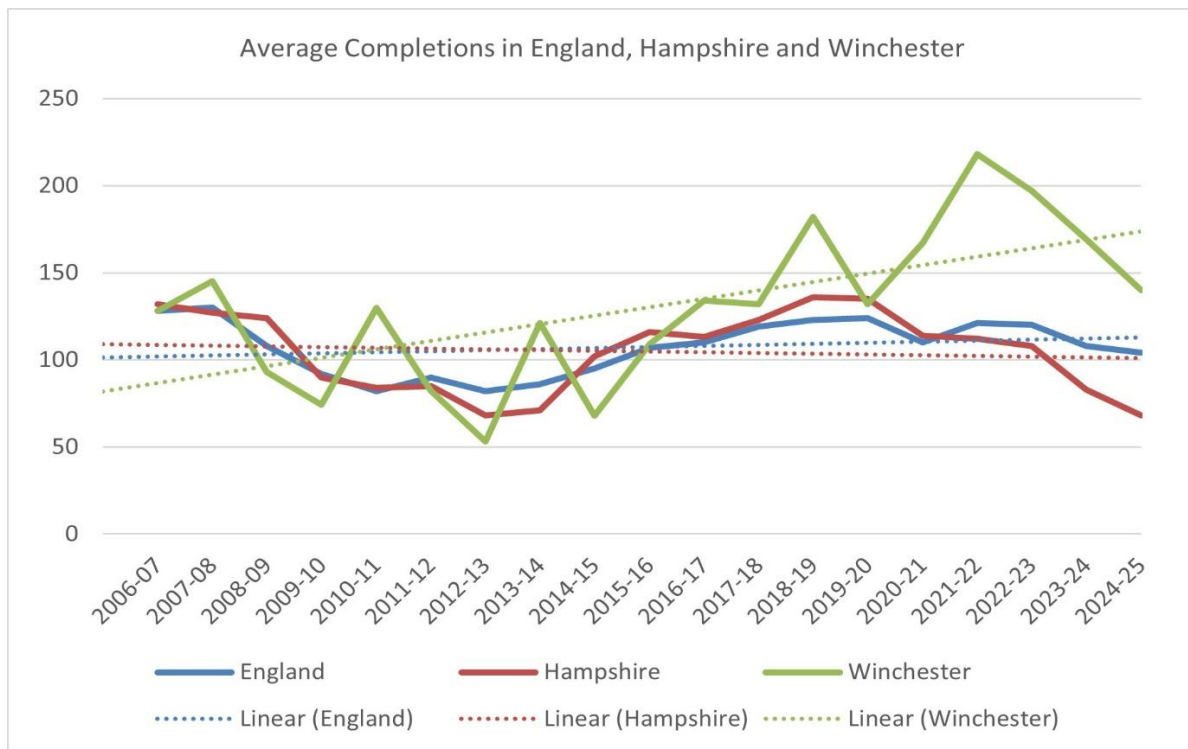
	Total
Requirement 2025-2030	2,990
Supply 2025-2030	4,468
Years supply	7.5 Years

4.1.7.11 It should be noted that this calculation of housing land supply is based upon the position prior to adoption of the Local Plan 2020-2040. Once the Local Plan is adopted the housing requirement will be revised, and based upon the housing requirement in the 2020-2040 plan. This is expected to take place early in 2026. Upon adoption a revised housing land supply position will be set out in a supplementary update to this AMR, taking into account the revised housing requirement.

4.1.8 Housing Provision in Winchester District

4.1.8.1 There have been significant fluctuations in housing provision over the last 18 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 completions in the last 5-6 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 2006 – 2025: England, Hampshire and Winchester



100 = Average completions from 2006/07 – 2024/25

4.1.8.2 Figure 1 plots changes in the average number of dwelling completions over the period 2006-2025, 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 2006-2025 period, 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. Winchester shows more year-to-year variation than Hampshire and England, with particularly high completions between 2018 and 2023 before a reduction in 2024-2025. Dwelling completions figures for [Hampshire](#) and [England](#) have been calculated using the latest available ONS datasets, while completion data for Winchester has been provided by Hampshire County Council.

Appendix 4.2 Net Completions 2024-2025 by Parish

Application Number	Address	Net gain
BIGHTON		
22/01310/FUL	HYDAWAY BIGHTON LANE	0
22/01333/FUL	CARTREF SUTTON WOOD LANE	0
BISHOPS SUTTON		
21/01099/FUL	BIGHTON BOTTOM FARM BIGHTON LANE	0
BISHOPS WALTHAM		
24/00335/FUL	LAND AT BISHOPS WALTHAM POND STREET RECORD STATION ROAD	0
24/00109/FUL	THE OLD GRANARY BANKS BAR & BISTRO BANK STREET	0
22/01301/PNCOU	1 HOUCHIN STREET	1
21/00359/FUL	DEVELOPMENT LAND MALT LANE	0
BOARHUNT		
21/00362/FUL	SPRINGFIELD LAND ADJACENT TRAMPERS LANE	0
23/02104/FUL	BIRCH LODGE TRAMPERS LANE	-1
21/02374/PNACOU	WESTWOOD MARKET GARDENS SOUTHWICK ROAD	1
23/00400/PNC10	THE SHAMBLES SOUTHWICK ROAD	1
GOLDEN COMMON		
23/02770/FUL	BLACK HORSE INN 47 MAIN ROAD	-1
19/02720/FUL	GUBBLECOTES BOYES LANE	0
23/00185/PNCOU	THE FLAT 26 MAIN ROAD	1
COMPTON AND SHAWFORD		
22/01432/FUL	AURLAND FIELD WAY	1
23/01181/FUL	TORF HOUSE SHEPHERDS LANE	-3
22/01688/PNACOU	THE MALMS FARM SHAWFORD ROAD	1
22/01731/PNACOU	THE MALMS FARM SHAWFORD ROAD	4
21/02899/FUL	SMOKE ACRE CROSS WAY	1
CURDRIDGE		
23/01822/FUL	UPLANDS COTTAGE LAND TO REAR OF BOTLEY ROAD	1
21/00429/PNACOU	HILL FARM NETHERHILL LANE	1
20/00494/FUL	SHERECROFT FARM LAND AT BOTLEY HILL	31
21/02290/PNACOU	LAND OFF CURDRIDGE LANE	1
23/00768/FUL	BRACKENFIELD WANGFIELD LANE	0
21/01787/FUL	LAND TO THE SOUTH BOTLEY ROAD	0
DENMEAD		
22/01085/FUL	PIPERS ASH 2 INHAMS LANE	0
DURLEY		
22/00206/FUL	WALNUT TREE BARN MANOR ROAD	1
21/02379/FUL	WINTERSHILL COTTAGE MANOR ROAD	0

Application Number	Address	Net Gain
KINGS WORTHY		
22/02053/FUL	9 BOYNE RISE	-1
23/00191/FUL	THE BRIARS 3 ELIZABETH CLOSE	0
22/00819/FUL	LAND TO THE EAST OF BURNET LANE	0
24/01184/LDC	LITTLE STOKE CHARITY ROAD	1
LITTLETON		
21/01308/FUL	BROAD VIEW DEANE DOWN DROVE	1
MICHELDEVER		
21/01279/FUL	GARAGE BLOCK 1 TO 6 SOUTHBROOK COTTAGES	6
21/00297/FUL	COXFORD FARM	1
19/00995/FUL	HIGHWAYS BUNGALOW LONDON ROAD	1
21/02751/HOU	JORDANS LONDON ROAD	0
23/02838/FUL	DUNLEY VICARAGE LANE	0
NEW ALRESFORD		
18/02805/FUL	36 ASHBURTON ROAD	2
20/02588/FUL	NETHERBOURNE LAND ADJACENT NEW FARM ROAD	0
22/00132/LDC	BROOM COPSE FARM SPIERS LANE	1
NEWLANDS		
22/01877/REM	BEREWOOD PHASE 1 HAMBLEDON ROAD	0
21/02890/REM	BEREWOOD PHASE 1 HAMBLEDON ROAD	72
21/02892/REM	BEREWOOD PHASE 1 PHASE 3B HAMBLEDON ROAD	56
NORTHINGTON		
19/02620/FUL	SWARRATON FARM	1
SHEDFIELD		
22/01640/FUL	LAND ADJACENT TO 8 SLOANE PARK	2
21/00792/FUL	NEW HAVEN HOSPITAL ROAD	0
21/00065/FUL	EDENBRIDGE WINCHESTER ROAD	1
21/00696/FUL	THE OLD BARN JHANSI FARM CLEWERS LANE	2
21/01512/FUL	THE YARD BLACK HORSE LANE	1
20/02668/FUL	LAND ADJACENT TO WOODLANDS CLEWERS HILL	0
SOBERTON		
23/02283/REM	BERITON HEATH ROAD	2
21/02442/FUL	ARION STUD HOE STREET	-1
22/00092/PNCOU	THE BARN INGOLDFIELD LANE	1
22/01621/PNDMCD	SELHURST LODGE HEATH ROAD	0
24/01348/PNRCOU	RUDLEY MILL, OFFICE HOE STREET	0
SPARSHOLT		
20/01275/FUL	LAND AT JUNCTION OF WOODMANS LANE AND CHURCH FARM LANE	1
20/01274/FUL	CHURCH FARM WOODMAN LANE	7
21/03003/PNACOU	CHURCH FARM WOODMAN LANE	3
SWANMORE		
19/02421/FUL	LAND OFF NEW LANE NEW ROAD	31
22/02404/FUL	FERNHURST LOWER CHASE ROAD	0
UPHAM		
22/01852/FUL	OAKTREE FARM SCIVIERS LANE	-1
WHITELY		
15/00553/FUL	OAKMERE LADY BETTYS DRIVE	1
20/00572/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	9

