

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

6 December 2010

LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT 2010

REPORT OF HEAD OF STRATEGIC PLANNING

Contact Officer: Joan Ashton (telephone:01962 848442)
(e-mail:jashton@winchester.gov.uk)

RECENT REFERENCES:

[PHD255](#) Dec 2009 – Annual Monitoring Report 2009

EXECUTIVE SUMMARY:

This report describes the findings of the 2010 Annual Monitoring Report (AMR) regarding adopted planning policies and proposes that the AMR be submitted to the Secretary of State as required under the Planning and Compulsory Purchase Act 2004 and Regulations. The AMR covers the topics of housing, economy and the environment. The AMR also provides information on progress on the production of the Core Strategy of the Local Development Framework (LDF). These aspects of the AMR are briefly summarised in this covering report

RECOMMENDATIONS:

- 1 That the Cabinet (LDF) Committee authorises the publication of the 2010 AMR and its submission to the Government Office for the South East, in accordance with the relevant requirements of the Town & Country Planning (Local Development) (England) Regulations 2004
- 2 That authority be delegated to the Head of Strategic Planning to make minor changes to correct any typographical and factual errors prior to publication.

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

6 December 2010

LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT

REPORT OF HEAD OF STRATEGIC PLANNING

DETAIL:

1 Introduction

- 1.1 Under the terms of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004, the Council is required to submit an Annual Monitoring Report (AMR) providing information about the effectiveness of adopted planning policies and also regarding the progress of the production of Development Plan Documents (DPD) that will form part of the Local Development Framework (LDF). AMRs are required to be submitted to the relevant Government Office by the end of the year. In this case therefore, the 2010 AMR is required to be submitted to the Government Office for the South East (GOSE) by 31 December 2010 and will provide information for the monitoring period of 1 April 2009 – 31 March 2010.
- 1.2 The Regulations further prescribe a number of detailed requirements that must be included in the AMR. Information is required to be submitted on a number of Core Indicators that have been prescribed by the Government in the Core Indicators document 2008. These indicators are intended to provide information on the performance of planning policies and cover the following areas; housing (including supply, delivery and affordable housing), economy and the environment. The 2010 AMR therefore provides information and commentary on these Core Indicators. In addition, a number of other indicators are provided that are considered useful in monitoring policies. The inclusion of these Local Indicators is determined by the City Council.
- 1.3 It should be noted that the AMR monitors the existing adopted planning policies. These are therefore the Winchester District Local Plan Review policies that were saved from 18 June 2009. In due course this will be superseded by policies within the Core Strategy and other DPDs of the LDF.
- 1.4 The 2010 AMR also includes a section detailing progress in the development of the LDF during the last year. This section focuses on the development of the Core Strategy and also considers the programme for its progression in the immediate future. The draft AMR is attached as an Appendix to this report and the final version will be published on the internet, when the AMR is submitted to GOSE at the end of December 2010.
- 1.5 Housing delivery forms a major part of the AMR. Important changes are being made to the planning system which will affect the way housing need is determined. The AMR describes this in some detail and the following section

of this report deals with that part of the AMR. Section 3 of this report describes the LDF policy development monitoring aspect of the AMR.

2 Housing in the AMR

- 2.1 The AMR is required by the Core Indicators and by provisions in PPS3 to contain certain information pertaining to housing delivery. In particular, there is a requirement to assess whether there is a five year supply of land for housing. Also, trajectories should be included to illustrate how it is intended to deliver the housing amount that is required throughout the whole of the plan period.
- 2.2 The situation is complicated at present by the uncertainty over the future of regional plans. The Government has revoked all regional strategies but this was found by the Courts to be unlawful. Nevertheless, the Government has reiterated its clear intention to abolish regional plans and this would be early in the 5-year period. The South East Plan was, however, the statutory regional plan applying during the monitoring period and remains in place for the time being following the High Court's decision.
- 2.3 Therefore the AMR includes a calculation of the 5-year land supply situation based on the South East Plan's housing requirements, but also includes an 'Option 1' calculation based on the housing figures originally submitted to Government. This reflects the fact that the City Council is in the process of reviewing its housing requirements and the Option 1 figures are used pending the conclusions of this review.
- 2.4 Calculations are also produced at an April 2010 base date and an April 2011 base date, to satisfy Government advice on the need to be forward-looking. Therefore, a variety of assessments are included in the AMR, each producing different results, as follows:

