

CAB1522(LDF)
FOR DECISION
WARD(S): GENERAL

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

11 September 2007

WINCHESTER DISTRICT LOCAL DEVELOPMENT FRAMEWORK – REVIEW OF URBAN
CAPACITY STUDY AND PROPOSED STRATEGIC HOUSING LAND AVAILABILITY
ASSESSMENT

REPORT OF HEAD OF STRATEGIC PLANNING

Contact Officer: Steve Opacic Tel No: 01962 848101 email sopacic@winchester.gov.uk

RECENT REFERENCES:

CAB1503 – Central Hampshire Housing Market Assessment – Cabinet (LDF) Cttee 25 July 2007

CAB1472 – Winchester District Development Framework Core Strategy – Progress Report – Cabinet (LDF) Cttee 7 June 2007.

EXECUTIVE SUMMARY:

A number of evidence studies are underway for the Local Development Framework, which will provide evidence for the Core Strategy and subsequent Local Development Documents. One such study is a review of the Urban Capacity Study which was undertaken by the Council in 2001. This evidence study was intended to review the success or otherwise of the Urban Capacity Study in estimating future housing development in the District and to use this information to inform an 'Urban Potential Study' which would assess housing land availability over the period of the Local Development Framework.

The Government has recently (July 2007) published new Practice Guidance on the preparation of Strategic Housing Land Availability Assessments (SHLAA). This cancels all previous guidance on Urban Capacity/Potential Studies and sets out the steps required to produce a SHLAA. An extract from the advice, setting out the stages to be followed, is attached at Appendix A. Accordingly, a SHLAA will have to be produced rather than an Urban Potential Study and work on this is now underway. The work already undertaken on reviewing the Urban Capacity Study has therefore been concluded and written up (see Appendix B) and work is now directed at producing a SHLAA, following the recently-published guidance.

The level of detail required for a SHLAA is more than was being planned for the Urban Potential Study, which will have implications for the time needed to do the work and the wider LDF Core Strategy programme (see report CAB1521(LDF) also on this Agenda). In particular, the level of site analysis is more detailed and includes analysis of each site's deliverability and developability. The report outlines the requirements for a SHLAA and the implications for the Core Strategy.

RECOMMENDATIONS:

- 1 That the Review of the Urban Capacity Study be noted.
- 2 That the Committee endorses the importance of undertaking a Strategic Housing Land Availability Assessment in accordance with the Government's recently-issued Practice Guidance and notes the implications for the LDF programme.

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

11 September 2007

WINCHESTER DISTRICT LOCAL DEVELOPMENT FRAMEWORK – REVIEW OF URBAN CAPACITY STUDY AND PROPOSED STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

REPORT OF HEAD OF STRATEGIC PLANNING

DETAIL:

1 Introduction and Policy Background

- 1.1 The review of the Urban Capacity Study 2001 assesses the success of the City Council's Urban Capacity Study in identifying the potential housing opportunities within Winchester District between 2001 and April 2006. The Review will form part of the evidence base required by Planning Policy Statement 12 (PPS12: Local Development Frameworks) to help inform and support policies in the Local Development Framework.
- 1.2 It had been intended that a new 'Urban Potential Study' would be produced but, in the light of new Government advice on Strategic Housing Land Availability Assessments, the Urban Capacity Study review will now feed into the Strategic Housing Land Availability Assessment (SHLAA).
- 1.3 The SHLAA will provide an evidence base to support housing provision policies which meet housing requirements within the District. Government has recently published new guidance to assist with the SHLAA: Strategic Housing Land Availability Assessments Practice Guidance, July 2007. This guidance cancels Tapping the Potential, Assessing Urban Housing Capacity: Towards Better Practice (2000) DETR which was used for the original Urban Capacity Study (UCS) in 2001.
- 1.4 The new guidance changes the level of detail needed in the SHLAA to assess urban potential within the District. The review of the UCS will help with the identification of potential new urban sites in the SHLAA by examining whether there are patterns in the type and location of sites which have come forward for development since the UCS in 2001. In addition, the information will provide information on the contribution made by 'windfall' sites (housing sites which have not been previously identified), which may come forward in future.

2 Review of UCS Methodology

- 2.1 The UCS Review is attached at Appendix 2 of this report. It is a desktop study, which uses the Council's Geographical Information System (GIS), aerial photographs and Ordnance Survey maps to look at:
 - Which of the sites predicted in the original UCS have been brought forward for development (given planning permission or completed);
 - Which sites predicted in the UCS have not come forward for development and why;

- Which additional sites gained planning permission, but were not identified within the Urban Capacity Study ('windfall' sites).
- 2.2 The first part of the review looks at planning permissions granted for different categories of sites. This provides information on the type of site which is attractive for development, and where development is less likely to come forward (or more difficult to predict). In the second part of the review, the opportunity has been taken to look in more detail at housing densities. This provides an analysis of past completions and information which can help inform estimates of the housing numbers likely to come forward in future from different types of sites.
- 2.3 The Review focused on sites within the settlement boundaries as set out in Policy H.3 of the Adopted Local Plan Review (2006). These were further divided into:
- Winchester Town;
 - large H.3 Settlements (Bishops Waltham, Denmead, New Alresford, Whiteley, Wickham); and
 - the remaining smaller H.3 settlements.

In addition, the sites were split into:

- large sites - those which could deliver 5 or more dwellings (assuming a minimum density of 30 dwellings per hectare, equating to a general site size of 0.17 ha or more); and
- small sites which were likely to accommodate less than 5 dwellings (<0.17 ha).

3 Key Findings

3.1 The main results of the review indicate that:-

- Most (54%) of housing completions were on 'windfall' sites which were not identified within the UCS (Figure 7);
- Sites within small settlements had a lower housing density than larger settlements and Winchester Town (Figures 8 & 9). Small housing sites within Winchester Town generally had a higher housing density than larger sites (Figure 10).
- The majority of development sites in Winchester Town and the larger settlements of the District were on existing housing sites, but windfall permissions on these sites exceeded permissions from sites identified in the UCS (Figures 4 & 5).
- The larger sites make up only a small proportion of the total sites with planning permission (Table 2) although, being larger, they contribute a high proportion of completed dwellings (Table 4).
- Even with a site size threshold of 5 dwellings, it will continue to be difficult to identify accurately all future development potential in the SHLAA and there will continue to be a high number of windfall developments.

4 Recommended Action for the SHLAA

4.1 The requirements for producing the SHLAA are summarised in Section 5 below. The work that has been carried out on reviewing the UCS is helpful in refining the methodology for the SHLAA and has shown which types of sites tend to offer greatest development potential. This is helpful in identifying that the SHLAA site search should be limited to sites capable of accommodating 5 or more dwellings. In

seeking to identify sites as part of the SHLAA sites searches should focus particularly (although not exclusively) on current residential sites, where there is already housing on the site or within the gardens of single properties. For larger sites, the focus should also be on identifying industrial/commercial land which may be available for future housing development, subject to the outcome of the Economic and Employment Study, which will establish the future need for employment land.

4.2 The review of the UCS suggests that the SHLAA site search should have a different focus in different settlements, in the following way:

- Within the smaller H.3 settlements the focus should be on existing housing and single garden sites;
- In the larger H.3 settlements the focus should be on existing housing sites and industrial land. On smaller sites (but above the 5 dwelling threshold), single gardens may also have potential and on large sites open space should be examined.
- In Winchester Town the examination of potential sites should be directed particularly towards existing housing land and single/multiple gardens, especially on small sites (but above the 5 dwelling threshold).

5 Requirement for a Strategic Housing Land Availability Assessment

5.1 The Government has produced 'Practice Guidance' on SHLAA which can be viewed in full on the web: <http://www.communities.gov.uk/index.asp?id=1511886> Appendix A to this report is an extract from the guidance, showing the process to be followed. The guidance states that 'when followed, a local planning authority should not need to justify the methodology used in preparing its assessment' whereas, if a different methodology is used, the reasons for this will need to be explained and may need to be justified at the public examination stage.

5.2 The purpose of the Assessment is to determine how much housing land is expected to come forward in the future on identified sites which are deliverable and developable. It can then be determined whether further land is required and if an allowance should be made for windfall development and/or new sites should be identified. Although PPS3 (Nov 2006) referred to SHLAA, the reference was brief (PPS3 Annex C) and the stages outlined did not correspond precisely to those now included in the Practice Guidance. It is therefore only now that the Practice Guidance has been published that there is clarity as to what a SHLAA should cover and that it has become clear that the Urban Potential Study, on which work had been started, would not fully meet the guidance requirements.

5.3 PPS3 requires that authorities identify a 5-year supply of housing land which is 'deliverable' (defined as available, suitable and achievable within 5 years), as well as a further supply of 'developable' sites for years 6-10 and 11-15 of the plan. In practice it will be necessary to produce the SHLAA for the Council's Annual Monitoring Report, as well as part of the evidence base for the Core Strategy and other parts of the LDF. For the first SHLAA a detailed assessment will be needed, which can be updated annually for future annual SHLAAs. At any point in time the Council should be able to demonstrate that it has a 5-year supply of housing land, or what measures it is taking to release land to ensure that it does have such a supply.

5.4 The Council's 'Assessment of the Need for Local Reserve Sites Release' was published in January 2007 and concluded that there was adequate land available as

at April 2006 to meet the strategic requirements to 2011. This equated to a 5-year housing land supply but the methodology used at that time is not the same as that now advised in the Practice Guidance. A full SHLAA is therefore needed, which may or may not show an adequate supply.