Application Number	Address	Net Gain
20/02328/REM	NORTH WHITELEY URBAN EXTENSION 31&31B BOTLEY ROAD	77
20/00108/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	14
22/02505/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	0
19/01142/REM	LAND AT WOODLANDS CHASE WHITELEY WAY BOTLEY ROAD	1
21/01825/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	53
20/00754/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	54
21/02590/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	147
22/00012/REM	NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	30
22/01634/REM	NORTH WHITELEY URBAN EXTENSION PARCEL 9 BOTLEY ROAD	73
WICKHAM AND KNOWLE		
17/02615/FUL	LAND TO THE EAST OF WINCHESTER ROAD	17
24/01471/FUL	BOYCES COTTAGE THE SQUARE	1
20/00372/FUL	PUMP HOUSE MAYLES LANE	1
22/00825/FUL	IVY HOUSE MAYLES LANE	0
23/01638/REM	LAND BETWEEN GAME LODGE AND FOREST VIEW FOREST LANE	0-
WINCHESTER		
06/02810/FUL	GEORGE S HALL LTD 7 ST CROSS ROAD	2
17/03139/FUL	HAMPSHIRE CONSTABULARY HEADQUARTERS ROMSEY ROAD	3
19/01616/REM	BARTON FARM MAJOR DEVELOPMENT ANDOVER ROAD	84
19/01983/REM	BARTON FARM MAJOR DEVELOPMENT PHASE 3AI AND 3AII ANDOVER ROAD	0
16/01470/FUL	22 GARAGE REAR OF HIGHCLIFFE ROAD	1
19/02005/FUL	LITTLE SNAKEMOOR SLEEPERS HILL	4
21/03141/FUL	25 ST MATTHEWS ROAD	1
20/01554/FUL	45748 WOODPECKERS DRIVE	9
21/00296/FUL	MAGNA GEORGE EYSTON DRIVE	1
21/01911/FUL	30 CHILBOLTON AVENUE	3
21/02333/FUL	72 ROMSEY ROAD	1
21/02063/FUL	HOMEWELL 7 BEREWEEKE ROAD	1
21/02053/FUL	34 HAMPTON LANE	0
21/01990/FUL	BERWICK COTTAGE 10 HALLS FARM CLOSE	1
21/02065/FUL	10 ST CROSS ROAD	1
22/00133/FUL	6 CHILBOLTON AVENUE	3
22/00834/FUL	HAVERBRACK AIRLIE LANE	1

Application number	Address	Net Gain
22/01439/FUL	11 STOCKBRIDGE ROAD	1
21/02889/FUL	TREE HOUSE 4 LARG DRIVE	6
22/02811/FUL	BEECHWOOD WORTHY ROAD	2
24/00424/FUL	BRAE HOUSE 31 CHILBOLTON AVENUE	-1
23/02314/PNRCOU	3A GREAT MINSTER STREET	1
22/02812/FUL	KINGSGATE PARK KINGSGATE ROAD	0
23/02338/FUL	23 STOCKBRIDGE ROAD	-2
22/00427/FUL	2 NORTH HILL CLOSE	0
23/02895/FUL	59 COLEBROOK STREET	0
24/00629/FUL	LITTLE DUNTHROP OLD HILLSIDE ROAD	-1
24/02306/LDC	48 LONGFIELD ROAD	0
20/02598/FUL	CRABWOOD VALE FARM SARUM ROAD	0
20/01694/FUL	TEG DOWN FARM SARUM ROAD	1
SDNP		
18/06578/FUL SDNP	STABLE COTTAGE GARRISON HILL	1
19/05711/FUL SDNP	DRAPERS FIELD KINGSMEAD	1
19/05173/FUL SDNP	THE OLD BANK HIGH STREET	0
19/06058/FUL SDNP	BROOKLYN LYNCH LANE	2
21/01492/FUL SDNP	THE FORGE UPHAM STREET	1
21/01790/FUL SDNP	DUNDRIDGE BARNES DUNDRIDGE LANE	0
21/02704/FUL SDNP	GAGES CLOSE MAIN ROAD	0
21/06063/FUL SDNP	BEECH GROVE ALRESFORD ROAD	0
22/03814/FUL SDNP	WHITE LODGE HENSTING LANE	0
22/02858/FUL SDNP	THE NOOK CHIDDEN HOLT	1
23/00295/FUL SDNP	LITTLE ASHTON FARM DAIRY ASHTON LANE	1
23/05209/FUL SDNP	LARKWHISTLE FARM COTTAGE CHAPEL LANE	-1
24/00001/FUL	OWER FARM OWER FARM LANE	0
SDNP/23/05208/FUL	THE WHITE COTTAGE DUNDRIDGE LANE	0
SDNP/21/02349/LDE	BAY TREE STABLES DUNDRIDGE LANE	1
SDNP/24/03597/LDE	OAK TREE FARM BAYBRIDGE LANE	2
20/00788/FUL SDNP	LAND TO THE SOUTH OF BADSHEAR LANE BROAD LANE	1

Appendix 4.3 Small Site Planning Permissions and Commencements 2024-2025

Application number	Address	Net outstanding	Commenced
BIGHTON			
04/02711/FUL	CEDAR BUNGALOW MALHOUSE LANE	-1	0
15/00689/FUL	THE CADCAM CENTRE	1	1
23/01874/FUL	KNAPP BUNGALOW	0	0
24/00939/FUL	MOUNT PLEASANT NETTLEBEDS LANE	1	0
15/02219/REM	GOSCOMBE FARM GOSCOMBE LANE	1	1
22/00999/FUL	RURAL HILL BIGHTON LANE	1	0
BISHOPS WATHAM			
05/00998/FUL	SUNNYSIDE LAND ADJACENT TO THE AVENUE	1	0
23/00181/FUL	NEWTOWN FARM HOUSE TANGIER LANE	1	0
23/01679/FUL	NEWTON FARM HOUSE TANGIER LANE	2	0
23/02432/OUT	15 PRINCES CLOSE	1	0
22/02477/FUL	THE OLD GRANARY, BANKS BAR AND BISTRO BANK STREET	4	4
24/00109/FUL	THE OLD GRANARY BANKS BAR & BISTRO BANK STREET	2	2
24/02143/PNACOU	SPRING MEADOWS PARADISE LANE	1	0
BOARHUNT			
20/01510/FUL	6A THE OLD PIGGERY FIRGROVE LANE	1	1
21/00362/FUL	SPRINGFIELD LAND ADJACENT TRAMPERS LANE	3	3
21/00727/FUL	RONS PLACE TRAMPERS LANE	1	0
20/01590/OUT	1 GLEBE VILLAS TRAMPERS LANE	1	0
23/01992/REM	GREY HOUSE SOUTHWICK ROAD	2	2
23/02086/FUL	SILVERHALL SOUTHWICK ROAD	0	0
23/02104/FUL	BIRCH LODGE TRAMPERS LANE	1	1
23/01909/FUL	LAND AT THE YARD TRAMPERS LANE	2	0

Application Number	Address	Net Outstanding	Commenced
24/02155/FUL	FAIRWAYS TRAMPERS LANE	1	0
COLDEN COMMON			
23/02770/FUL	BLACK HORSE INN 47 MAIN ROAD	4	4
22/00477/FUL	66 SPRING LANE	1	0
24/01577/PNRCOU	FISHERS COURT 186 MAIN ROAD	2	0
24/02188/FUL	TIMBERTOFT HENSTING LANE	0	0
19/02720/FUL	GUBBLECOTES BOYES LANE	1	1
COMPTON DOWN			
23/01181/FUL	TORF HOUSE SHEPHERDS LANE	5	5
24/02298/FUL	GREENACRE SHEPHARDS LANE	1	0
COMPTON AND SHAWFORD			
20/00217/FUL	MAWDLAM LODGE SOUTHDOWN ROAD	2	1
23/01118/FUL	27 GROVE ROAD	0	0
23/01710/FUL	RED ROOFS FAIRFIELD ROAD	0	0
23/01806/FUL	WILDWOOD FAIRFIELD ROAD	2	0
24/00698/FUL	TANERA CROSS WAY	0	0
24/00674/FUL	WOODLANDS HURDLE WAY	0	0
22/02733/FUL	HIGHDOWN COTTAGE CLIFF WAY	1	1
21/03209/FUL	THE ZEN HOUSE WINDRUSH SHEPHERDS LANE	1	1
20/00351/PNACOU	WINDRUSH COTTAGE LAND ADJACENT SHEPHERDS LANE	1	1
22/01996/FUL	SHAWFORD SPRINGS CARE HOME OTTERBOURNE ROAD	2	0
CURDRIDGE			
21/02938/FUL	HOME FARM READING ROOM LANE	1	0
23/00768/FUL	BRACKENFIELD WANGFIELD LANE	2	1
23/01281/FUL	POPLARS FARM BARN AT CURDRIDGE LANE	1	0

Application Number	Address	Net Outstanding	Commenced
24/00622/FUL	THE WHITE HOUSE VICARAGE LANE	1	0
24/01028/PNACOU	OAKWOOD CURDRIDGE LANE	1	0
24/01818/FUL	THE COACH HOUSE CURDRIDGE LANE	0	0
23/01068/FUL	YEW TREES HARMSWORTH FARM BOTLEY ROAD	2	0
23/02323/REM	YEW TREES HARMSWORTH FARM LAND WEST OF BOTLEY ROAD	1	0
23/00286/OUT	LORENTZ BOTLEY ROAD	1	0
21/01787/FUL	LAND TO THE SOUTH BOTLEY ROAD	9	9
DENMEAD			
18/00164/FUL	DENMEAD CARAVAN PARK DANDO ROAD	1	1
24/00022/FUL	LINDEN LEA UPLANDS ROAD	2	0
23/01121/FUL	ST MICHAELS HAMBLEDON ROAD	1	1
22/00979/FUL	FIR TREES FURZELEY CORNER	0	0
19/00105/FUL	ASHTREE BUNKERS HILL	1	1
24/02679/PNACOU	THE HAY BARN SOAKE ROAD	1	0
DURLEY			
10/01679/FUL	COPPER BEECH FARM GREENWOOD LANE	1	1
19/02388/FUL	WOODLANDS GREENWOOD LANE	1	0
21/02379/FUL	WINTERSHILL COTTAGE MANOR ROAD	1	1
22/00370/FUL	LAUREL FARM	0	1
21/01736/FUL	GREENWOOD FARM GREENWOOD LANE	1	0
22/02423/PNACOU	THE OLD FISHING ROOM WINTERSHILL FARM	1	0
23/01676/FUL	LITTLE OAKDALE DURLEY HALL LANE	1	0
24/01887/OUT	BROWN HEATH COTTAGE GREGORY LANE	1	0
23/01858/OUT	DURLEY BROOK COTTAGE DURLEY BROOK ROAD	1	0
23/02284/FUL	GREEN PASTURES SCIVIERS LANE	1	0