Housing Requirements and Supply – South East Plan

Period:	PUSH	Non-PUSH	District
2010-2015			
Requirement	1935	1360	3295
Supply	1519	1153	2672
Surplus (years supply)	-416 (3.9yrs)	-207 (4.2yrs)	-623 (4.1yrs)
2011-2016			
Requirement	1982	1344	3326
Supply	1517	1040	2557
Surplus (years supply)	-465 (3.8yrs)	-304 (3.9yrs)	-769 (3.8yrs)

Housing Requirements and Supply – Option 1

Period:	PUSH	Non-PUSH	District
2010-2015			
Requirement	1402	795	2197
Supply	1519	1153	2672
Surplus (years supply)	117 (5.4yrs)	358 (7.3yrs)	475 (6.1yrs)

Period:	PUSH	Non-PUSH	District
2011-2016			
Requirement	1456	745	2201
Supply	1517	1040	2557
Surplus (years supply)	61 (5.2yrs)	295 (7.0yrs)	356 (5.8yrs)

- 2.5 In general terms the assessments based on South East Plan requirements produce a shortfall in the 5-year supply, whereas the Option 1 figures produce an adequate supply. Given the Government's intention to abolish regional strategies and the City Council's commitment to review its housing needs, it is considered that the Option 1 figures are a reasonable basis for assessing land supply, even though the South East Plan remains part of the development plan for the time being.
- 2.6 The AMR reports on Core and Local Indicators related to housing needs. This covers aspects such as the amounts of affordable housing completed, information on housing density and housing mix. The AMR also contains other information relating to housing development such as the amount of housing developed on brownfield land and the amount developed within and outside settlements and local gaps.
- 3 LDF Progress Update in the AMR
- 3.1 The AMR monitors the development of the LDF and makes appropriate suggestions for changes to the timetable for its development. The LDF should be working towards a timetable set out in an up-to-date Local Development Scheme (LDS). During much of the monitoring period, the Council was working with GOSE and the Planning Inspectorate in order to agree an appropriate up-to-date LDS. Agreement was finally reached in December 2009 when GOSE agreed the LDS, and it was brought into effect by the Council in February 2010. That LDS suggested only one 'key milestone' within the monitoring period, namely the publication of the Preferred Options document in May/July 2009. The AMR notes that this was achieved. The AMR goes on to describe other progress that has been made in the development of the LDF over the period 2009/10, such as consideration of responses to the Preferred Options document, the saving of old WDLPR policies in June 2009, the publication of two SPDs and the continued development of the evidence base, which is necessary to the production of a sound and robust Core Strategy.
- 3.2 Since the end of the monitoring period, there has been a change of central government and the emergence of the 'localism' agenda. The Government has announced its intention to abolish Regional Strategies and the regional housing targets within them. The Government considers that housing needs should be locally determined. The AMR explains how this has led to changes in the development of the Core Strategy and on 22 July 2010, the Cabinet (Local Development Framework) Committee agreed to delay the planned pre-submission consultation which the LDS had scheduled for October 2010 and also agreed to a revised timetable for the LDF production (CAB 2040 (LDF) refers).
- 3.3 The Council has decided to review its development requirements, including asking local communities to consider the future needs for their particular area

over the next 20 years, as part of a 'Blueprint' for the future. The AMR explains why it is considered prudent to put the pre-submission consultation on hold until after the Council's Blueprint exercise has been completed (December 2010) and the results analysed (Spring 2011). It is also expected that further details of the Government's plans for the future role of planning and development plans will become clearer by that time, with the expected publication of the Decentralisation and Localism Bill. Following the Cabinet (Local Development Framework) Committee decision of 22 July 2010, the AMR therefore states that pre-submission consultation should be delayed for a period of between 6-12 months, and it is now likely to be published in mid 2011. The AMR also notes that further delay could occur if significant changes are announced through the Decentralisation and Localism Bill.

- 3.4 The AMR reports that given the current planning uncertainties, a more detailed timetable for the LDF cannot be produced at this time.