- 5.5 The SHLAA will need to identify all potentially available sites (see Appendix A Stages 2-5), including Local Plan allocations and reserve sites, planning permissions and other sites which have been identified as having development potential, following desktop and site surveys. The aim at this stage is to include as many sites as possible, even if they are later found to be unsuitable or unachievable. However, it has been determined from the review of the UCS that there is little benefit in identifying sites smaller than 5 dwellings (unless they already have planning permission), especially in view of the amount of site survey work that would then be needed (see Stages 6-7 below).
- 5.6 Each site then must then be assessed in some detail (Stages 6-7), including assessing their capacity, site features and constraints, and availability/suitability/achievability. This will involve visits to each site and making contact with the landowner/developer to determine development interest and likely timing of development. On the basis of this information the sites can be assessed for suitability and deliverability and either discounted or allocated to a particular time period, as appropriate (Stage 8). It is at this stage that the 'long list' of sites identified in Stages 2-5 is narrowed down to the expected supply.
- 5.7 When the assessment of sites available (Stage 8) is compared to the housing requirement for the coming 5, 10, etc year periods it can be seen whether any additional housing land is required. If so, the options are to assess additional locations for housing and/or to seek to justify an allowance for windfall development. The guidance is not explicit about what justification would be needed to be able to include windfall sites and neither is this clear from guidance published by the Planning Inspectorate ('Demonstrating a 5 Year Supply of Deliverable Sites'). In the Core Strategy context, 'broad locations for development' might mean for example the market towns, or allocations of a strategic scale (e.g. north of Whiteley).
- 5.8 The detailed work that will be involved in producing the SHLAA, especially Stages 6 & 7, means that this will take considerably longer to produce than had been anticipated when it was planned to do an Urban Potential Study. Report CAB1521(LDF) (Core Strategy Progress Report) considers the implications of this for the Core Strategy and concludes that the need for SHLAA is one of several reasons for an expected slippage in the Core Strategy programme.
- 5.9 Notwithstanding the amount of work that will be needed to produce the SHLAA, and the implications of the Core Strategy programme, it is clear that SHLAA is a fundamental requirement. It is essential both for the LDF preparation process, as part of the evidence base, and for the Council to be able to show that it has a 5-year housing supply (or to indicate how it will achieve one) as part of its Annual Monitoring Report. It is considered equally important that the methodology set out in the Practice Guidance is followed so as to minimise the need to develop and justify an alternative, which could have the risk of being found to be 'unsound' at the examination stage.

6 Conclusion

- 6.1 New guidance has been received indicating the importance of undertaking a Strategic Housing Land Availability Assessment and advising on the methodology to be followed. This has superseded the advice on Urban Capacity/Potential Studies which officers had been in the process of undertaking. The review of the Urban Capacity Study has therefore been concluded and the information it provides will form a useful input into the SHLAA. However, considerable further work is required to produce a robust SHLAA and to keep it up to date.
- 6.2 A SHLAA is essential both to be able to show that the Council has a 5-year housing supply (or to identify action to achieve one) and as part of the evidence base for the LDF. Failure to have a 5-year land supply would result in a presumption in favour of development: 'where local authorities cannot demonstrate an up-to-date five year supply of deliverable sites.... they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69' (PPS3 paragraph 71). In Winchester's case this might suggest initially the release of a reserve site(s). It is therefore recommended that officers give priority to undertaking a SHLAA in order to demonstrate either that a 5-year land supply exists, or to enable consideration to be given to how to deal with any shortfall. This would then coincide with the annual process of considering whether any of the Local Reserve Sites should be released.

OTHER CONSIDERATIONS:

7 CORPORATE STRATEGY :

- 7.1 The Corporate Strategy includes aims to 'ensure an adequate housing supply to support the local economy' and 'use the planning system to promote the building of new homes to both meet local needs and Government set targets while protecting local character through sensitive design and appropriate densities'. An adequate housing land supply is important to both of these aims. A robust SHLAA will, therefore, contribute towards meeting these aims, as well as towards achieving a sound LDF.

8 RESOURCE IMPLICATIONS:

- 8.1 The LDF is a key corporate project for the Council and to be delivered it will require a significant amount of resources in terms of staff time and additional finance to fund key elements. In particular there is a need for a 'sound' evidence base to ensure that the policies derived in the Core Strategy are based on up-to-date evidence. Some of these matters are very technical in nature and beyond the scope of Council officers, thereby requiring the use of external consultants.
- 8.2 The Council has established an LDF Reserve and agreed budget growth to contribute funding. The production of a SHLAA is expected to take considerably more staff resources than the previously-planned Urban Potential Study. Consideration has been given as to whether temporary/agency staff or consultants could be employed to reduce the delays expected as a result of this extra work. It is currently not considered likely that this would be beneficial, and this would also conflict with the Council's current attempts to contain staff/agency costs. Accordingly, it is proposed that the SHLAA will be carried out in-house, but this will inevitably cause some delay the Core Strategy process.

9 BACKGROUND DOCUMENTS:

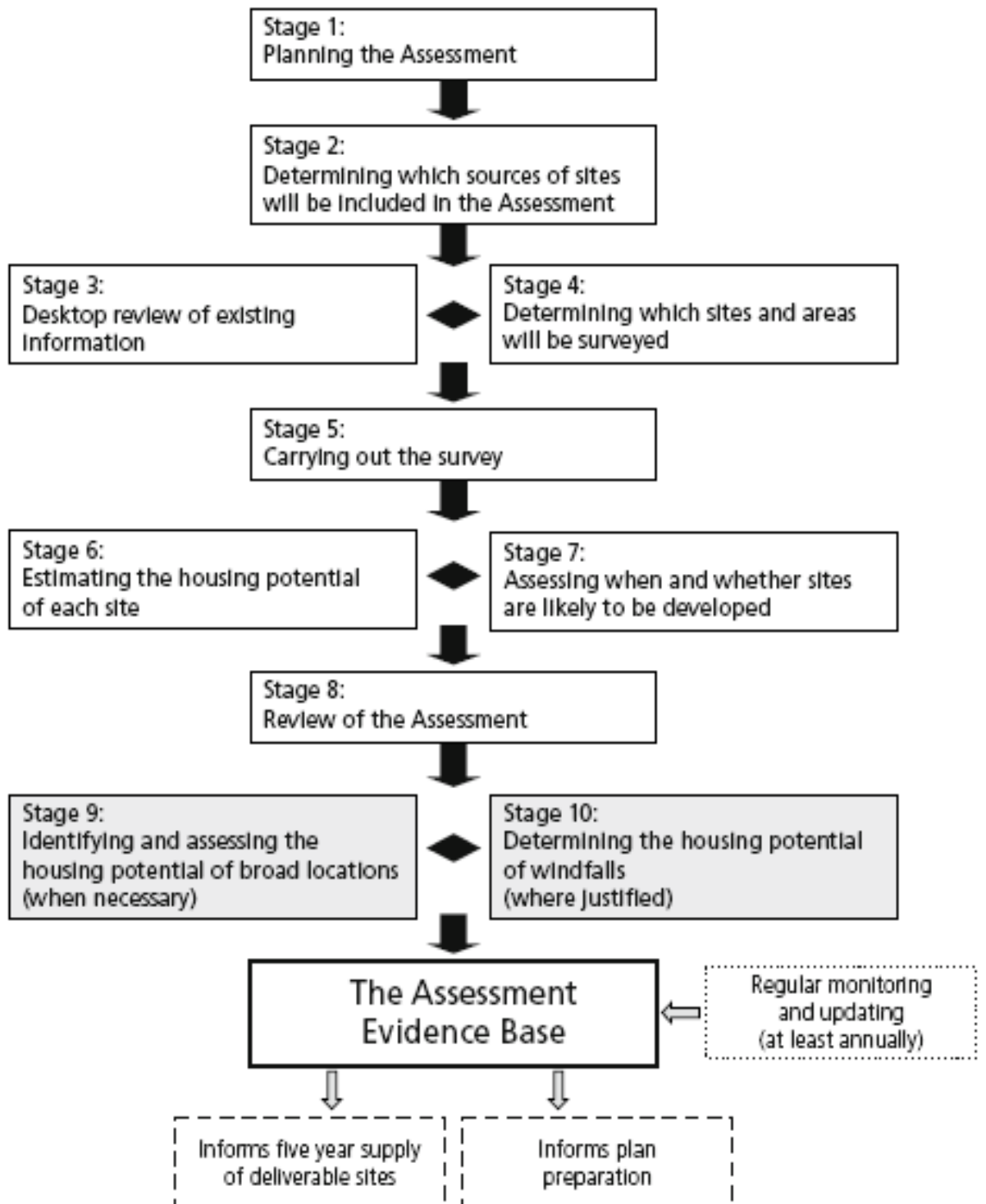
9.1 None

10 APPENDICES:

Appendix A – Strategic Housing Land Availability Assessment Process & Outputs Diagram

Appendix B – Review of Previous Urban Capacity Study

The Strategic Housing Land Availability Assessment Process and Outputs



Review of Previous Urban Capacity Study

Contents

Introduction	2
Methodology	2
Results: Planning Permissions granted	5
Results: Completions and Site Type	12
Results: Density	13
Conclusion	17
Implications for the SHLAA	19
Recommended action for the SHLAA	19
Appendix 1: Description by H.3 Policy Settlement	20
Appendix 2: Completions by Settlement Type	26

Glossary

AMR	Annual Monitoring Report. Monitors the performance of adopted planning policies over the monitoring period concerned. This includes information on the delivery of housing together with ‘housing trajectories’ up to the period 2026.
Windfall	Housing sites which were not predicted within the Urban Capacity Study or allocated in the Local Plan.
UCS	Urban Capacity Study. Prepared by Winchester City Council in 2001 to establish site availability and judge the District’s capacity to accommodate additional housing. UCS developed site is the term used in this review to describe those sites which have been granted planning permission or have also been completed.
SHLAA	Strategic Housing Land Availability Assessment. As part of the Government’s aim to establish a planning system which will create sustainable communities and is able to respond to changing markets and environments, a robust evidence base is required to help inform decisions on the level and location for development. The SHLAA is an important part of the evidence base and is a requirement within Planning Policy Statement 3 (PPS3) paragraph 54 and Annex C.