Application Number	Address	Net Outstanding	Commenced
23/02621/REM	GRAYSWAY DURLEY BROOK ROAD	1	0
24/01680/FUL	SYLVANIA MANOR ROAD	0	0
HEADBOURNE WORTHY			
22/01587/FUL	THE HAVEN SCHOOL LANE	0	0
24/02805/PNACOU	DOWN FARM HOUSE DOWN FARM LANE	1	0
HURSLEY			
20/02419/FUL	THE GRANARY BARN FARLEY LANE	1	1
22/00318/FUL	UPPER SLACKSTEAD FARM OLD POULTRY SHED FARLEY LANE	1	0
22/02907/PNACOU	BARNES TO THE NORTH MERDON CASTLE LANE	5	5
22/02849/FUL	FAIRY LODGE ENMILL LANE	1	0
23/02524/HOU	CROMWELL HOUSE MAIN ROAD	-2	0
KINGS WORTHY			
22/02053/FUL	22 SPRINGVALE ROAD	3	0
22/02053/FUL	9 BOYNE RISE	1	0
22/02746/FUL	RO-MAR-ED MORTIMER CLOSE	1	0
23/02230/PNRCOU	THE LITTLE KITCHEN COMPANY LONDON ROAD	2	0
23/00191/FUL	THE BRIARS 3 ELIZABETH CLOSE	1	1
24/00914/FUL	45750 COURT ROAD	2	0
22/00819/FUL	LAND TO THE EAST OF BURNET LANE	7	7
LITTLETON AND HARESTOCK			
22/00573/FUL	SUNBEAMS SOUTH DRIVE	0	0
24/01354/FUL	ALDERLEY DEANE DOWN DROVE	0	0
MICHELDEVER			
22/00442/PNACOU	FORMER POULTRY BUILDING VICARAGE LANE	1	0
23/02268/PNACOU	NEW FARM CHURCH BANK ROAD	1	0
23/02270/PNACOU	NEW FARM CHURCH BANK ROAD	1	0
23/02838/FUL	DUNLEY VICARAGE LANE	1	1
24/02221/FUL	SLOE HOUSE SLOE LANE	0	0

Application Number	Address	Net Outstanding	Commenced
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	1
21/01634/FUL	49 BROAD STREET	1	0
22/01816/FUL	10 THE SOKE	0	0
23/02411/FUL	CLEMETIS COTTAGE 54 GRANGE ROAD	0	0
24/01547/FUL	72 YETTAN JACKLYNS LANE	5	0
23/02290/PNACOU	ARLE BARNES ARLEBURY PARK BARNES	1	0
NORTINGTON			
23/01596/FUL	THE SPINNEY NORTHINGTON HILL	0	0
22/02072/FUL	GRANGE FARM BUILDINGS GRANGE PARK	-1	0
23/00518/PNDMCD	FORGE WORKS THE DEAN	8	0
22/00704/FUL	TOTFORD SAW MILL TOTFORD LANE	1	0
OLD ALRESFORD			
23/01673/FUL	HILL HOUSE COLDEN LANE	0	0
23/01816/FUL	THE BUNGALOW UPPER LANHAM FARM	0	0
21/01334/FUL	LAND OFF ABBOTSTONE ROAD	1	0
OTTERBOURNE			
24/01493/FUL	WOOD SORREL MAIN ROAD OTTERBOURNE	1	0
23/02808/PNACOU	HIGHBRIDGE FARM HIGHBRIDGE ROAD	1	0
OWSLEBURY			
24/01504/PNACOU	HANGAR NURSERIES THOMPSONS LANE	1	0
SHEDFIELD			
10/02966/FUL	MANSFIELD BARN BIDDENFIELD LANE	1	1
13/01856/FUL	NORTHCROFT FARM SANDY LANE	1	0
17/01766/PNACOU	GAMBLINS FARM SOLOMONS LANE	1	1

Application Number	Address	Net Outstanding	Commenced
20/00269/FUL	BLACK HORSE FARM SOLOMONS LANE	1	0
20/02668/FUL	LAND ADJACENT TO WOODLANDS CLEWERS HILL	1	1
21/00254/FUL	THE HOLDING LITTLE BULL LANE	0	0
22/02404/FUL	FERNHURST LOWER CHASE ROAD	0	1
22/02401/PNACOU	THE HOLDING LITTLE BULL LANE	1	1
22/01323/FUL	PRICKETTS HILL NURSERY	1	0
24/01506/FUL	OAKLANDS FARM LOWER CHASE ROAD	5	0
23/02583/FUL	THE COTTAGE ST JOHNS LANE	0	0
20/00595/FUL	EARLSFIELD HIGH STREET	1	0
24/01326/FUL	TWYNHAM HOUSE TWYNHAMS HILL	1	0
24/02366/FUL	THE HOMESTEAD SOLOMONS LANE	2	0
19/02151/FUL	9 AND 10 LAND TO THE REAR OF CLUBHOUSE LANE	1	1
21/02829/FUL	NESTLEDOWN CURDRIDGE LANE	1	0
21/00696/FUL	THE OLD BARN JHANSI FARM CLEWERS LANE	1	1
23/00899/OUT	EDENBRIDGE WINCHESTER ROAD	1	0
23/02061/FUL	POST OFFICE WINCHESTER ROAD	3	0
SOBERTON			
20/02197/OUT	LAND ADJ MANDALAY FORESTER ROAD	2	0
23/01903/PNDMCD	SELHURST POULTRY FARM HEATH ROAD	1	0
24/00866/PNDMCD	SELHURST POULTRY FARM HEATH ROAD	1	0
23/02430/FUL	ROSE COTTAGE CHAPEL ROAD	0	0
24/01348/PNRCOU	RUDLEY MILL, OFFICE HOE STREET	1	1
24/01153/PNACOU	NEW FARM BARNS NORTHINGTON ROAD	2	0
24/01077/PNACOU	HARALDSLEA FARM LIBERTY ROAD	1	0

Application Number	Address	Net Outstanding	Commenced
22/01621/PNDMCD	SELHURST LODGE HEATH ROAD	0	1
21/03237/FUL	MIDHURST LANDS FARM BUNNS LANE	1	0
21/02442/FUL	ARION STUD HOE STREET	1	1
23/01586/FUL	TEASEL COTTAGE 13 HUNDRED ACRES	1	1
24/00688/FUL	LAND LYING TO THE EAST SIDE OF HUNDRED ACRES ROAD	1	0
SOUTHWICK AND WIDLEY			
24/00716/PNACOU	LYE HEATH FARM BELNEY LANE	1	0
24/00718/PNACOU	LYE HEATH FARM BELNEY LANE	1	0
SOUTH WONSTON			
09/00745/FUL	WALLERS ASH FARM ALRESFORD DROVE	1	1
SPARHOLT			
22/01673/FUL	CHRISTMAS COTTAGE HOME LANE	0	0
21/02640/FUL	13 AND 14 WOODMAN CLOSE	5	0
14/00649/FUL	NORTHWOOD FARM NORTHWOOD PARK	0	0
SWANMORE			
14/00649/FUL	WOODSIDE MANOR THE LAKES	-1	0
23/01220/FUL	WASSALLS HALL LAND ADJ BISHOPS WOOD ROAD	4	0
24/01837/PNACOU	OAK MEADOW BISHOPS WOOD ROAD	2	0
23/00252/FUL	LAND OFF CORONATION ROAD	1	0
UPHAM			
22/01852/FUL	OAKTREE FARM SCIVIERS LANE	1	1
21/00106/PNACOU	OAKTREE FARM SCIVIERS LANE	1	1
24/02530/PNACOU	OAKLANDS BARN AT ALMA LANE	1	0
WICKHAM AND KNOWLE			
23/00600/FUL	3 LOWER HOUSE COTTAGES WINCHESTER ROAD	2	0
24/01415/PNRCOU	THE OLD POST OFFICE STATION ROAD	1	0

Application Number	Address	Net Outstanding	Commenced
24/00752/PNC10	OLD CURIOSITY SHOP THE SQUARE	1	0
23/01185/PNRCOU	NORTH PARK BUSINESS CENTRE MAYLES LANE	4	0
20/02879/FUL	FIRGROVE LAND ADJACENT TO SOUTHWICK ROAD	1	1
24/02482/FUL	CLOVERVILLE NURSEY BIDDENFIELD LANE	0	0
22/01146/FUL	BEECHLEIGH SOUTHWICK ROAD	0	0
23/02205/FUL	HUNDRED ACRES HOUSE HUNDRED ACRES ROAD	0	0
23/01638/REM	LAND BETWEEN GAME LODGE AND FOREST VIEW FOREST LANE	1	1
22/02884/FUL	DELL COTTAGE MAYLES LANE	1	0
22/00825/FUL	IVY HOUSE MAYLES LANE	1	1
19/00457/FUL	MOORS HILL FARM FONTLEY ROAD	1	1
WINCHESTER			
03/00609/FUL	MADOC HOUSE, 27C SOUTHGATE STREET	1	1
12/02092/FUL	3 LAND ADJACENT TO LAKE DRIVE	1	1
13/00610/FUL	47 HIGH STREET	1	1
15/01414/FUL	22 QUARRY ROAD	4	0
16/03482/FUL	EAST WINCHESTER SOCIAL CLUB 50 CHESIL STREET	1	0
17/00446/FUL	WINCHESTER COLLEGE KINGSGATE ROAD	1	0
17/02944/FUL	LOMMEDAL MILNTHORPE LANE	3	0
18/02917/FUL	STANMORE PRIMARY SCHOOL LAND ADJ TO STANMORE LANE	9	9
19/01595/FUL	85 CROMWELL ROAD	1	1
20/01156/FUL	3 EASTGATE STREET	2	2
20/02172/FUL	43 SHEPHERDS ROAD	2	2
20/01357/FUL	16 TOWER STREET	2	0
21/00133/FUL	23 LITTLE MINSTER STREET	1	0
22/01157/FUL	60 BEREWEEKE AVENUE	0	0
22/01789/FUL	4A BARNES CLOSE	-2	0
21/03273/FUL	ELBURY DELL ROAD	3	0
22/02760/PNCOU	18 STAPLE GARDENS	1	0