4 Other Aspects of the AMR

- 4.1 As referred to in the introduction, the AMR contains information on a number of issues in relation to Core and Local Indicators. In relation to the economy, the AMR reports on the amount of new employment floorspace that has been completed in the last year and on the progress in developing site allocations from the WDLPR. The amount of completed floorspace in 2008/09 and 2009/10 is less than has been the case in previous years. There has not been any new progress on the development of key employment sites in the south of the District, which have contributed large amounts of floorspace in previous years. It is considered that this is largely a result of the current economic climate, although it is also the case that many of the site allocations, or at least phases of them, have now been completed.
- 4.2 The AMR reports on the amount of completed retail floorspace as part of Government Core Indicators. This includes the new Waitrose store and associated retail units at Weeke and the recent extension to Tesco at Winnall. Smaller retail developments of under 200sqm do not appear in the figures, which would exclude many typical 'high street' shops. Again, the lack of large retail developments is largely attributable to the economic situation.
- 4.3 Information on biodiversity is required as part of the Core Indicators and has been provided by Hampshire Biodiversity Information Centre (HBIC), part of HCC. The AMR also reports on renewable energy installations. It shows that no large installations have yet been carried out in the District, although an application for wind turbines near Crawley was approved after the monitoring period. The only renewable energy planning permissions recorded this year were for solar panels on domestic properties.
- 4.4 The AMR provides information on the funds received by the Open Space Fund, which is linked to policy RT3 and progress on recreation site allocations (RT5). The AMR also updates the position regarding progress on the saved site proposals of the WDLP, which are primarily in the Settlements Chapter, although also included in the Winchester and MDA Chapters.
- 4.5 The Appendices to the AMR provide useful information that supplements monitoring of the saved policies, such as the housing trajectories and updates

on large housing sites. An analysis of the saved WDLPR policies in relation to the Sustainable Community Strategy (SCS) themes is also included.

5. Future Development Plan Monitoring

- 5.1 The Government has repeatedly stated its desire to remove unnecessary central government-imposed targets and monitoring in various areas, including planning. It has abolished Regional Assemblies and is reviewing the status of regional offices. It has abolished the Local Area Agreements and announced a review of the National Indicators. The National Indicator review is intended to result in a single list of central government monitoring requirements, which is expected to be much smaller than current requirements. It is not known at this stage whether this will result in an end to the requirement to produce AMRs for planning.
- 5.2 The Government has announced its intention to abolish Regional Strategies and centrally/regionally dictated housing targets. However, the Government has also made it clear that there is still a requirement arising from PPS3 for local authorities to demonstrate a five year land supply for housing, albeit one that may be based on locally derived figures. It is therefore expected that some form of monitoring or reporting of housing figures will still be required in future, even if AMRs are no longer required in their current form.
- 5.3 It is currently a 'test of soundness' that DPDs have monitoring systems in place and it is generally considered good practice that policies should have targets and indicators to assist in the measuring of their effectiveness. Monitoring of Core Strategy policies and future DPD policies would therefore be beneficial, even if the Government no longer requires AMRs in their current form. This could be combined with analysis of other strategies of the Council as appropriate, such as the SCS and the Economic Strategy.
- 5.4 There are currently some gaps in the monitoring of planning policies. Improvement of monitoring procedures and further development would be beneficial. However, this would require additional officer time within Strategic Planning and other sections of the Council, notably Planning Management, and further development of computerised data collection and collation.

6. Conclusion and Recommendation

- 6.1 The production of the AMR is currently a statutory requirement. The data contained within it comprises information illustrating the effectiveness of some existing planning policies. The information forms an important part of the evidence base for the Core Strategy and future production of the LDF. The information on housing supply and strategy is vital to the development of the LDF.
- 6.2 It is recommended that the AMR be published and submitted to GOSE fulfilling the Council's requirement under Section 35 of the Planning and Compulsory Purchase Act 2004.

OTHER CONSIDERATIONS:

7 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

7.i The Sustainable Community Strategy promotes economic prosperity and an inclusive society, which include providing employment opportunities; housing to meet people's needs and access to important services and facilities. The LDF is a key mechanism for delivering various outcomes of the SCS and progressing this is a corporate priority and project within the Corporate Business Plan. Accordingly the AMR is structured around the three themes of the 2010 SCS and considers policies in the light of its desired outcomes.