1 Introduction

An Urban Capacity Study (UCS) was completed in 2001 by Winchester City Council. The study assessed the potential housing opportunities within the Winchester District. This document reviews how successful the Urban Capacity Study was in anticipating sites which were likely to be brought forward for development and in particular, looks at:

- Which of the sites predicted in the UCS have been brought forward for development (given planning permission or completed);
- Which sites predicted in the UCS have not come forward for development and why;
- Which sites have been developed, but were not identified within the Urban Capacity Study (windfall sites);

Planning Policy Statement 3 (paragraph 54-57) requires a Local Authority to use information from a Strategic Housing Land Availability Assessment (SHLAA) and or other relevant evidence to identify 'sufficient specific deliverable sites to deliver housing in the first five years...and developable sites for years 6-10 and, where possible, for years 11-15'. The information from this review will feed into Winchester City Council's SHLAA, forming a key part of the Local Development Framework evidence base on housing potential within the District.

The review of the UCS will help with the identification of potential new urban sites in the SHLAA by examining whether there are patterns in the type and location of sites which have come forward for development since the UCS was undertaken in 2001. In addition, the information will help to establish the contribution that has been made by windfall sites; potential housing sites which can not easily be identified, but which may continue to come forward in future.

2 Methodology

The Urban Capacity is reviewed in two different ways:-

- The first part of the study looks at planning permissions granted for different categories of sites. This provides information on the type of site which is attractive for development, and where development is less likely to come forward.
- The second part of the study looks in more detail at housing densities on completed sites, which provides information on the housing numbers likely to come forward from different sites.

Both assessments use the Housing Monitoring Data recorded by Winchester City Council and Hampshire County Council, and stored within a Geographical Information System (GIS) to analyse the information. Ordnance Survey maps and aerial photography are used with the GIS to look in more detail at the information.

Government guidance on how to estimate urban potential required under Planning Policy Guidance 3 was originally set out within 'Tapping the Potential, Assessing Urban Housing Capacity: Towards Better Practice' (2000) DETR. This has recently been superseded by 'Strategic Housing Land Availability Assessments Practice Guidance' (DCLG July 2007) in response to Planning Policy Statement 3. A key stage in the guidance is the desktop review of existing information, of which the review of the Urban Capacity Study is a part.

'Tapping the Potential' recommends the use of Geographical Information Systems (GIS) for storing the baseline information against which Urban Capacity Studies (UCS) can be monitored and reviewed and used in conjunction with other datasets. In addition, further guidance issued by SEERA in 'Assessing Urban Housing Potential: A Good Practice Guide' (2004) outlines the methodology to be used for assessing future

Urban Potential. This advises that ‘the identification of opportunities within selected and delineated settlements should be achieved through the examination of suitable scales maps, aerial photography and physical surveys’.

The methods used to assess the past Urban Capacity Study are therefore consistent with Government and other guidance existing at the time, in using mapping and aerial photography to support the information on housing potential within the SHLAA.

Planning Permissions granted and site type

To look at the trends for sites where planning permission has been granted, the information is categorised in four different ways:-

- Settlement type;
- Existing land use type;
- Development type and;
- Site size.

Settlement Type

Within the Winchester District Local Plan Review (2006), the following settlements have boundaries defined by Policy H.3. The Review of the Urban Capacity Study therefore focuses on these settlements.

Table 1 Policy H.3 settlements

Policy H.3 Settlements		
Bishop’s Waltham	Kings Worthy	Southwick
Cheriton	Knowle	Sparsholt
Colden Common	Littleton	Sutton Scotney
Compton Down	Micheldever	Swanmore
Corhampton	Micheldever Station	Twyford
Denmead	New Alresford	Waltham Chase
Droxford	Old Alresford	West Meon
Hambledon	Otterbourne	Whiteley
Hursley	South Wonston	Wickham
Itchen Abbas	Southdown	Winchester

To identify where there are differences in the type of site developed and the settlement size, these settlements are then divided into:-

- Large Policy H.3 settlements (Bishops Waltham, Denmead, New Alresford, Whiteley, Wickham);
- Winchester Town and;
- Small policy H.3 settlements (remaining H.3 settlements not included in the above categories).

Existing Land Use Type

To identify trends for certain types of land to be brought forward for development, all sites with planning permission have been categorised into their pre-development land use types. The land use categories are ones which can easily be distinguished using aerial photography (dating back to 2001, the time of the initial UCS study), together with Ordnance Survey ‘Mastermap’. The categories relate to some extent to the ‘Tapping the Potential’ guidance on identifying capacity sources. These categories

however, are not always distinguishable from each other using aerial photography and therefore the following groupings were used:-

- **Existing housing** – sites including single or multiple dwellings within the curtilage of the site. This will include the ‘Tapping the Potential’ categories; flats over shops, empty homes and redevelopment of existing housing;
- **Single garden** - within the curtilage of a property defined by OS Mastermap, but excluding the dwelling. This may include a driveway and incorporates the ‘Tapping the Potential’ categories of intensification of existing areas.
- **Multiple gardens** - within the curtilage of multiple properties defined by OS Mastermap. This may include driveways and garages, but not existing dwellings and incorporates the ‘Tapping the Potential’ categories of intensification of existing areas and redevelopment of car parks.
- **Open space** – undeveloped sites which are not part of a residential property or garden and may include amenity open space, paddocks, and other areas not subject to Policies RT1 or RT2 of the adopted Local Plan. This incorporates the ‘Tapping the Potential’ category of vacant land not previously developed.
- **Industrial/ commercial brownfield** – sites with large commercial buildings or labelled in OS Mastermap as a business (e.g. bank etc). This may not necessarily involve the entire commercial site, or may include replacement employment within the development. This incorporates the ‘Tapping the Potential’ categories of previously developed vacant and derelict land and buildings (non-housing); conversion of commercial buildings.

Certain ‘Tapping the Potential’ categories are not identifiable as site-specific opportunities and according to the SEERA guidance these include:-

- The subdivision or conversion of residential buildings creating a net increase in dwelling numbers, which can be expected to happen though the individual properties cannot be predicted.

Development Type

The sites were then divided into their different development types so that the success of the UCS estimates could be evaluated against the occurrence of windfall sites:-

- UCS which did not come forward for development
- UCS sites which have been granted planning permission or completed
- Windfall sites - sites which came forward for housing but were not predicted within the Urban Capacity Study.

Site size

The 2001 UCS attempted to identify a number of sites regardless of size, which may come forward for housing development. Recent guidance on Assessing Urban Housing Potential, SEERA (2004) advises that the UPS should ‘define an opportunity that could provide further housing with a net gain above a specified threshold. The threshold should be set on a dwelling yield basis rather than on a site area basis and 5+ dwellings would be most suitable. However, the threshold will need to tie in with local records of small site planning permissions and completions’.

In addition, PPS 3 advises that 'a density of 30 dwellings per hectare (dph) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place'.

Therefore, in accordance with this guidance, the future SHLAA should only identify sites with a housing potential of 5 or more dwellings per hectare. In order for this study to help identify new sites for housing development using GIS, this has been translated into an area threshold equivalent to a site ≥ 0.17 ha. The sites are therefore divided into large and small sites:-

- large sites ≥ 0.17 ha (5 or more dwellings)
- small sites ≤ 0.17 ha (less than 5 dwellings)

The large sites may provide information for the prediction of new sites for the SHLAA, based on a threshold dwelling yield of 5 or more dwellings. Small sites will not be identified individually within the SHLAA (unless they already have planning permission), but analysis of past development on these sites may contribute towards an indicative trend.

3 Results: Planning Permissions granted

How successful was the UCS at predicted housing sites?

From 2001 to 2006, 523 housing sites within the District Local Plan (2006) H.3 Policy boundaries were granted planning permission (including those completed). It is important to note that this is the number of sites with planning permission, as opposed to the number of dwellings permitted on each site (patterns in the number of dwellings developed is looked at in more detail in Sections 4 and 5 of this review). Table 2 shows how many of these sites were identified within the Urban Capacity Study in 2001, and how many were not predicted within the Study ('windfall' sites).

Table 2 - Housing Sites Permitted and UCS Not Brought Forward 2001-2006

Source	Number of Small Sites granted planning permission	Number of Large Sites granted planning permission
UCS not brought forward	192	90
UCS granted planning permission	114	56
Windfall sites	287	66

A large proportion of housing sites in Winchester District came forward from windfall sites (68% of the total number of sites granted planning permission). Out of the sites predicted within the UCS, only 28% of the small UCS sites were taken forward for development and granted planning permission. The UCS was more successful at identifying large sites, with 46% of large sites identified within the UCS granted planning permission.

What type of sites attracted development interest?

- Variation between existing land uses

This section looks at whether development is favoured on certain types of land use and how this relates to sites above and below the site size threshold of 5 dwellings. The pattern of site uptake and land use is shown for the whole District within Table 3 as the proportion of the total number of sites granted planning permission (UCS sites and windfall) within each land use category.