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Application Number	Address	Net Outstanding	Commenced
22/00936/FUL	LITTLE GREEN DELL ROAD	2	0
22/02601/FUL	15 KINGSGATE STREET	-1	0
22/02886/FUL	BEECH GLADE SPARKFORD ROAD	-1	0
23/00386/FUL	MARLBOROUGH HOUSE 2 CHESIL STREET	1	0
22/02357/FUL	18 BEREWEEKE ROAD	0	0
22/02363/FUL	12 KYNEGILS ROAD	1	0
22/00953/FUL	FOUR CHIMNEYS WINTON CLOSE	4	0
22/02812/FUL	KINGSGATE PARK KINGSGATE ROAD	9	9
22/00427/FUL	2 NORTH HILL CLOSE	1	1
22/02453/FUL	PENTARGON LAND ADJACENT TO SPARKFORD ROAD	1	0
23/02627/FUL	THE GABLES EDINGTON ROAD	0	0
22/02257/FUL	24 LAND TO THE REAR OF QUARRY ROAD	1	0
23/01813/HOU	16A ST PETER STREET	-4	0
24/00644/PNRCOU	124 STOCKBRIDGE ROAD	1	0
23/02111/FUL	FARLEIGH EDWARD ROAD	0	0
24/00922/PNRCOU	141-142 HIGH STREET	4	0
24/00629/FUL	LITTLE DUNTHROP OLD HILLSIDE ROAD	2	2
24/00725/FUL	HILL VIEW 2 UPLANDS ROAD	0	0
24/00660/FUL	LYNDON MILNTHORPE LANE	0	0
23/01562/FUL	30 WRAY HOW DOWNSIDE ROAD	2	0
23/02552/FUL	44 STOCKERS AVENUE	1	0
24/00424/FUL	BRAE HOUSE 31 CHILBOLTON AVENUE	9	9
24/01931/FUL	WORTHY COTE MILNTHORPE LANE	0	0
24/01560/FUL	BIRCHMORE HOUSE SLEEPERS HILL	0	0
24/01883/FUL	24 ST MARY STREET	-1	0
24/02048/PNRCOU	5 MONUMENT HOUSE UPPER HIGH STREET	6	0
23/02742/FUL	10 BAIGENT CLOSE	1	0
24/02334/PNRCOU	8 BST FRONT UPPER HIGH STREET	4	0
23/02923/FUL	18 VERNHAM ROAD	1	0

Application Number	Address	Net Outstanding	Commenced
24/01529/FUL	33A SERMON ROAD	1	0
24/02562/HOU	7 ST CROSS ROAD	-1	0
24/02549/FUL	BINDON HOUSE ST CROSS ROAD	1	0
25/00344/PNRCOU	19 SOUTHGATE STREET	1	0
23/00667/FUL	PAINTERS FIELDS HOUSE 3 GRAFTON ROAD	1	0
23/01461/FUL	RIPLEY COTTAGE 46 MILVERTON ROAD	1	0
24/01460/FUL	MOOR VIEW EASTON LANE	0	0
25/00372/PNACOU	THEYDON SARUM ROAD	1	0
24/00915/FUL	YEW TREE COTTAGE ROMSEY ROAD	0	0
23/02123/FUL	STATION COTTAGE ANDOVER ROAD	1	0
23/01527/FUL	1 FOX LANE	2	0
22/00860/FUL	CORNER HOUSE 71 NORTH WALLS	6	0
23/00132/FUL	6 KINGSGATE STREET	-1	0
21/02801/FUL	CLARENDON LODGE CLARENDON WAY	1	0
WONSTON			
22/01453/FUL	THATCHED COTTAGES STOCKBRIDGE ROAD	0	0
23/01890/FUL	EAST STOKE FARM WORKSHOP OLD STOKE ROAD	2	0
SDNP			
04/00016/FUL SDNP	THE COACH HOUSE HIGH STREET	1	1
15/05626/FUL SDNP	IN THE HILL HOUSE WATLEY LANE	1	1
18/00639/FUL SDNP	WOODCOTE MANOR PETERSFIELD ROAD	4	0
19/03659/FUL SDNP	HILL CROSS RISE DROXFORD ROAD	1	1
18/06578/FUL SDNP	STABLE COTTAGE GARRISON HILL	0	0
19/01576/FUL SDNP	HARE FARM HARE LANE	1	1
19/05173/FUL SDNP	THE OLD BANK HIGH STREET	1	1
21/02599/FUL SDNP	MORESTEAD HILL COTTAGES MORESTEAD HILL	0	0
21/01790/FUL SDNP	DUNDRIDGE BARNES DUNDRIDGE LANE	1	1
22/00894/FUL SDNP	WHITEDALE HOUSE EAST STREET	1	0

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Application Number	Address	Net Outstanding	Commenced
21/02238/FUL SDNP	HOMELANDS LONGWOOD ROAD	0	0
22/05799/FUL SDNP	ROWHAY FARM BUNGALOW ROUGHAY LANE	0	0
23/01084/FUL SDNP	HILLVIEW FARM HOE STREET	0	0
22/05537/FUL SDNP	GENEINA LODGE BOURNE FIELDS	0	0
23/01181/FUL SDNP	RANGE COTTAGE CHILCOMB LANE	0	0
23/02130/FUL SDNP	MAYHILL STUD FARM MOBILE HOME AT SWANMORE ROAD	1	0
21/06389/FUL SDNP	TEGLEASE FARM HOUSE TEGLEASE FARM LANE	0	0
23/02636/FUL	THE OLD FORGE HIGH STREET	1	0
23/02941/FUL	GARAGE FLAT BRIDGETS LANE	1	0
23/05209/FUL SDNP	LARKWHISTLE FARM COTTAGE CHAPEL LANE	1	1
23/05351/FUL	LISHEEN OXFORD LANE	0	0
23/05048/FUL SDNP	LITTLEDOWN WINCHESTER ROAD	0	0
24/00001/FUL	OWER FARM OWER FARM LANE	1	1
24/01204/FUL SDNP	DENE HOUSE LIPPEN LANE	0	0
23/05186/FUL SDNP	NEW LOOK PARK LANE	0	0
23/02712/FUL	CHERITON MILL ALRESFORD ROAD	1	0
23/02941/FUL	GARAGE FLAT BRIDGETS LANE	-1	0
21/06304/FUL SDNP	7 LAND TO REAR OF STATION HILL	1	0
SDNP/24/02376/FUL	NORTHWOOD HOUSE OWSLEBURY BOTTOM	0	0
SDNP/23/03961/FUL	CRAIG HOUSE STREET END	0	0
24/02631/FUL SDNP	KING GEORGE FARM STAKES LANE	1	0
23/03777/FUL SDNP	MILL LANE FARM MILL LANE	0	0

Appendix 4.4 Large Sites Phasing

Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
Large Sites with detailed consents (C)								
Abbey Mill Station Road Bishops Waltham	Under construction. 17/02075/FUL and 24/00335/FUL	70	30	40	0	0	0	70
Worthy Down Camp, Worthy Down, Winchester	Phase 1 completed. Phase 2 not started 12/02351/OUT and 15/02751/REM	30	0	0	0	0	30	30
Fire Station, North Walls, Winchester	Largely completed 14/00227/FUL	1	1	0	0	0	0	1
14 Chesil Street, Winchester	Under construction 17/03096/FUL	13	0	13	0	0	0	13
Brymor House, Ocean House, Parklands Business Park, Denmead	Prior Notification approval for 26 residential units, not started, phasing estimated accordingly. 24/00773/PNRCOU and 24/00774 PNRCOU	24	24	0	0	0	0	24
Land at Sherecroft Farm, Botley Hill, Botley	Under construction. 20/00494/FUL	84	50	34	0	0	0	84

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Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
The Old Gaol House, 11/11A Jewry Street, Winchester	Under construction. 20/02288/FUL	15	15	0	0	0	0	15
Moorside, Durngate, Winchester	Full consent for 18 units, not started, phasing estimated accordingly 22/01425/FUL	18	18	0	0	0	0	18
Land at Malt Lane, Bishops Waltham	Full consent for 24 units, under construction. 21/00359/FUL	24	18	6	0	0	0	24
18 St George's House, St George's Street, Winchester	Full consent for 12 units, not started, phasing estimated accordingly 23/01955/PNRCOU	12	12	0	0	0	0	12
82 Westgate House, High Street	Not started 24/01255/PNRCOU	10	0	0	10	0	0	10
7-8 High Street Winchester	Not started 24/02209/PNRCOU	12	0	0	12	0	0	12
St Clements Tanner Street	Not Started 24/02526/PNRCOU	12	0	0	12	0	0	12

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Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
Large Sites with detailed consents (C) TOTAL		325	186	93	34	0	30	325
Existing Local Plan Allocations with Full Planning Permission (D)								
Land at The Dean, Alresford	Under Construction 17/02306/FUL & 23/00701/FUL	34	20	0	14	0	0	34
Land east of Sun Lane, Alresford	LPP2 allocation for 325 dwellings. Reserved matters consent for 302 units. Under construction, phasing estimated accordingly. 21/01731/REM	302	20	40	50	50	50	210
Land at Hillpound, The Lakes, Swanmore	19/02421/FUL (remaining) and 21/03119/FUL	52	30	3	0	0	19	52
Morgan's Yard, Winchester Road, Waltham Chase	LPP2 allocation for 100 dwellings. Full consent for 79 units, phasing estimated accordingly 21/02439/FUL	79	0	0	20	50	9	79
Anmore Road, Denmead	Not Started 24/01697/FUL	4	4	0	0	0	0	4

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Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
Total Existing Local Plan Allocations with Full Planning Permission (D)		471	74	43	84	100	78	379
Existing Local Plan Strategic Allocations (E)								
Barton Farm, Andover Road, Winchester	LPP1 policy WT1 allocation. Phases 2a and 3a under construction. Reserved matters approved for Phase 2b and applications for Phases 3b-4 under consideration. Phasing estimated accordingly.	1324	115	115	115	115	115	575
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.	1001	120	120	120	120	120	600

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Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
North Whiteley	LPP1 policy SH3 allocation. Outline consent granted July 2018 with almost half of phases now complete and most others under construction or with reserved matters approved. Phasing estimated accordingly.	1618	350	300	300	250	225	1425
Total Existing Local Plan Strategic Allocations (E)		3943	585	535	535	485	460	2600
Large Sites with outline planning permission (not allocated) (F)								
Total Large Sites with outline planning permission (not allocated) (F)		0	0	0	0	0	0	0
Local Plan allocations without planning permission (H)								
W7 Central Winchester Regeneration area	Development Delivery Plan approved by WCC Cabinet on 13 March 2025 (CAB3484 refers) includes a timetable for planning permission (by end 2027), Phase A procurement and construction (early 2027 - mid 2030), Phase B	300	0	0	0	0	50	50

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Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
	procurement and construction (start 2029 - early 2034). Therefore 50 dwellings expected in period to 31 March 2030 (para. 477).							
W8 Station Approach area	Public consultation on the Concept Masterplan closed 27 October 2024. It is anticipated that 35 dwellings will be delivered on the Council-owned car park at Gladstone Road (para. 484).	250	0	0	0	0	35	35
SH2 North Whiteley (additional)	One of the three discrete sites identified in this allocation has been the subject of pre-application advice which has informed a statement by the promoter at the Local Plan Examination that it intends to bring forward an application for approximately 90 dwellings. Therefore 50 dwellings expected in period to 31 March 2030 (para. 477).	180	0	0	0	0	90	90