8. RESOURCE IMPLICATIONS:

8.1 No additional resources are required as a result of the recommendations of this report, as resources are already allocated to progress the LDF and the formation of its evidence base.

9. RISK MANAGEMENT ISSUES:

9.1 The formulation of a robust, transparent and up-to-date evidence base is a key element in the preparation of the Council's Local Development Framework and the development of future planning policy for the District. Failure to do this may result in the Council's LDF being found to be 'unsound'. The information contained within the AMR - particularly that related to housing supply – is a key element of that evidence base.

BACKGROUND DOCUMENTS:

None

APPENDIX:

Appendix A: Recommended Winchester District Annual Monitoring Report 2009/10

Due to its size, Appendix attached for Committee Members and Group Leaders only. A copy has also been placed in the Members' Library and can be viewed on the Council's Website via the following page:

<http://www.winchester.gov.uk/CouncilAndDemocracy/ElectedRepresentatives/Committees/CommitteeMeeting.asp?id= SX9452-A7857D55&committee=15084>

ANNUAL MONITORING REPORT 2010
(1st April 2009 – 31st March 2010)

DRAFT

December 2010

CONTENTS

CONTENTS

Contents	2
List of Indicators	3
Introduction	5
Background	7
Profile of Winchester District (not yet available)	n/a
Part One – Monitoring Policy Progress	10
Part Two – Monitoring Policy Performance	14
Theme One – Active Communities	16
Housing Supply & Strategy	17
(Trajectory, completions, SHLAA, site progress, PDL, H3/H4 settlements)	
Housing Needs	30
(affordable housing, gypsy & travellers, exception sites)	
Housing Quality	33
(mix/density)	
Open Space/Recreation	37
Theme Two – Prosperous Economy	42
Employment	42
Retail	45
Tourism	47
Theme Three – High Quality Environment	49
Flooding/water quality	49
Biodiversity	50
Renewable Energy	54
Gaps	55
Historic Environment	56
Road Schemes	56
Settlement Site Proposals	57

Appendices

1	Glossary (not included for committee*)
2	Core Indicators Summary (not included for committee*)
3	WDLPR Saved Policies (not included for committee*)
4	WDLPR/SCS Relationship (not included for committee*)
5	Large Housing Sites
6	Trajectory

* These appendices are not included in the committee circulation for the sake of brevity, although a hard copy will be available for inspection at the meeting and in the Members' library.

List of indicators

Theme One: Active Communities

Core Indicators

H1:	Plan period and housing targets
H2(a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings – for the reporting year
H2 (c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land
H4	Net additional pitches (gypsy and traveller)
H5	Gross affordable housing completions
H6	Housing Quality – Building for Life Assessments

Local Indicators

LI. 1	Development within policy boundaries
LI. 2	Number of permissions in H.4 settlements
LI. 3	Number of net completions in H.4 settlements
LI. 4	Residential development in the countryside
L1.5	Dwellings completed on exception sites
L1. 6	Dwellings permitted on exception sites
LI. 7	Density of new dwellings
LI. 8	Average density of new dwellings
LI. 9	Percentage of residential completions 1 or 2 bed
LI. 10	Open space provided with new developments
LI. 11	Open Space Fund Receipts
LI.12	Improvement in recreational provision

Theme Two: Prosperous Economy

Core Indicators

BD1	Amount of floorspace developed for employment by type
BD2	Total amount and percentage of employment floorspace, on previously developed land
BD3	Employment land available – by type
BD4	Total amount of floorspace for ‘town centre uses’ (i) the amount (gross and net) within town centre (ii) the local authority area

Local Indicators

LI. 13	Completed employment floorspace in the countryside
LI. 14	Amount of retail floorspace available (not started)
LI. 15	Number visitor accommodation bedrooms completed

Theme Three: High Quality Environment

Core Indicators

- E1 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality
- E2 Change in areas of biodiversity importance. To show losses or additions to biodiversity habitat
- E3 Renewable energy generation
 - (a) renewable energy developments/installations granted planning permission
 - (b) completed renewable energy developments/installations

Local Indicators

- LI. 16 Improved local biodiversity
- LI. 17 Number of dwellings permitted in the Strategic Gap
- LI. 18 Percentage of Conservation Areas with a Conservation area Appraisal
- LI. 19 Percentage of Conservation Areas with a published Management Assessment Plan
- LI. 20 Number of Buildings at Risk in the District
- LI. 21 Land safeguarded to enable road construction
- LI. 22 Progress in meeting settlement proposals

1. **INTRODUCTION**

2. This is the sixth Annual Monitoring Report (AMR) for the Winchester District and covers the period April 2009 to March 2010.