Table 3 - UCS and Windfall Sites Permitted by Land Use Category

	Existing housing	Single Garden	Multiple Gardens	Open Space	Industrial/ Commercial Brownfield
Small Sites	52%	27%	9%	2%	10%
Large Sites	57%	8%	7%	11%	17%

There is an uneven distribution of development interest across the different land uses within the small and large sites of Winchester District. Over half of the sites given planning permission were located on existing housing land. On small sites a substantially higher number of housing proposals were given planning permission on single gardens (27%) than on large sites, where multiple garden sites were also infrequent. A higher proportion of industrial sites came forward for development on large sites than on small sites.

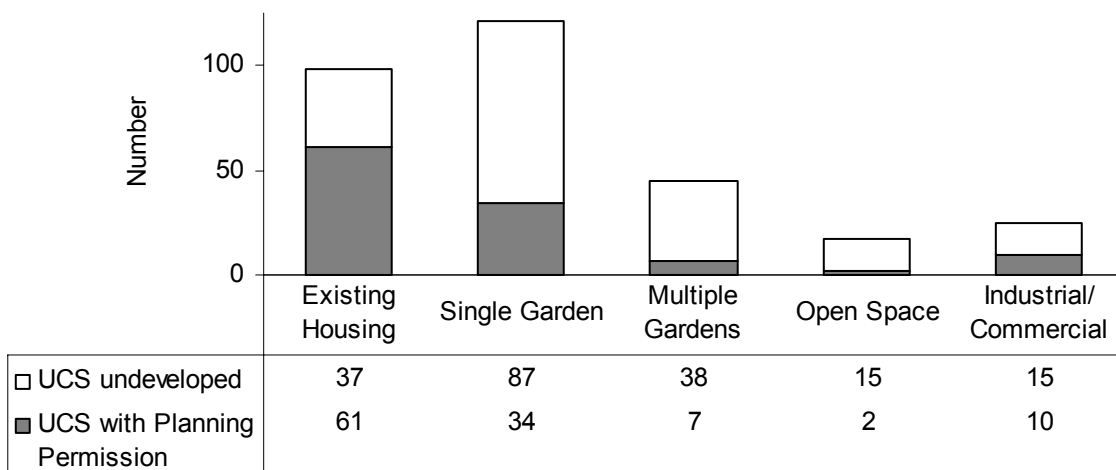
This information is broken down further in Figures 1 and 2 to show how many of the predicted UCS sites were granted planning permission over the five year period between 2001 and 2006 and how this is divided between the different land use types.

- **Small UCS sites – Figure 1**

The greatest number of sites predicted in the UCS were single gardens (121), however only 28% of these have gained planning permission. A large number of sites on existing housing land were also predicted in the UCS (98), and a much greater proportion of these (62%) came forward for development; over twice as many as on single gardens.

40% of the sites predicted on industrial/ commercial brownfield were brought forward for development, however there were only 25 industrial/commercial sites identified in the UCS. Only 16% of sites predicted on multiple gardens and only 12% of predicted sites on open spaces were brought forward for development.

Figure 1 Number of UCS sites granted planning permission - Small Sites

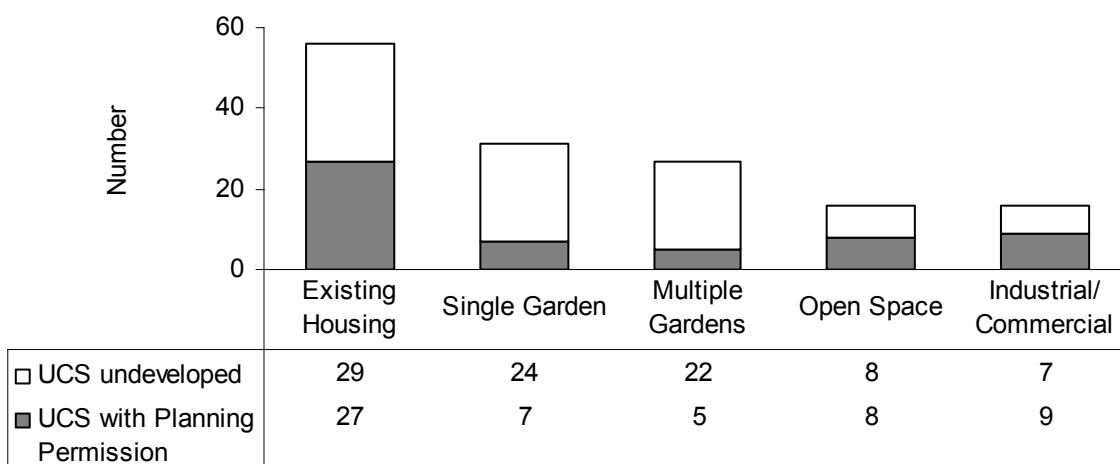


• **Large UCS sites – Figure 2**

Most of the UCS sites (56) were identified on existing housing land and 48% of these have come forward for development. Single and multiple gardens made up the next greatest proportion of the predicted UCS sites, however a relatively low proportion of these sites came forward for development (23%, 19%).

On the other hand, although not many open space and industrial/commercial sites were identified, 50% of those on open space and 56% on industrial/commercial sites were granted planning permission.

Figure 2 Number of UCS sites granted planning permission - Large Sites



• **Variation between settlements**

Figures 3 to 5 compare the UCS sites (both undeveloped and those which have been brought forward for development) and the windfall sites for the District against the different type of existing land use and site size showing how the type of site brought forward for development varies between settlement size and site size.

Figure 3. Small H.3 Settlements

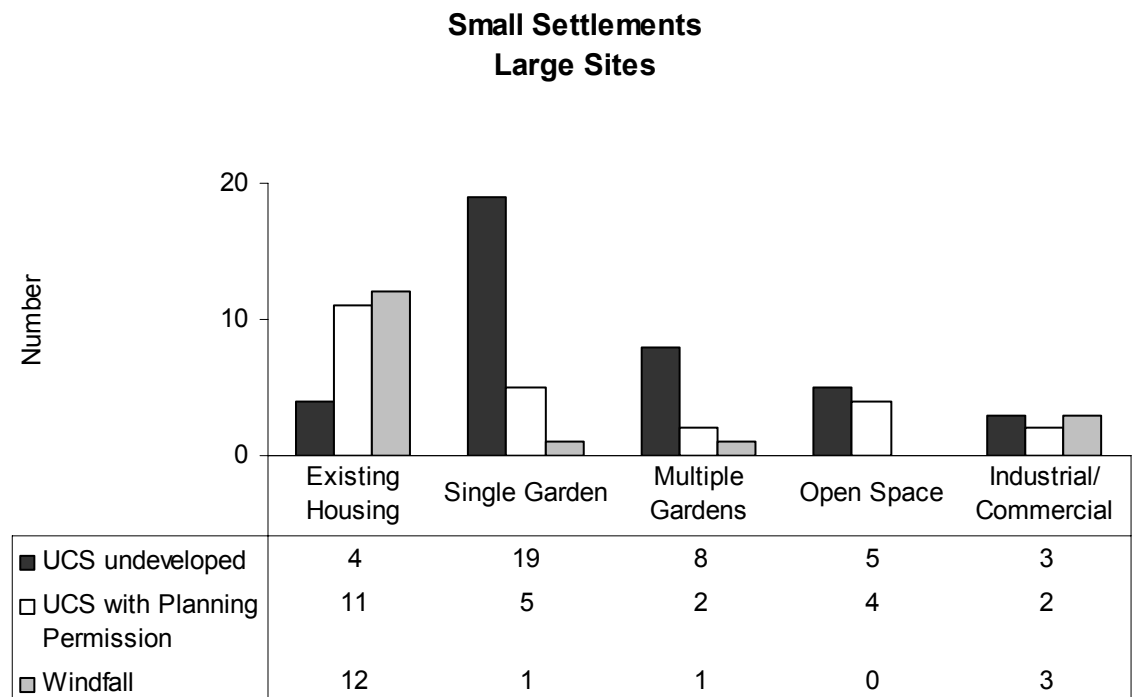
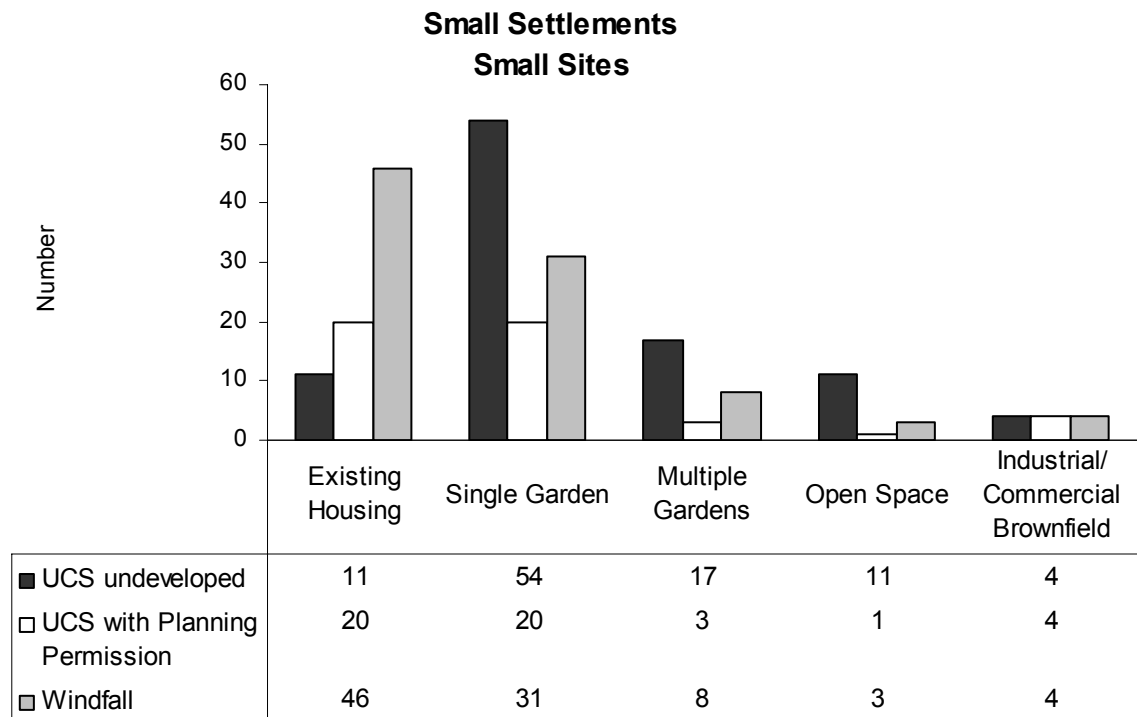