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Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
SH3 Whiteley Green	Outline planning permission exists for 75 dwellings (prior to Hampshire County Council requirement to retain part of the site) the inclusion of 30 dwellings in the period to 31 March 2030 is justified para. 516)	30	0	0	0	20	10	30
KW1 Cornerways & Merrydale	HCC confirmed in November 2024 plans for a 80-100 bed nursing home (44-56 dwelling equivalents). The November 2024 report and discussions with HCC indicate that the site will not be fully operational until at least late 2027. Therefore expected to be delivered in the five years to 2030.	45	0	0	0	30	15	45
SW1 Land at the Lakes, Swanmore	Whilst planning permission is not in place for the remaining dwellings, pre application discussion has taken place. Progress towards the submission of an application justifies conclusion that 17 homes will be delivered by 31 March 2030 (para. 566).	17	0	0	0	17	0	17

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Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
KN1 Ravenswood	Site benefits from a resolution to grant planning permission subject to the signing of a legal agreement (18/01612/OUT) and inclusion of 150 homes to be delivered by 31 March 2030 is justified (para. 593).	200	0	0	0	50	100	150
All other allocations without permission		2438	0	0	0	0	0	0
Total Local Plan allocations without planning permission (H)		3460	0	0	0	117	300	417
Other Existing Allocations (without planning permission) (I)								
Land off Tanners Lane, Denmead	Denmead Neighbourhood Plan allocation for 20 dwellings (18 net) post 2019. Not started, phasing estimated accordingly.	18	0	0	-2	10	10	18

Appendix to Authorities Monitoring Report 2024 – 2025

Address	Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Supply 2025-2030
Total Other Existing Allocations (without planning permission) (I)		18	0	0	-2	10	10	18

Appendix 4.5 Communal Accommodation Completions and Consents

Communal Accommodation - Completions 2024 - 2025					
Completed Sites	Student bedrooms	Apply Ratio (2.5*)	Care bedrooms	Apply Ratio (1.8**)	Total Dwelling Equivalents
Tegfield House 24 Chilbolton Avenue (22/02301/FUL)			0	0	0
Bradbury View Durngate (24/00362/LDP)			3	2	2
TOTAL			3	2	2

* Local student accommodation ratio applied in accordance with advice in Planning Practice Guidance (paragraph 034 Reference ID: 68-034-20190722) (the same as national ratio).

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

Communal Accommodation - Consents Outstanding at April 2025 (G)								
Outstanding Sites	Scheme Status / Commentary	Net Available	2025/26	2026/27	2027/28	2028/29	2029/30	Total 2025-2030
Beech Glade, Sparkford Road, Winchester (22/02886/FUL)	Repurposing of student bedrooms into office space (c/u C2 to E(G)i offices)	-29			-29			-29

Appendix to Authorities Monitoring Report 2024 – 2025

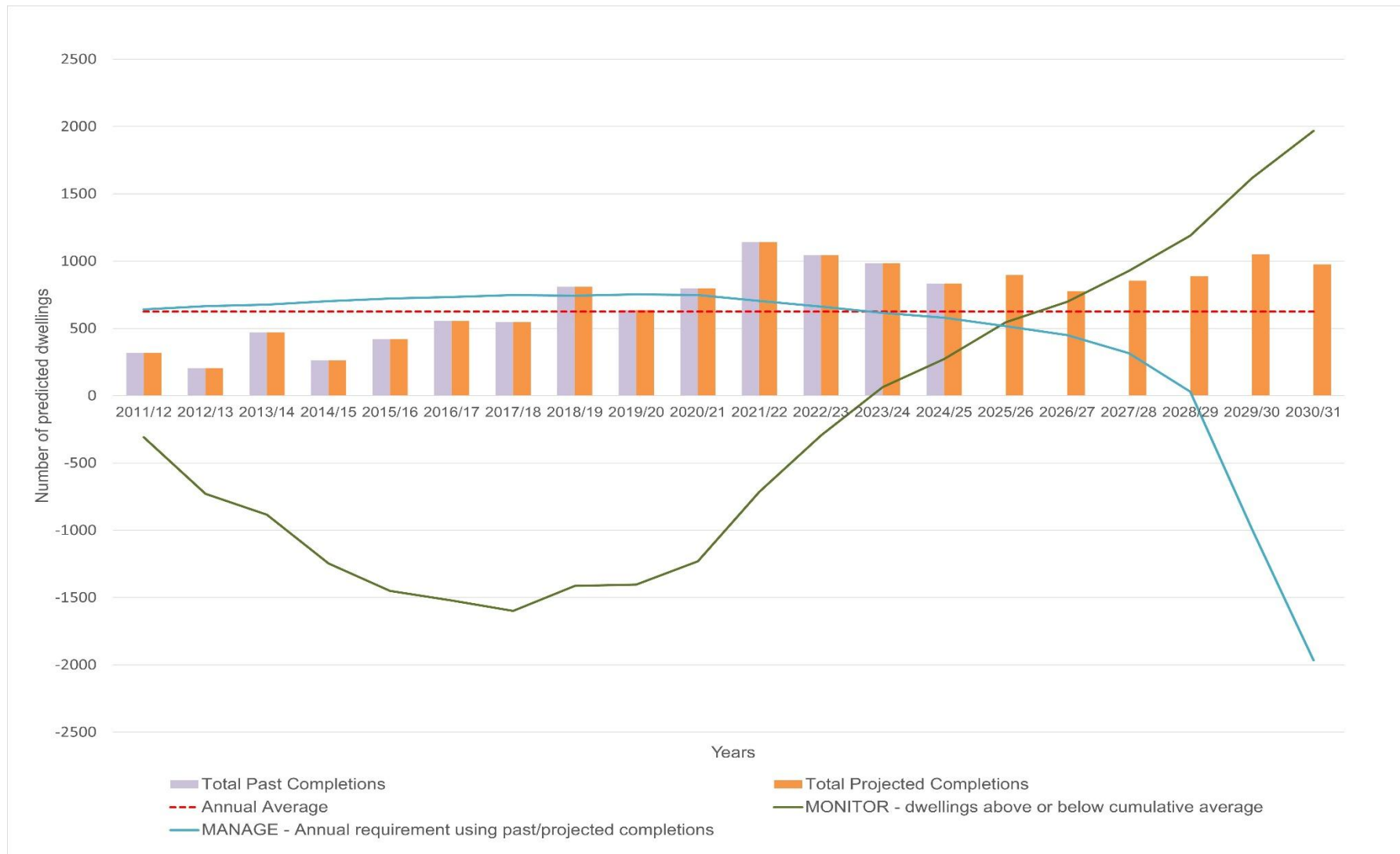
Walter House, Winnall Close, Winchester (22/02740/FUL)	Conversion of part of ground floor to create studio student accommodation unit. ⁸	1		1				1
Land West of Winnall Manor Road (21/03239/OUT)	Demolition of existing buildings, erection up to 2100sqm office floorspace, up to 158 purpose built student accommodation	158						0
Student Total		130	0	1	-29	0	0	-28
Apply ratio (2.5:1)		52	0	1	-12	0	0	-11
Care								
Land at Bishops Waltham Pond Street Record Station Road (24/00335/FUL)	Amend approved plans and drawings to accommodate changes to the design, layout and internal configurations of block A & B	66		66				66
24 St Mary Street (24/01883/FUL)	Change of use from 5-bedroom HMO (Use Class C4 to a children care home (Use Class C2)	4				4		4
Former Queen's Head, Portsmouth Road, Fishers Pond (20/02269/FUL)	Demolition of pub, erection of 60 rooms C2 care home.	60			60			60
Tegfield House, 24 Chilbolton Avenue, Winchester (22/02301/FUL)	2 storey extension to existing care home to provide 15 bedrooms.	15	15					15
Care Total		145	15	66	60	4		145
Apply ratio (1.4:1)		104	11	47	43	3	0	104
Total Communal								
Total Dwelling Equivalents		156	11	48	31	3	0	93

⁸ This scheme is for one studio unit and its therefore considered to be one dwelling.

Table 4.6 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)															253	184	147	230	418	433	1,665
Small sites															59	58	58	58	58	0	291
Strategic Allocations															585	535	535	485	460	428	3,028
Windfall															0	0	115	115	115	115	460
Total Projected Completions															897	777	855	888	1,051	976	5,444
Total Past Completions	317	204	470	262	421	555	547	810	636	798	1,141	1,044	984	834							9,023
Cumulative Completions	317	521	991	1,253	1,674	2,229	2,776	3,586	4,222	5,020	6,161	7,205	8,199	9,023	9,920	10,697	11,552	12,440	13,491	14,467	14,467
Annual Average	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	625	12,500
MONITOR - dwellings above or below cumulative average	-308	-729	-884	-1,247	-1,451	-1,521	-1,599	-1,414	-1,403	-1,230	-714	-295	64	273	545	697	927	1,190	1,616	1,967	1,967
MANAGE - Annual requirement using past/projected completions	641	666	677	703	722	734	748	743	753	748	704	662	616	580	516	451	316	30	-991	-1,967	

Graph 4.7 Winchester Housing Trajectory 2011 – 2031 Winchester District Housing Trajectory AMR



Appendix 5 – Local Plan Part 1

Graph 5.1 Net Completions on Previously Developed Land and Greenfield Land (2011/12 – 2024/25)