3. The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce an annual monitoring report. The purpose of the AMR is twofold:

- To monitor the progress of the local development documents set out in the Local Development Scheme
- To monitor the effectiveness of the policies set out in the local development documents.

4. This AMR is broken down into the following sections:-

- The background section explains the role and purpose of the AMR in more detail. The implications of recent changes in government policy that affect monitoring are also outlined in this section
- The Profile of the Winchester District gives an overview of both physical and social characteristics of the District.
- Part one of this AMR provides further details of the current Local Development Scheme and any changes in the timetable for producing the documents of the LDF.
- Part Two of the AMR monitors the performance of adopted policies within the Local Development Framework and is set out using the three 'themes' of the Council's Sustainable Community Strategy (2010 revision). The Introduction to Part Two explains the methodology of this in more detail.

5. The development plan monitored is the Winchester District Local Plan Review (WDLPR), adopted in 2006. As the WDLPR is a transition from the old local plan system to the new Local Development Framework system and the policies in the Local Plan were not written with a view to detailed monitoring, this AMR only focuses on those policies which can be monitored effectively.

6. The Annual Monitoring Report includes an assessment of the five year housing land supply. PPS3 'Housing' requires Local Planning Authorities to assess and demonstrate the extent to which the requirement to identify and maintain a rolling five-year supply of deliverable land for housing is met. For the purposes of this Annual Monitoring Report, the five years of supply runs from 1st April 2010 to 31st March 2015, but in accordance with the advice that assessments should be forward looking the five year period from April 2011 to March 2016 is also considered.

7. The Council wishes to acknowledge the considerable assistance provided by Hampshire County Council and the Hampshire Biodiversity Information

Centre in undertaking the monitoring of particular key indicators on behalf of the District.

8. BACKGROUND

Statutory background

9. The AMR forms part of the Council's Local Development Framework. The requirements for what should be included in the AMR can be found in both legislation and government guidance, the details of which are set out below.

Planning and Compulsory Purchase Act 2004

10. Section 35 of the Planning and Compulsory Purchase Act 2004 requires planning authorities to report annually on the performance of their Local Development Frameworks (LDF). The Annual Monitoring Report (AMR) covers the period 1st April 2009 to 31st March 2010, and must be submitted to the Secretary of State, by the end of the December 2010.
11. The 2004 Act states that the AMR must report on two aspects of the LDF: The implementation of the Local Development Scheme (LDS), and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.

The Town and Country Planning (Local Development Framework) Regulations 2004

12. These regulations prescribe certain requirements for the AMR. Regulation 48 sets out five key tasks that the AMR must address;
- Review actual progress against the LDS timetable (the policy process)
 - Assess the extent to which policies are being implemented (policy performance)
 - Where policies are not being implemented, explain why and set out the steps to rectify this or to amend or replace the policy
 - Identify significant effects of policies and whether they are as intended
 - Set out whether policies are to be amended or replaced.
13. Regulation 48(7) requires AMRs specifically to report progress on annual housing requirements, in terms of the net additional dwellings completed.

Planning Policy Statement 12: Local Spatial Planning

14. Planning Policy Statement 12 sets out the Government's policy on Local Spatial Planning, and was revised in June 2008. Paragraph 4.47 refers to monitoring and the content of the AMR. This section re-iterates previous guidance and emphasises that AMRs should include progress against any relevant national and regional targets, and the necessity to include a housing trajectory demonstrating the planned delivery of housing provision over the plan period.
15. Revised PPS12 included one new element for AMRs, which related to infrastructure. AMRs should indicate how infrastructure providers have performed against the programmes for infrastructure set out in

support of the Core Strategy. AMRs should also be used to reprioritise assumptions regarding infrastructure delivery.