Figure 4. Large Settlements excluding the Town

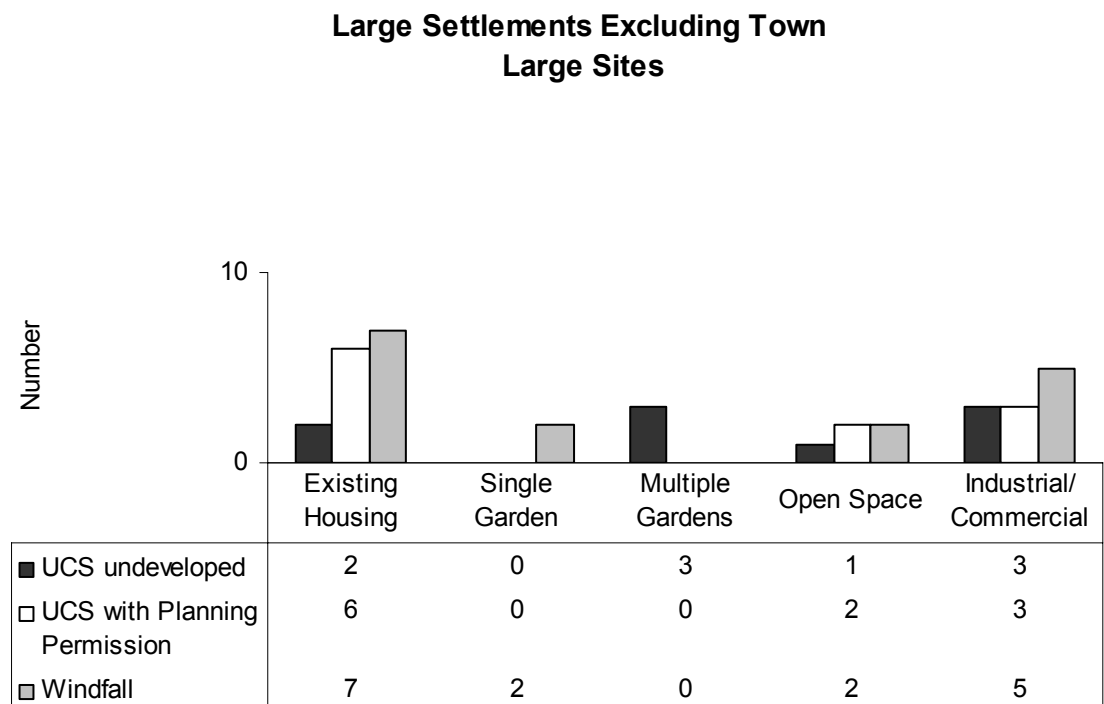
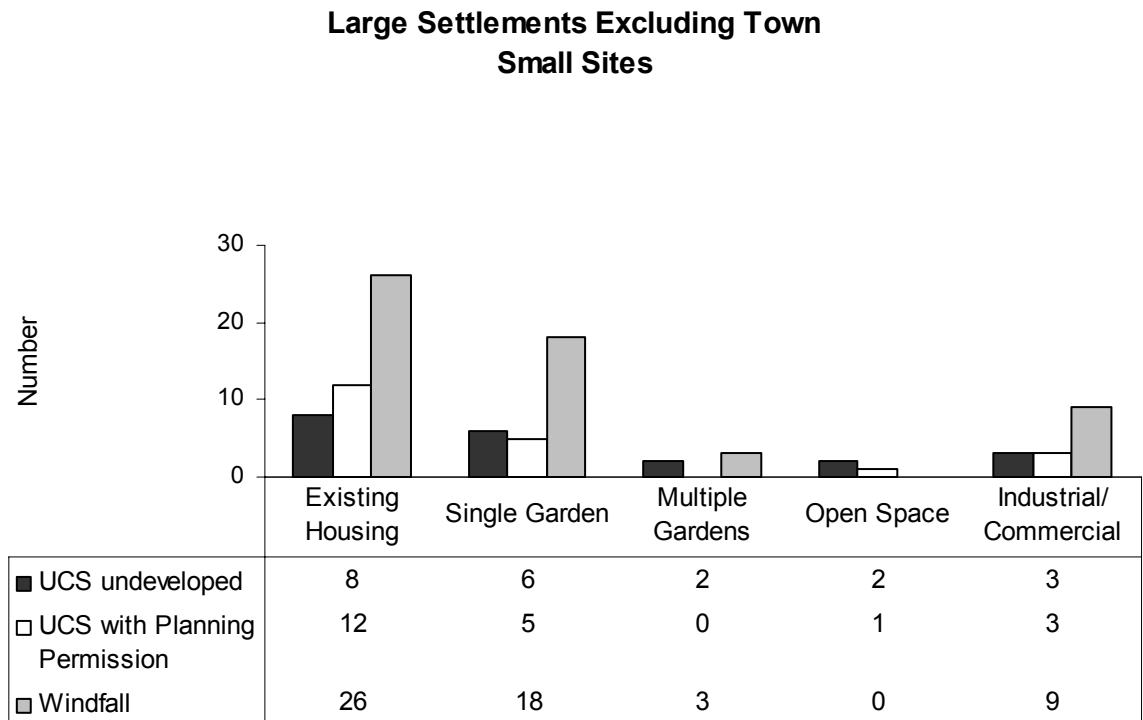
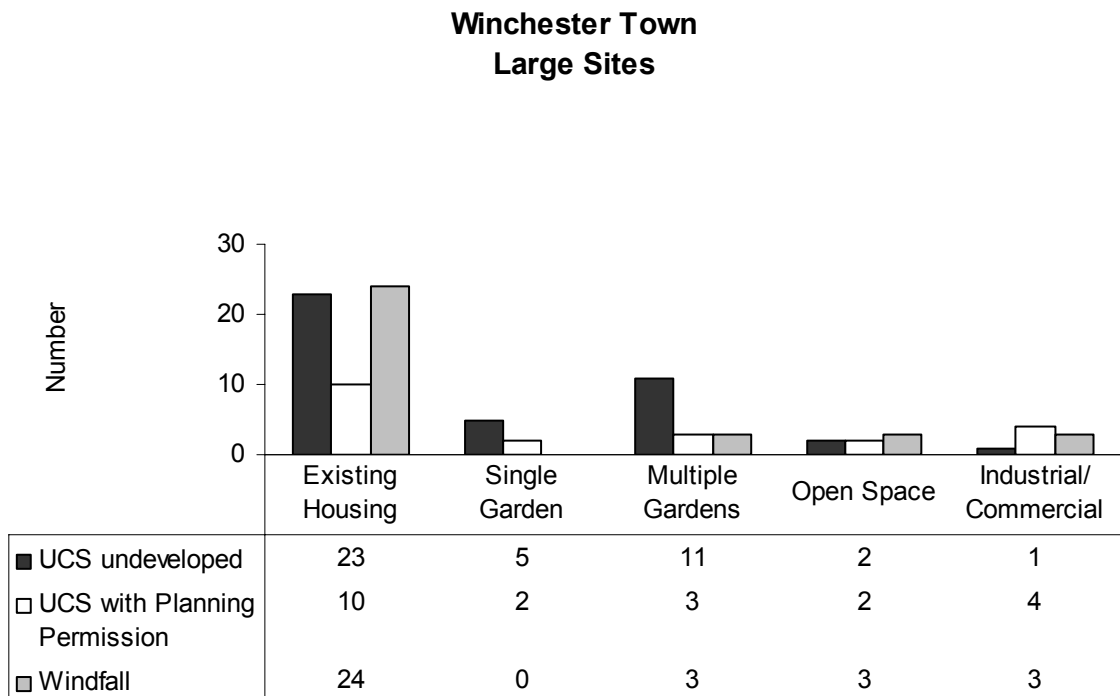


Figure 5. Winchester Town



Variation between Urban Capacity Sites and Windfall Sites

• UCS with Planning Permission

Different types of settlements show a similar pattern of UCS sites brought forward for development. In general, the majority of sites brought forward for development were located on existing housing sites. A greater proportion of open space was brought forward for development on large UCS sites than on small UCS sites. Small sites had a greater proportion of single gardens put forward for development. Proposals on industrial/ commercial UCS sites were more common in the larger H.3 settlements.

• Small H.3 Settlements

In the smaller H.3 settlements, both existing housing sites and single garden sites make up the greatest proportion (43% each) of small UCS sites brought forward for development. Multiple gardens, open space and industrial/commercial land only make up a very small percentage of the small UCS sites brought forward.

On large sites however, open space makes up a greater proportion of sites with planning permission than on small sites, although existing housing land still makes up the greatest proportion of sites brought forward for development (46%);

• Large H.3 Settlements (excluding Winchester Town)

In the large H.3 settlements, the majority of both the small and large sites brought forward for development were on existing housing land (57% and 55% respectively). A similar number of large and small sites were identified in the UCS and brought forward for development on industrial/commercial brownfield land and on open space.