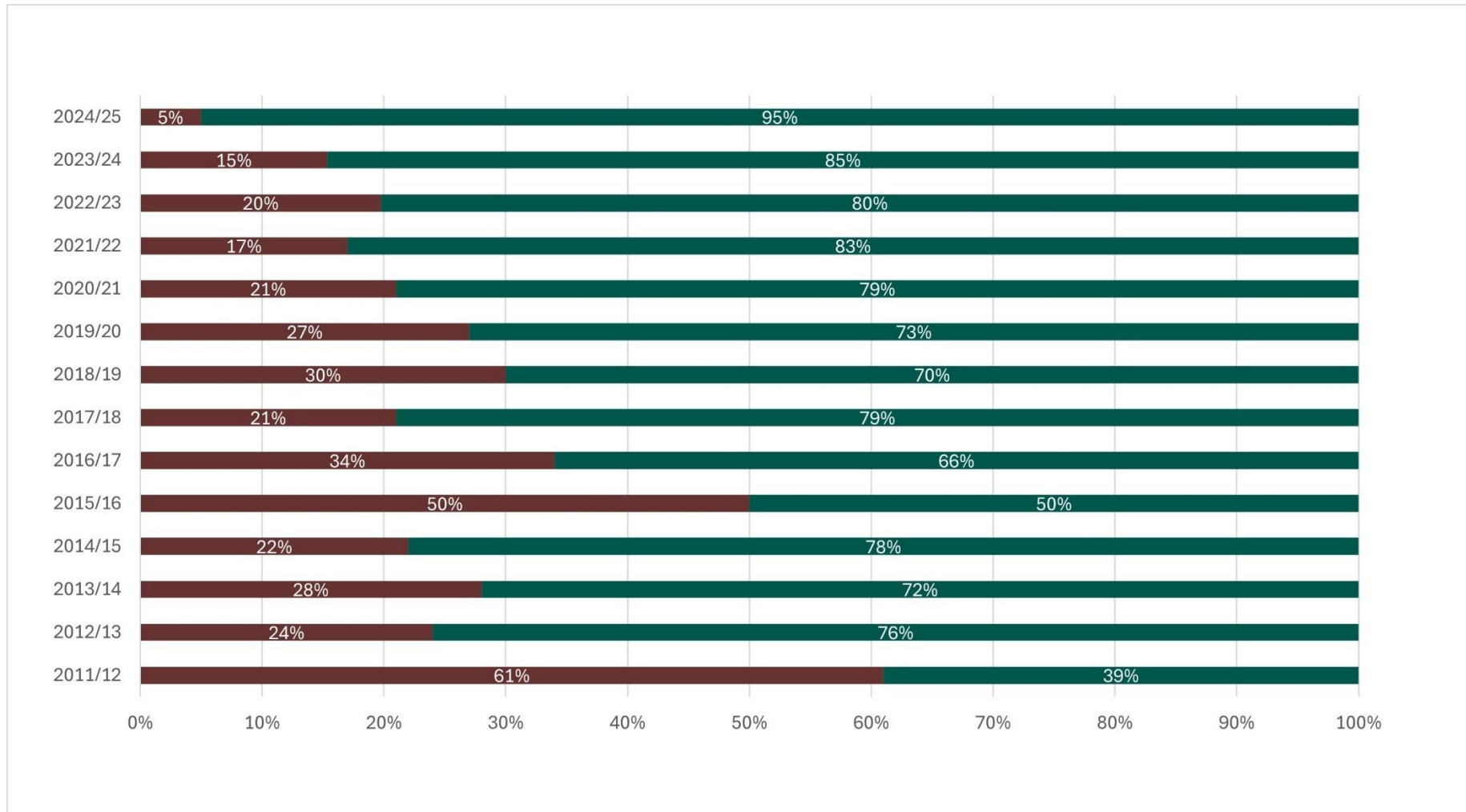


Table 5.2 Housing Completions by plan area 2011 – 2025

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
2023/24	130	3	4	13	4	77	449	164	133	7	984
2024/25	53	17	7	46	1	128	458	38	84	10	842
Total	2333	242	170	444	62	1426	1881	1586	698	271	

Graph 5.3 Net Dwelling completions by number of bedrooms (2011/12 – 2024/25)

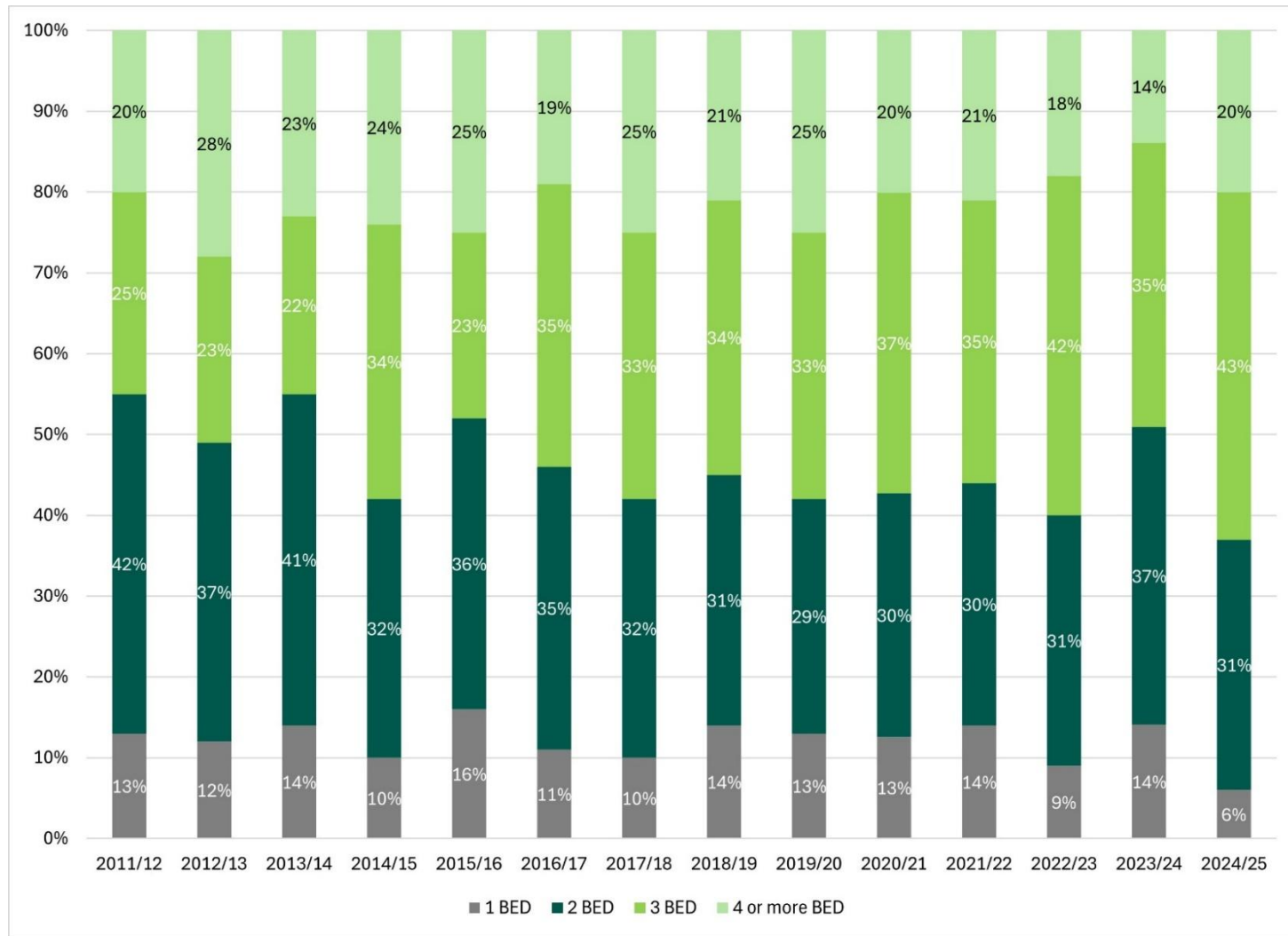


Table 5.4. Average density of new dwellings per hectare (2011/12 – 2023/25)

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
2023/24	31
2024/25	31

Table 5.5 Affordable net dwelling completions (2024 – 2025)

Address	Completions (net)
BARTON FARM MAJOR DEVELOPMENT ANDOVER ROAD	36
BARTON FARM MAJOR DEVELOPMENT PHASE 3AI AND 3AII ANDOVER ROAD	0
BEREWOOD PHASE 1 HAMBLEDON ROAD	34
BEREWOOD PHASE 1 PHASE 3B HAMBLEDON ROAD	10
GARAGE BLOCK 1 TO 6 SOUTHBROOK COTTAGES	6
LAND OFF NEW LANE NEW ROAD	16
LAND TO THE EAST OF WINCHESTER ROAD	3
LAND TO THE SOUTH BOTLEY ROAD	0
NORTH WHITELEY URBAN EXTENSION BOTLEY ROAD	132
NORTH WHITELEY URBAN EXTENSION 31&31B BOTLEY ROAD	11
NORTH WHITELEY URBAN EXTENSION PARCEL 9 BOTLEY ROAD	66
SHERECROFT FARM LAND AT BOTLEY HILL	31
Total	345

Graph 5.6 Net dwelling completions split by affordable housing and market (2011/12 – 2024/25)

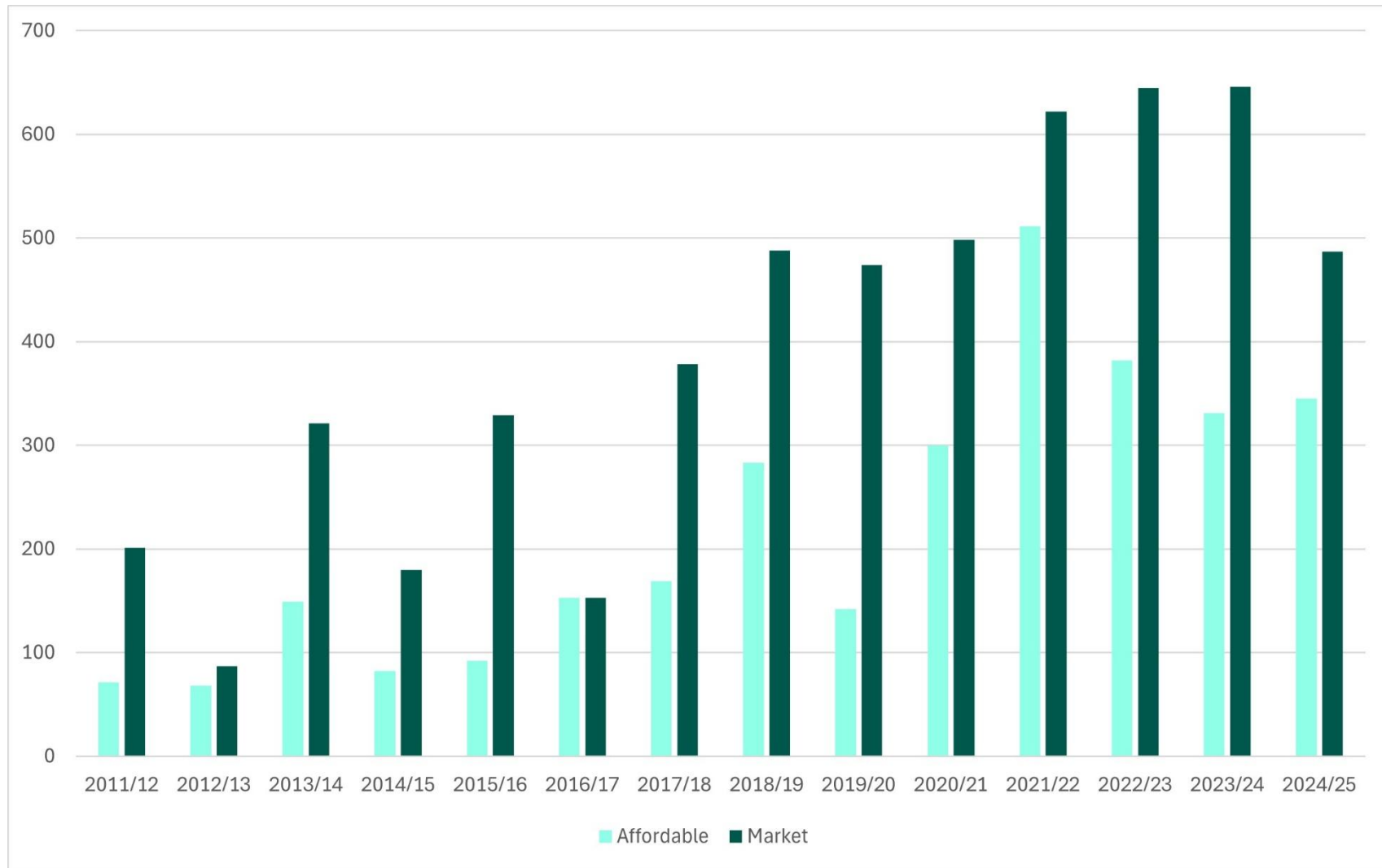


Table 5.7 Open Space Fund Receipts (2011/12 – 2024/25)