• Winchester Town

In Winchester Town, the pattern is very similar; the majority of small and large sites which were brought forward for development were identified in the UCS on existing housing land (64% and 48% respectively).

• UCS sites not brought forward for development (undeveloped)

• Small H.3 Settlements

The majority of both small (56%) and large sites (49%) which have not come forward for development within small H.3 settlements are those identified in the UCS on single garden sites. Multiple gardens, existing housing land, open space and commercial/ industrial land make up a relatively equal proportion of the remaining sites.

• Large H.3 Settlements (excluding Winchester Town)

Small undeveloped sites within these settlements are comprised mainly of existing housing land and single garden sites (38% and 29% respectively). However, the larger sites which have not come forward for development are predominantly sites identified in the UCS on multiple gardens and commercial/ industrial sites (33% each).

• Winchester Town

The undeveloped small sites within the Town are more equally divided between the different site types. Larger undeveloped sites are primarily existing housing sites (55%) with a high proportion (26%) made up of multiple gardens.

• **Windfall Sites**

The type of windfall sites which have come forward for development follows a similar pattern between settlement type to the UCS sites which have come forward for development. Across all settlement types and site size, the majority of windfalls are on existing housing land. In most cases, single garden sites make up the second highest proportion of sites. However, in the larger H.3 settlements and Winchester Town, there is a high proportion of development proposed on commercial/ industrial sites.

4 Results: Completions and Site Type

Figure 6 and Table 4 below show the number of dwelling completions between 2001 and 2006 per settlement, split into the large H.3 settlements (excluding the Town), small H.3 settlements and Winchester Town. The full completion data by individual settlement can be found in Appendix 2 of this review. The data differs slightly from the AMR as for the purposes of this review; sites outside the current Policy H.3 settlement boundaries have been excluded, for all years.

Figure 6 - Net Dwelling Completions within each Settlement Type

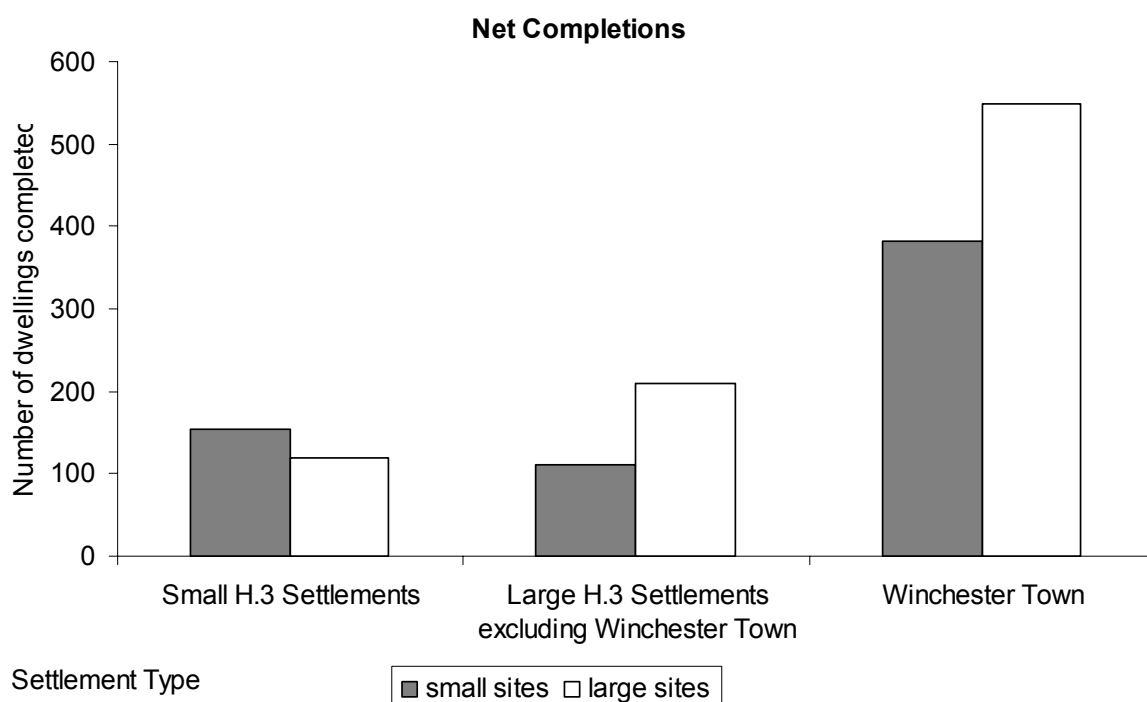


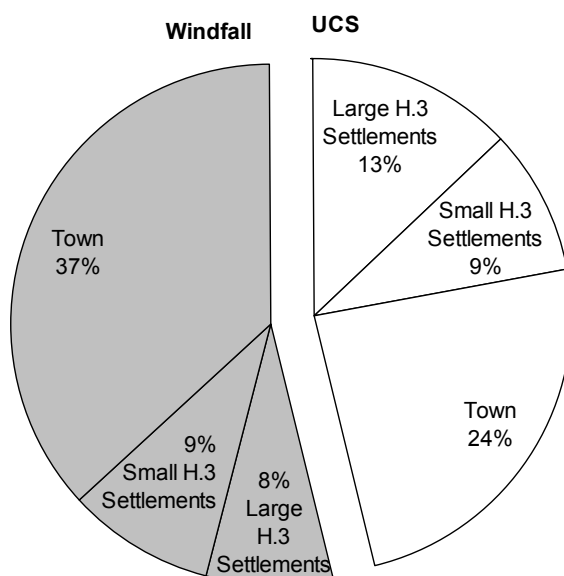
Table 4 Number of net completions within each settlement type.

Completions	Small Sites	Large Sites
Small H.3 Settlements	154	119
Large H.3 Settlements excluding Winchester Town	111	209
Winchester Town	383	549

Winchester Town provided 61% of the completions; three times as much as either the small or large H.3 settlements (18%, 21%). Small sites provided fewer dwelling completions than large sites (42% compared to 58%), despite many more small sites being developed (see Table 2).

Figure 7 below shows the proportion of completions on UCS or Windfall sites within different settlement groups. Windfall sites provide around as many of the completions as sites predicted within the UCS (54% windfall compared to 46% UCS), with the majority of windfall completions within Winchester Town.

Figure 7 - Percentage of UCS/Windfall Dwelling Completions by Settlement Type



5 Results: Density

The average net density (number of dwellings per hectare) was calculated for sites with planning permission (using the potential yield) and those completed within each settlement in line with the methods used within the Annual Monitoring Report. The standard deviation is used to give an indication of the variation in the densities illustrated in figures 8 -10.

To show how the densities relate to those required within Government guidance and Policy H.7 of the Winchester District Local Plan Review (2006), a 30 dwellings per hectare density threshold has been added to the graphs.

Policy H.7 'Residential development, which accords with other policies of this Plan, will be permitted on sites capable of accommodating 2 or more dwellings where:...

... (iii) it achieves a net density of 30-50 dwellings per hectare, and potential for a higher density is utilised on sites close to town centres or public transport corridors. Where the site contains features that contribute to the character of the wider area (whether natural or man-made) it may be appropriate to exclude these from the developable area for the purposes of calculating net density.'

Within the larger H.3 settlements, only the large sites within Denmead had an average density slightly below the 30 dwellings per hectare threshold with an average density of 25 dwellings per hectare. Denmead also had the highest housing density on small sites with an average of 96 dwellings per hectare. However, the variation in the data is very large; an indication that the densities vary greatly between sites and that there are relatively few sites involved.

In the smaller H.3 settlements, 17 out of the smaller settlements have permitted or completed housing developments with an average housing density below the threshold

of thirty dwellings per hectare. Overall, the housing density and variation between sites with each settlement is much lower than in the large H.3 settlements.

Within the Town, there are generally higher average housing densities on small sites than within the other H.3 settlements. Large sites have a lower density, closer to the 30 dph threshold than small sites. In all, only eight of the twenty-five areas have an average density below 30 dwellings per hectare.

In total out of a total of 506 sites, 222 had a density below the 30 dph threshold regardless of the site size. 43 of these sites were in the Large H.3 settlements, 109 in the smaller H.3 settlements and 70 within Winchester Town.