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
2023- 2024	£0
2024-2025	£0

Table 5.8 Employment gains and losses by type (2011 – 2025)

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	3,145	1,886	362	0	0	0	3,507	1,886	+1621
2022/23	1,343	0	2,291	300	476	0	4,110	300	+3810
2023/24*	1,749	188	1,749	188	1,749	189	6,137	565	+5572
2024/25*	444	150	444	0	445	0	2,949	150	+2,799

*The following completed floorspace gains and losses have been equally divided by each class use (B1, B2 and B8) and rounded to the nearest whole number.

Table 5.9 Amount of employment floor space gains completed by type (2024-2025)

Reference	Type	Address	Description	Size (m ²)
327	B1-8	UNIT 18 SWANMORE BUSINESS PARK, LOWER CHASE ROAD, SWANMORE, SO32 2PB	ERECTION OF 7 INDUSTRIAL UNITS	708
337	B1-8	MASONS MEADOW, BUNNS LANE, HAMBLEDON, PO7 4QY	CHANGE OF USE OF TWO BARNES TO FLEXIBLE B1-8	150
343	B1-8	FOXWOOD FAIRTHORNE GRANGE FARM, BOTLEY ROAD, CURBRIDGE, SO30 2HB	CHANGE OF USE FROM AGRICULTURAL TO FLEXIBLE COMMERCIAL USE	475
344	B1A (B1)	CHURCH FARM, WOODMAN LANE, SPARSHOLT, SO21 2NP	CHANGE OF USE FROM AGRICULTURAL TO CLASS R OFFICE- 300 SQMS	296
351	B8	FAIRTHORNE GRANGE FARM, BOTLEY ROAD, CURBRIDGE, SO30 2HB	CHANGE OF USE OF PART OF BARN TO CLASS B8 STORAGE	520
353	EG1 (B1)	LARKWHISTLE FARM WORKS, LARKWHISTLE FARM ROAD, MICHELDEVER, SO21 3BG	ERECTION OF NEW OFFICE BUILDING	301
359	B1C (B1)	STOKE COMMON FARM, BISHOPSTOKE LANE, BRAMBRIDGE, SO50 6XH	CHANGE OF USE AGRICULTURAL BARN TO E(G)III & B8	266
360	B8	UNIT 30, MOORSIDE ROAD, WINCHESTER, SO23 7RX	ERECTION OF MEZZANINE LEVEL FOR STORAGE AND ANCILLARY USE	233
Total			2949m²	

Table 5.10 Amount of employment floor space loss by type (2024 – 2025)

Reference	Type	Address	Description	Loss
347	B1	FOLLY HILL FARM, FOLLY HILL LANE, ITCHEN STOKE, SO24 9TF	REPLACEMENT COMMERCIAL B1 AND AGRICULTURAL BARN	150
Total			150m²	

HBIC data**Table 5.11 Extent of Priority habitats (as at 31st March 2025)**

Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2023/24 WCC area (ha)	Change in area (ha)
Grasslands							
Lowland Calcareous Grassland	Comprehensive	2,223	0.57	375	0.57	374	1
Lowland Dry Acid Grassland	Comprehensive. Some overlap with Lowland Heath	3,456	0.89	9	0.01	9	0
Lowland Meadows	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh and with Wood-Pasture and Parkland.	1,720	0.44	292	0.44	295	-3
Purple Moor Grass and Rush Pastures	Comprehensive. Some overlap with Coastal and Floodplain Grazing Marsh.	1,746	0.45	99	0.15	80	19
Heathlands							
Lowland Heathland	Comprehensive. Some overlap with Lowland Dry Acid Grassland.	12,710	3.27	2	0.00	2	0

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Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2023/24 WCC area (ha)	Change in area (ha)
Woodland, wood-pasture and parkland							
Lowland Beech and Yew Woodland	Not complete. On-going work to distinguish from Lowland Mixed Deciduous Woodland.	585	0.15	64.2	0.10	58	7
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.	35,933	9.25	6,017	9.10	5,962	55
Wet Woodland	Fairly complete. Areas will exist in LMDW that have not yet been surveyed for qualifying types.	2,269	0.58	259	0.39	267	-8
Wood-Pasture and Parkland	Partially completed as part of Ancient Woodland Review 2022-24.	5,687	1.46	114	0.17	113	1
Arable, orchards and hedgerows							
Arable Field Margins	Incomplete. Figures only show SINC's on arable land designated for rare arable plant assemblages.	[94]	[0.02]	[2.2]	[0.00]	[2]	[0]
Open Mosaic Habitats on Previously Developed Land	No comprehensive evaluation yet carried out.	40	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 still to be undertaken to review areas previously identified by PTES under contract to NE.	0	0.00				

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Priority Habitat	Comments on Status	Combined Hants area (ha)	% of Combined Hants area	WCC area (ha)	% of WCC area	2023/24 WCC area (ha)	Change in area (ha)
Rivers and Ponds							
Ponds	No comprehensive data yet available for priority ponds.	103	0.03				
Rivers	Incomplete data. Figures for Chalk Rivers now digitised from latest OSMM polygons.	589	0.15	120	0.18	119	1
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.	7,990	2.06	918	1.39	904	14
Lowland Fens	Comprehensive.	2,023	0.52	45	0.07	10	35
Reedbeds	Comprehensive.	259	0.07	21.5	0.03	20	2
Coastal							
Coastal saltmarsh	Comprehensive.	901	0.23	2	0.00	2	0
Coastal Sand Dunes	Comprehensive.	46	0.01				
Coastal Vegetated Shingle	Comprehensive.	197	0.05				
Intertidal mudflats	Comprehensive.	4,062	1.05	6	0.01	6	0
Maritime Cliff and Slopes	Comprehensive.	46	0.01				
Saline lagoons	Comprehensive.	74	0.02				
Marine							
Seagrass beds	Comprehensive	348	0.09				
Total		83,007	21.37	8,344	12.62	8,220	123

Summary

Most gains and losses arise as a result of new survey where a habitat has changed over time – it may no longer meet priority habitat criteria, or it has now gained priority habitat status. Or it may have changed from one priority habitat to another.

Purple Moor-grass and Rush Pasture: 19ha gained at Winnall Moors, Mitchelland & Lovelocks meadows, Snow's Copse Meadow, Anthill Common Area 2, Itchenstoke Old Water Meadow, Lower Beckford – Meadows, Belmont Meadow, Lovelocks Meadows, Albany Farm, Bishop's Waltham, Land at St Cross F, Bailey's Paddock/Roundridge/Pebblestone Meads, and Castle Farm Meadow.

Lowland Mixed Deciduous Woodland: 55ha gained at West Wood (West), Sparsholt, North Wood Park Woods, Calcot Farm Meadow 2, Foxburrow Copse, Curdridge, Little Forest, Ham Green Common, Hockley Golf Course, Punch Bowl Wood South, Speltham Down, Hen Wood, East Meon, Roll's Copse, Deeps Copse/Deeps Bushes Copse, U186 Coombe Lane Deacon Hill West, Stoke Wood, Snow's Copse Meadow, Kiln Copse, Soberton, Worthy Copse, Deacon Hill West, River Side Copse, P203 Mayles Lane, and Tichborne Down (Golf Course).

Lowland Fen: 35ha gained because of the error extracting overlapping habitats in the 2024 AMR layer

Wet Woodland: 7ha lost at Snow's Copse Meadow, P203 Mayles Lane, Little Forest, Foxburrow Copse, Curdridge, Clausentum Road Fen & Woodland, Riverside Copse (Stoke Charity), Box Cottage Woodland, Giddy Bridge Woodland, and 1ha lost because of a Natural England condition assessment.

Lowland Beech and Yew Woodland: 7ha gained at Pitt Down, and Chappets Copse

Lowland Meadow: 3ha lost due to corrections at Whiteley where development had destroyed priority habitats, and a small amount lost at Lovelocks Meadows.

Coastal and Floodplain Grazing Marsh: 2ha gained at Mitchelland & Lovelocks meadows, Calcot Farm Meadow 1 Excluding Scrub, Belmont Meadow, Brook Meadow, St. Clair's Meadow River Meon, 12ha gained because of errors extracting overlapping habitat in the 2024 AMR layer.

Reedbed: 2ha gained because of errors extracting overlapping habitats in the 2024 AMR layer.

Wood-Pasture and Parkland: 1ha gained because of errors extracting overlapping habitats in the 2024 AMR layer.

Rivers: 1ha gained at River Meon - Mill Lane, Droxford (Southern Section), and Clausentum Road Fen & Woodland

Lowland Calcareous Grassland: 1ha gained at Pitt Down (West), Pitt Down (East), Deacon Hill West, Morn Hill, Badger Farm Road, Badger Farm, and West Hill Cemetery.

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.

5.12 Extent of Nature Conservation Designation (as at 31st March 2025)

Designation	Combined Hants sites (no)	Combined Hants area (ha)	Combined Hants area (%)	WCC sites (no)	WCC area (ha)	WCC area (%)	2023/24 WCC area (ha)	2023/24 WCC (no)	Change (ha)
LNR	72	2,492	1	9	103	0.16	103	9	0
NNR	11	2,487	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	17	1,313	1.99	1,313	18	0
Stat Sites Combined	244	53,551	14	33	1,365	2.06	1,365	33	0
SINC	4,153	35,742	9	690	6,400	9.68	6,424	692	-25

Summary:

1. 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.
2. Last year the SSSI Ratlake Meadow was counted as an SSSI within WCC. It is not actually within WCC and was counted only because of imprecise digital boundaries. It carried 0ha.

5.13 Statutory Designated Sites (as at 31st March 2025)

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

5.14 Extent of Priority Habitats within Designated Sites (as at 31st March 2025)

Designated Sites	Combined Hants area (ha)	Combined Hants area (%)	WCC (ha)	WCC area (%)	2023/24 WCC area (ha)	Change area (ha)
Statutory sites combined	39,723	47.9	1,112	13.3	1,102	10
SINC	22,621	27.3	3,976	47.7	3,912	64
Total combined	61,499	74.1	5,046	60.5	4,973	73

Summary:

1. There were gains of Priority habitat in statutory sites and in SINC.
2. Approx. 60% of Priority habitat in Winchester lies within designated sites.

Notes:

1. Total Priority habitat in Winchester as at 31st March 2025 = 8,344ha.

5.15 Condition of Sites of Special Scientific Interest (SSSIs) (as at 31st March 2025)

Condition	Combined Hants area (ha)	Combined Hants area (%)	WCC area (ha)	WCC area (%)	2023/24 WCC area (ha)	Change in area (ha)
Favourable	24,455.51	48.4	448.80	34.2	419.10	29.70
Unfavourable Recovering	20,795.00	41.1	560.03	42.7	612.09	-52.06
Unfavourable no Change	3,345.72	6.6	168.71	12.9	182.90	-14.19
Unfavourable Declining	1,939.97	3.8	127.84	9.7	91.29	36.55
Part Destroyed	7.27	0.0	0.00	0.0	0.00	0.00
Destroyed	16.51	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.

5.16 Extent of changes to SINC's observed and recorded

SINC's	Hants sites (no)	Hants sites (area)	WCC sites (no)	WCC sites (area)
Total sites (2023/24)	4,146	35,736.30	692	6,424.35
New Sites	19	60.38	1	17.52
Amended Sites	44	-46.50	11	-39.65
Deleted sites	12	-9.28	3	-2.66
Total sites (2024/25)	4,153	35,740.90	690	6,399.56
Net change	7	4.60	-2	-24.79
% change in area		-0.45		-0.39

Notes:

1. Data extracted from HBIC SINC layer and database between 1st April 2024 and 31st March 2025.
2. The number of SINC's refers to proposals, amendments and deletions that were approved by the SINC Panel but the area column also includes changes as a result of minor boundary amendments completed during the year.
3. The following SINC was 'Deleted' because of merging with another SINC:
Lower Claylands Meadow (WC0255) (no net loss of area)

5.17 New SINC's approved

Site Ref	Site Name	New Size (ha)	New Criteria	Panel date
WC0830	Land to East of Beacon Hill	17.52	2Aiii	Jul 2024

5.18 Deleted SINC's approved

Site Ref	Site Name	Reason	Old Size (ha)	Old Criteria	Panel date
WC0525	Peake Farm Grassland 1	Agricultural Improvement	2	2B	Nov 2024
WC0518	Mitchelland & Lovelocks 19	New Survey or Information	0.66		Nov 2024

Lower Claylands Meadow (WC0255) was merged with Claylands (WC0256)

5.19 Major amendments to SINCs

Site Ref	Site Name	Reason	Old Size (ha)	New Size (ha)	Old Criteria	New Criteria
WC0235	Albany Farm, Bishop's Waltham	Development (direct or indirect)	1.17	1.1	2D	2B
WC0428	Little Forest	Development (direct or indirect)	8.94	8.7		
WC0590	Old Winchester Hill - 7 Extra	Data Correction/Reinterpretation	15.55	9.3		
WC0595	Speltham Down	New Survey or Information	4.78	4.4		
WC0048	Northwood Park Woods	Positive management	17	17.4		
WC0281	Itchen Stoke Water Meadow/Fen	New Survey or Information	0.57	5.39		
WC0087	Hockley Golf Course	Data Correction/Reinterpretation	79.11	45.46		
WC0422	Punch Bowl	New Survey or Information	19.31	14.56	2B/6A	2Aiii/6A
WC0078	Clausentum Road Fen & Woodland	Positive management			5B/6A	5Ai/6A
WC0343	Belmont Meadow	New Survey or Information			2B	2Ai/5Biii
WC0597	Anthill Common Area 2	Agricultural Improvement			2A	2B

Appendix 6 – LPP1 & LPP2 Policies used in refusals during the monitoring period 2024-2025

Spatial Strategy – Market Towns and Rural Area	
MTRA1 Development Strategy Market Towns and Rural Area	2%
MTRA2 Market Towns and Larger Villages	3%
MTRA3 Other Settlements in the Market Towns and Rural Area	11%
MTRA4 Development in the Countryside	33%
Active Communities	
DM1 Location of New Development	11%
DM2 Dwelling Sizes	2%
DM3 Small Dwellings in the Countryside	3%
DM4 Gypsies, Travellers and Travelling Showpersons	0%
DM5 Protecting Open Areas	0%
DM6 Open Space Provision for New Developments	2%
Economic Prosperity	
DM10 Essential Facilities and Services in the countryside	0%
DM12 Equestrian Development	2%
DM13 Leisure and recreation in the countryside	5%
High Quality Environment	
DM15 Local Distinctiveness	48%
DM16 Site Design Criteria	56%
DM17 Site Development Principles	14%
DM18 Access and Parking	22%
DM19 Development and Pollution	2%
DM20 Development and Noise	3%
DM23 Rural Character	24%
DM24 Special Trees, Important Hedgerows and Ancient Woodlands	10%
DM27 Development in Conservation Areas	14%
DM28 Demolition in Conservation Areas	3%
DM29 Heritage Assets	14%
DM31 Locally Listed Heritage Assets	2%
DM33 Shopfronts	0%
DM34 Signage	0%

Development Strategy	
DS1 Development Strategy and Principles	11%
Active Communities	
CP2 Housing Provision and Mix	3%
CP3 Affordable Housing Provision on Market Led Housing Sites	2%
CP5 Sites for Gypsies, Travellers and Travelling Showpeople	0%
CP6 Local Services and Facilities	3%
CP7 Open Space, Sport and Recreation	0%
CP9 Retention of Employment Land and Premises Transport	2%
CP10 Transport	3%
High Quality Environment	
CP12 Renewable and Decentralised Energy	2%
CP13 High Quality Design	25%
CP15 Green Infrastructure	14%
CP16 Biodiversity	37%
CP17 Flooding	0%
CP18 Settlement Gaps	0%
CP19 South Downs National Park	3%
TR6 Gypsy, Traveler and Travelling Showpeople	0%
TR7 Design guidance and Site Layout	0%
Village Design Statement, Neighbourhood Design Plan/Neighbourhood Design (including St Barnabas, High Quality Places SPD, Shedfield VDS, Soberton and Newton VDS, Denmead NDP (2015) Sparsholt VDS)	40%
North Itchen Downs Landscape Character Area Assessment 2004	0%
Winchester Landscape Character Appraisal (2022) refers to Winchester Character Assessment SPD (2022)	2%
Residential Parking Standards SPD (2009)	6%

Appendix 7 Traveller Pitch/Plot Availability**Table 7.1 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

Year	Site	Details	Pitches
Sept 2021- Aug 22			
	Little Ranch, Fishers Pond	Consent granted 26.1.2022 (19/01007/FUL)	1
2021-22 TOTAL			1
Sept 2022 - Aug 2023			
	Ourlands, Mayles Lane, Knowle	Appeal allowed 14.12.2022 (APP/L1765/W/21/3271015)	1
2022-23 Total			6
Sept 2023 - Aug 2024			
	The Paddock, Durley Street	Consent granted 7.2.2024 (23/01326/FUL)	4
	Carousel Park, Micheldever	Appeal allowed 8.4.2024 (APP/L1765/C/22/3296767, etc)	24
2023-24 Total			28
Sept 2024 - Aug 2025			
2024-25 Total			0
2016-2025 TOTAL			69

Table 7.2 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

Year	Site	Details	Pitches
Sept 2022 - Aug 2023			
2022-23 TOTAL			0
Sept 2023 - Aug 2024			
	The Bungalow, Southwick Road, North Boarhunt	Consent granted 14.9.2023 (23/01251/FUL)	4
2023-24 TOTAL			4
Sept 2024 - Aug 2025			
2024-25 Total			0
2016 -2025 TOTAL			8

Table 7.3 Gypsy and Traveller 5-Year Pitch Supply at Sept 2025

Site Type	Source	Pitches
Windfall / capacity on existing sites / current applications	Traveller Topic Paper, Traveller DPD policies TR5 & TR6	38
TOTAL SUPPLY		38

Table 7.4 Travelling Showpersons' 5-Year Plot Supply at Sept 2025

Site Type	Source	Plots
Windfall / capacity on existing sites	Traveller DPD policies TR5 & TR6	11
TOTAL SUPPLY		11

Appendix 8 - Community Infrastructure Levy (CIL)

Table 8.1 Amount of CIL collected, passed on and retained during the monitoring period and compared with the previous nine 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	588,446	27,922	57,787	134,483	335,109
2016/17	2,119,335	105,966	188,468	401,259	1,271,739
2017/18	2,883,033	141,651	430,136	565,413	1,695,933
2018/19	3,187,405	159,370	480,267	455,275	2,108,316
2019/20	4,314,673	215,733	442,425	18,118	3,380,908
2020/21	3,716,100	185,805	392,623	0	2,971,857
2021/22	2,783,304	139,165	259,965	0	2,222,324
2022/23	1,734,443	86,772	86,194	0	1,386,036
2023/24	1,620,962	81,048	191,164	0	1,290,175
2024/25	3,055,486	152,774	106,685	0	2,443,458
Total	26,003,187	1,296,206	2,635,714	1,574,548	19,105,855

Table 8.2 Amount of CIL funding spent on Infrastructure Projects in the monitoring year (2024/25)

Project	Amount Spent
Eversley Park, Kings Worthy Play Equipment	£12,000
Oliver's Battery Play Equipment	£10,000
Otterbourne Village Hall Toilet Refurbishment	£12,850
Winnall Flats Open Space Project	£534,581
Winchester Football Club 3G Pitch	£274,932
Denmead Multi-Use Games Area (MUGA)	£64,500
KGV Pavilion Project	£200,000
Total Spent	£1,108,863