Figure 8 - Mean Dwelling Density - Large H.3 Settlements (excl Winchester Town)

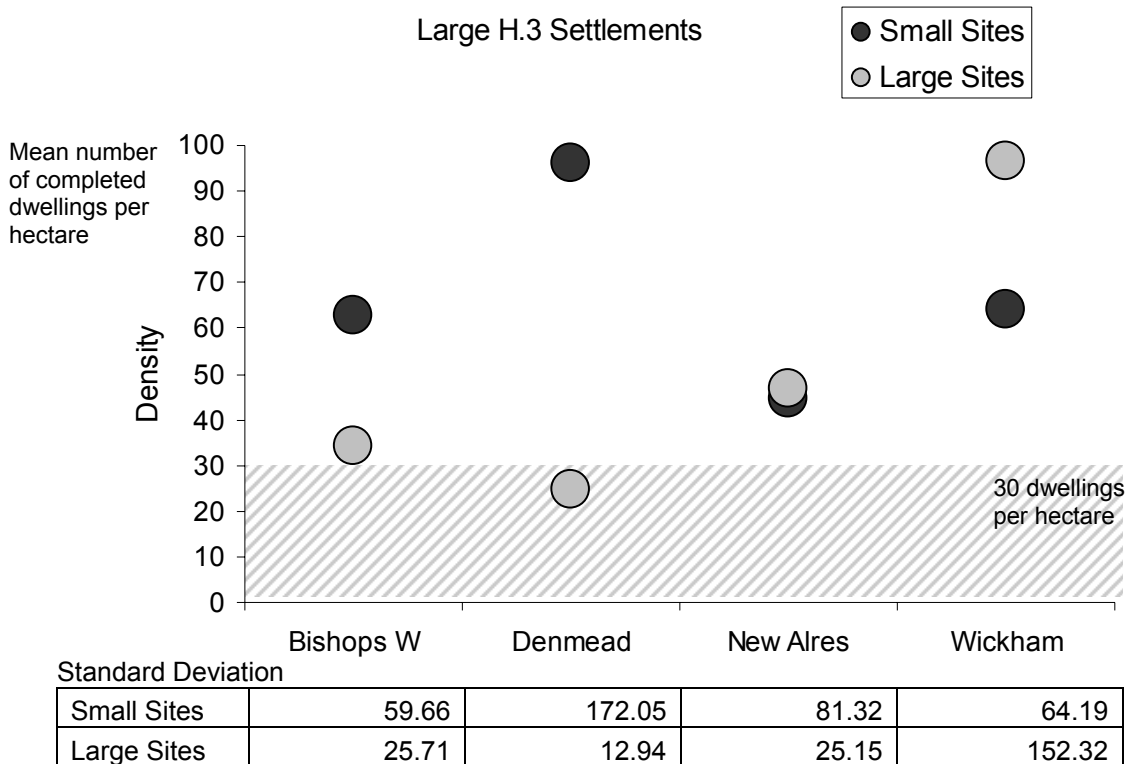


Figure 9 - Mean Dwelling Density - Small H.3 Settlements

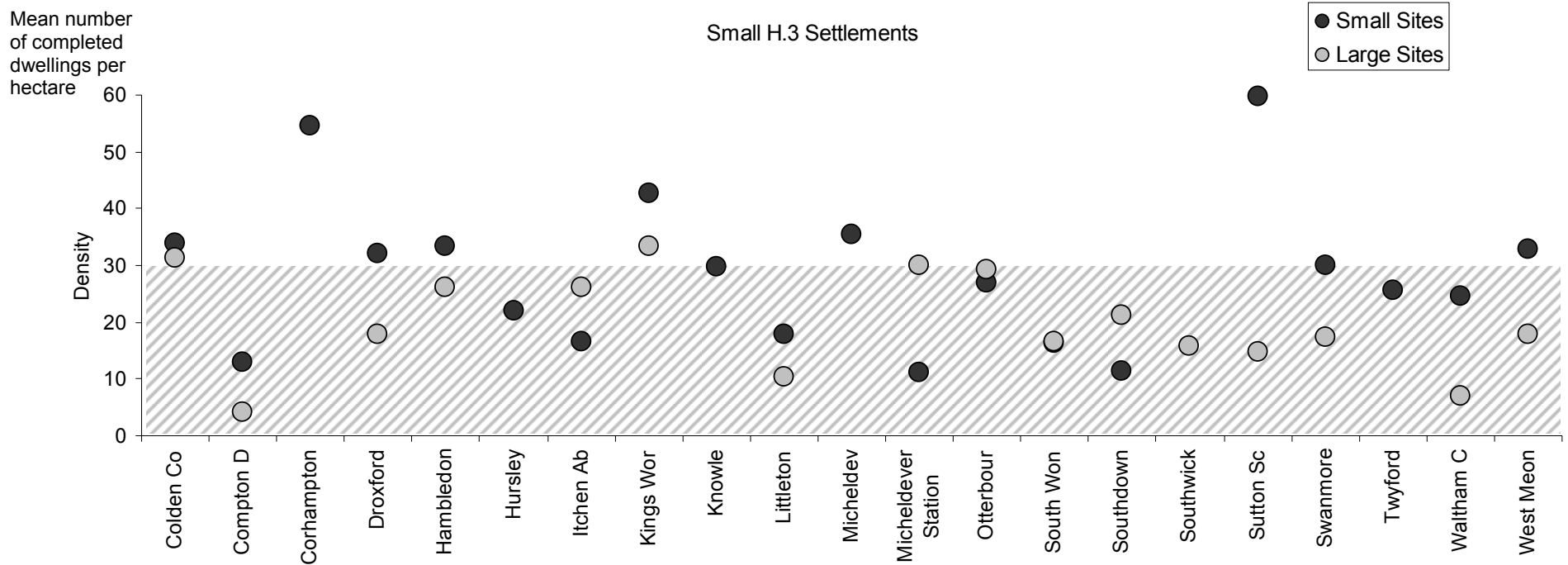


Figure 10 - Mean Dwelling Density - Winchester Town



Standard deviation

Small Sites	14.23	20.02	0.00	20.35	182.90	89.72	11.79	146.29	113.16	127.27	137.05	101.16	22.48	0.00	167.02	55.63	85.72	35.68	23.26	28.01	169.23	71.25	21.65	53.21	39.29
Large Sites	14.87	17.31		1.89	26.63						29.54		0.00	0.00		36.92	30.79	22.21	0.00	13.19			8.87		7.00

6 Conclusion

Site Size

- **Small sites (<5 dwellings/0.17 hectares)**

306 small sites were identified in the UCS. 401 small sites were actually granted planning permission (UCS and windfall sites), an average of 80.2 sites/year.

Existing housing sites make up the majority of the small UCS sites which have been brought forward for development. This is also the only category where more sites predicted by the UCS were brought forward for development than were not brought forward.

The evidence suggests that sites covering multiple gardens or sites on open spaces rarely come forward for development. However, more applications for planning permission are made on single garden sites, although the UCS only identified a small proportion of these sites.

There are few industrial sites predicted in the UCS, but of those predicted, 40% came forward for development.

- **Large sites (≥5 dwellings/0.17 hectares)**

146 large sites were identified in the UCS. 122 large sites were actually granted planning permission (UCS and windfall sites), an average of 24.4 sites/year.

Existing housing sites have the greatest probability of being brought forward for development. 57% of UCS sites located on existing housing sites were granted planning permission. These sites were also amongst the most successfully predicted within the UCS alongside open space and industrial/ commercial sites. This pattern does not vary greatly between different types of Policy H.3 settlements.

Single gardens and multiple gardens were the least likely UCS sites to come forward for development. Together, these constituted only 15% of the sites where planning permission was granted.

Settlement Type

- **Smaller H.3 Settlements**

Small settlements provide the lowest number of development sites with only 139 small sites and 41 large sites permitted over the 5 year period, which is an average of 28 small sites/year and 8 large sites/year.

Most of the sites coming forward for development and granted planning permission in the smaller H.3 settlements are existing housing sites and single garden sites. There is little contribution from the other types of land use. However, the UCS was much more successful at predicting housing sites than single garden sites. In fact, existing housing makes up a greater proportion of the sites brought forward for development than any other category and has one of the best take-up rate of sites identified within the UCS.

- **Larger H.3 Settlements (excluding Winchester Town)**

Large settlements excluding the Town provided 77 small sites and 27 large sites over the 5 year period; an average of 15 small sites and 5 large sites/year.

Permissions in the large settlements (excluding Winchester Town) are dominated by development on existing housing sites for both large and small sites. As with small settlements, the take-up rate is best for existing housing developments. However, single gardens and industrial sites make up a relatively large proportion of the development on small sites. In comparison, large sites have a greater proportion of development interest on open space and industrial sites than smaller sites.

- **Winchester Town**

The Town provided an average of 37 small sites and 11 large sites per year. Again, both for small and large sites, existing housing land is the main source of development land, although the majority of small housing sites were not predicted in the UCS. The take up rate of UCS sites is low for single and multiple gardens, and most of these sites came forward as windfall sites.

Windfall sites

It is important to note that, while the SHLAA can attempt to identify all potential development sites, a high proportion of sites are likely to be small (accommodating less than 5 dwellings) and may therefore not be predicted within the SHLAA.

These small sites are most likely to be located within the Town (61% of dwellings permitted/constructed on small sites are located within the Town) and smaller H.3 settlements (25% of dwellings permitted/constructed), predominantly on existing housing sites, but also frequently on single garden sites.

The SHLAA needs to assess the implication of the high proportion of small sites (not capable of accommodating over 5 dwellings at a density of 30 dwellings per hectare) which may not be picked up by the SHLAA due to the difficulty in identifying these sites. How these small sites (which for the purposes of this study are taken as sites below 0.17 ha = 5 dwellings at 30 dwellings per hectare) may relate to the development of flats should also be assessed. It will be important to ensure that there is no double counting of windfall sites and sites which may be identified within the SHLAA.

Density

The majority of sites within Winchester Town (70%) and the larger H.3 settlements (57%) had an average housing density above 30 dwellings per hectare. Only 38% of the sites within the smaller H.3 settlement had a housing density above 30 dwellings per hectare.

This indicates that the majority of completed housing developments between 2001 and 2006 met the minimum density target with Winchester Town achieving higher housing densities than the H.3 settlements on average. However, there is a large variation in the housing densities achieved, particularly within the larger H.3 settlements and the Town, and a substantial proportion that were below the Government guidance/Local Plan minimum of 30 dph.

This study has found that, although 76% of the sites for which planning permission was granted were small sites, these sites have accommodated 628 dwellings, equating to only 42% of the total dwellings completed.

The sites which will be assessed within the SHLAA are those able to accommodate more than 5 dwellings at 30 dwellings per hectare (unless they are sites already with planning permission). The density data analysis shows that site size cannot be used solely to identify sites for future urban potential above 5 dwellings as higher densities can be achieved, through the development of flats for example. Therefore the SHLAA will need to identify a range of sizes of sites with urban potential and look more closely at the location and types of land use in order to estimate whether they have the potential to yield over 5 dwellings.

7 Implications for the SHLAA

The trend for all settlement types is that the majority of sites tend to come forward for development on existing housing sites within the larger H.3 settlements and within Winchester Town.

Over half (54%) of the dwellings completed were not on sites predicted within the UCS. The larger sites which may become part of the SHLAA make up only a small proportion of the total sites with planning permission, and the smaller sites may yield higher densities than some of the larger sites. It is therefore likely that there will continue to be a high number of windfall developments, even using a dwelling threshold of 5 dwellings, but these will be difficult to identify within the SHLAA.

8 Recommended action for the SHLAA

The identification of land with housing potential should be focused particularly (though not exclusively) on current residential sites, where there is already housing on the site and also within the gardens of single properties. For larger sites, the focus should also be on identifying industrial/commercial land which may be available for future housing development, subject to the outcome of the Economic and Employment Study, which will establish the future need for employment land. This should be split between the different settlements in the following way:-

- Within the smaller H.3 settlements the focus should be on existing housing and single garden sites.
- In the larger H.3 settlements the focus should be on existing housing sites and industrial land. On smaller sites (but above the 5 dwelling threshold), single gardens may also have potential and on large sites open space should be examined.
- In the Town the examination of potential sites should be directed particularly towards existing housing land and single/multiple gardens, especially on small sites (but with a housing potential above the 5 dwelling threshold).

The SHLAA will need to identify sites with urban potential, focusing on the location and type of land use to identify sites, rather than simply on site size.

Appendix 1: Site Development by H.3 Policy Settlement.

Winchester Town

Site Type	Site size	Existing housing	Single Garden/ Car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	18	27	19	2	8
	large	23	5	11	2	1
UCS developed	small	29	9	4	0	3
	large	10	2	3	2	4
Windfall	small	77	27	16	3	16
	large	24	0	3	3	3

Large Settlements

Bishops Waltham

Site Type	Site size	Existing housing	Single Garden/ Car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	1	0	0	1
	large	0	0	0	1	2
UCS developed	small	3	2	0	0	1
	large	3	0	0	1	1
Windfall	small	10	5	2	0	3
	large	3	2	0	1	1

Denmead

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	1	2	0	0	0
	large	2	0	0	0	1
UCS developed	small	1	1	0	1	1
	large	2	0	0	1	1
Windfall	small	2	4	1	0	1
	large	2	0	0	0	1

New Alresford

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	3	2	2	0
	large	0	0	1	0	0
UCS developed	small	6	1	0	0	1
	large	0	0	0	0	0
Windfall	small	10	7	0	0	4
	large	2	0	0	0	2

Whiteley

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	0	0	0	0
	large	0	0	0	0	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	0	0	0	0
	large	0	0	0	0	0

Wickham

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	7	0	0	0	2
	large	0	0	2	0	0
UCS developed	small	2	1	0	0	0
	large	1	0	0	0	1
Windfall	small	4	2	0	0	1
	large	0	0	0	1	1

Small Settlements**Cheriton**

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	1	0	0	0
	large	0	0	0	0	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	0	0	0	0
	large	0	0	0	0	0

Colden Common

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	0	1	0	0
	large	1	0	1	1	2
UCS developed	small	1	1	1	1	0
	large	0	0	0	0	1
Windfall	small	5	2	0	0	0
	large	0	0	0	0	2

Compton Down

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	3	0	0	0
	large	0	2	0	0	0
UCS developed	small	0	2	0	0	0
	large	1	1	0	1	1
Windfall	small	0	0	0	0	0
	large	1	0	0	0	0

Corehampton and Meon Stoke

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	0	0	0	0
	large	0	0	0	0	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	0	0	0	1
	large	0	0	0	0	0

Droxford

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	2	2	0	2
	large	0	1	0	1	0
UCS developed	small	1	1	0	0	0
	large	1	1	0	0	0
Windfall	small	2	0	0	0	1
	large	0	0	0	0	0

Hambledon

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	0	1	0	0
	large	0	1	0	0	0
UCS developed	small	3	0	0	0	0
	large	0	0	0	1	0
Windfall	small	2	0	0	0	1
	large	0	0	0	0	0

Hursley

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	0	0	1	0
	large	1	0	0	0	0
UCS developed	small	1	0	0	0	1
	large	0	0	0	0	0
Windfall	small	0	0	0	1	0
	large	0	0	0	0	0

Itchen Abbas

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	0	0	0	0
	large	0	0	2	0	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	0	0	0	0
	large	1	0	0	0	0

Kingsworthy

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	14	2	4	1
	large	1	0	2	0	0
UCS developed	small	1	7	1	0	0
	large	3	0	0	1	0
Windfall	small	12	12	3	0	0
	large	2	1	1	0	0

Knowle

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	0	0	0	0
	large	0	0	0	0	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	0	1	0	0
	large	0	0	0	0	0

Littleton

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	2	1	1	0
	large	0	0	0	1	0
UCS developed	small	3	1	0	0	0
	large	0	0	0	0	0
Windfall	small	3	2	0	0	0
	large	1	0	0	0	0

Micheldever

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	2	1	0	0
	large	0	0	0	0	0
UCS developed	small	1	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	2	0	0	0
	large	0	0	0	0	0

Micheldever Station

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	1	0	0	0
	large	0	0	0	0	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	1	0	0	0	1
	large	0	0	0	0	1

Old Arlesford

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	1	3	0	0	0
	large	0	0	0	0	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	0	0	0	0
	large	0	0	0	0	0

Otterbourne

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	1	3	0	0
	large	0	0	0	0	0
UCS	small	1	0	0	0	0

developed	large	0	0	0	0	0
Windfall	small	1	0	0	0	0
	large	2	0	0	0	0

Southdown

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	5	0	1	0
	large	0	11	1	0	0
UCS developed	small	0	0	0	0	0
	large	1	2	0	0	0
Windfall	small	2	1	0	0	0
	large	2	0	0	0	0

Southwick

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	1	0	0	1	0
	large	0	0	0	0	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	0	0	0	0
	large	1	0	0	0	0

South Wonston

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	2	2	2	0	0
	large	0	0	0	1	0
UCS developed	small	1	0	0	0	0
	large	0	0	1	0	0
Windfall	small	2	1	0	0	0
	large	0	0	0	0	0

Sparsholt

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	2	0	0	0
	large	0	1	0	1	0
UCS developed	small	0	0	0	0	0
	large	0	0	0	0	0
Windfall	small	0	1	0	0	0
	large	0	0	0	0	0

Sutton Scotney

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	1	1	3	3	0
	large	0	1	0	0	1
UCS developed	small	0	1	0	0	1
	large	1	0	0	0	0
Windfall	small	3	0	1	0	0
	large	1	0	0	0	0

Swanmore

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
-----------	-----------	------------------	------------------------	------------------------------	------------	-----------------------------------

UCS undeveloped	small	1	6	0	0	0
	large	0	1	1	0	0
UCS developed	small	2	2	0	0	0
	large	2	0	0	1	0
Windfall	small	3	6	1	0	0
	large	1	0	0	0	0

Twyford

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	4	3	1	0	1
	large	1	0	1	0	0
UCS developed	small	2	1	0	0	1
	large	0	0	0	0	0
Windfall	small	5	2	2	2	0
	large	0	0	0	0	0

Waltham Chase

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	1	2	0	0	0
	large	0	0	0	0	0
UCS developed	small	2	3	1	0	0
	large	2	0	1	0	0
Windfall	small	5	0	0	0	0
	large	0	0	0	0	0

West Meon

Site Type	Site size	Existing housing	Single Garden/car park	Multiple Gardens/Car Parking	Open Space	Industrial/ Commercial Brownfield
UCS undeveloped	small	0	4	0	0	0
	large	0	1	0	0	0
UCS developed	small	1	1	0	0	0
	large	0	1	0	0	0
Windfall	small	0	2	0	0	0
	large	0	0	0	0	0

Appendix 2: Completions by Settlement Type

UCS and Windfall Sites Net Completions

Large H.3 sites	Small Sites <0.17ha	Large Sites >0.17ha
Bishops Waltham	38	119
Denmead	30	49
New Alresford	20	26
Wickham	20	18
Sum	108	212

Smaller H.3 sites	Small Sites <0.17ha	Large Sites >0.17ha
Colden Common	8	7
Compton Down	1	3
Corhampton	5	0
Droxford	5	0
Hambledon	3	9
Hursley	1	0
Itchen Abbas	1	0
Kings Worthy	42	52
Littleton	10	0
Mitcheldever	1	0
Otterbourne	1	16
South Wonston	5	6
Southdown	0	6
Sparsholt	1	0
Sutton Scotney	6	0
Swanmore	14	31
Twyford	19	0
Waltham Chase	11	2
West Meon	3	4
Sum	137	136

Winchester Town	Small Sites <0.17ha	Large Sites >0.17ha
Abbots Ba	4	11
Berewecke	4	43
Cathedral	1	0
Christchu	13	1
College A	6	25
Fulflood	8	0
Greenhill	2	0
High Stre	56	0
Highcliff	1	0
Hyde	48	0
North Wal	108	91

Northern	2	0
Olivers B	5	0
Orams Arb	0	53
Romsey Rd	20	0
Sleepers	17	44
St Cross	26	47
St Giles	8	1
Stanmore	6	0
Teg Down	8	227
The High	12	0
The Soke	19	0
Weeke/Har	8	6
Winnall I	1	0
Sum	383	549