Planning Policy Statement 3: Housing

- 16 Paragraph 54 of Planning Policy Statement 3 (PPS3) emphasises the need for Local Planning Authorities to identify sufficient specific deliverable sites to deliver housing in the next five years (the five year land supply) and to include this information in the Annual Monitoring Report. Therefore, Winchester City Council's five year land supply position is set out in Part Two as part of the Active Communities theme, and the Council's housing trajectories for the period up until 2026 are set out in Appendices xxx.

Local Development Framework Monitoring: A Good Practice Guide (2005)

- 17 This guidance issued by the Office of the Deputy Prime Minister remains the main guidance on preparing AMRs.

Core Indicators

- 18 In order to monitor the Local Development Framework effectively across the country, central government has set 'core indicators' which must be included in the Annual Monitoring Report. These indicators are included in part two of this AMR, with a summary in Appendix 2

Role of Monitoring

Contribution to policy development

- 19 The monitoring information contained within the AMR will feed into the development of future Local Development Framework policies as part of the evidence base. The AMR should assist in the identification of gaps in policy. The Core Strategy is required to set out a monitoring framework for the policies within it.

Links to the Community Strategy

- 20 A revised Sustainable Community Strategy (SCS) 2010-2020 was adopted by the Council on 4th November 2010. This sets out a long-term vision for the area, and identifies three overarching outcomes for the Winchester District. It also outlines programmes of work that will need to be put in place to achieve these outcomes. The Local Development Framework is a key delivery mechanism for the SCS, as it is intended that the LDF will translate a number of the identified actions and priorities into future planning allocations or policies for the District. Accordingly, the Core Strategy is being developed around the three outcomes and the monitoring of adopted policies in Part Two of this AMR also follows the structure of the SCS.

Developing the Annual Monitoring Report

The Annual monitoring Report 2010

- 21 In addition to the Core Indicators set by central government, the 2010 AMR continues to monitor the Local Output Indicators (LOIs) included in previous AMRs, where the data is still collected. Contextual Indicators are included within the Profile of the District (for more information on indicators see Part Two Introduction). Where available, information is presented as a time series rather than as a one off piece of data.

Future Monitoring Reports

- 22 The first new Development Plan Document scheduled to be adopted is the Core Strategy. Therefore the saved policies of the WDLPR will continue to be monitored in any future AMRs until after the Core Strategy is adopted.
- 23 The infrastructure delivery plan associated with the LDF will require annual updating through the AMR and this will commence once the Core Strategy has been adopted.
- 24 The government has announced that it intends to make fundamental changes to the planning system, primarily through a proposed Decentralisation and Localism Bill. It is not yet known what those changes may imply for future development of the LDF and for the future of AMRs. The government intends to abolish Regional Strategies and it has already abolished the Regional Assemblies. Local Government Offices are also scheduled to be removed.
- 25 The government has also announced that it proposes a fundamental review of National Indicators, with the aim of considerably reducing the number required by central government. The government has also made various announcements stating their desire to remove 'top-down' monitoring and unnecessary centralised targets and control. It is therefore likely that any future monitoring may be very different from that within this AMR. However, it is not possible to say what changes will be made exactly at this point, or indeed when they will occur.

AMR PART ONE: Policy Process

1. The 2004 Planning Act requires AMRs to report on the implementation of the LDS and the 2004 Regulations state that AMRs must review progress against the timetable in the LDS. This is otherwise known as the policy process.
2. Part One of this AMR therefore reviews the progress of production of the policy documents of the LDF. It describes the progress that has been made during the monitoring year in general and discusses future development. Specific mention is made of progress against the LDS timetable and how the LDS itself has been subject to alteration during this period and how it is planned to proceed in the future.

Summary of key achievements for Winchester's LDF during 2009/2010:

Achievements of LDF 2009/2010

Date	Action
6 th March 2009	2009 LDS – submitted to GOSE
14 th April	LDS – GOSE issued holding direction
22 nd April	Approved Core Strategy Preferred Option for Reg 25 consultation (Council)
May	Preferred Option Consultation May – July 09
18 th June	WDLPR Policies Saved
Summer	LDF/Core Strategy – advice from PINS and PAS
20 th October	1.Feedback on Preferred Options consultation (Chap 1-3) 2.Revised LDS (Key Decision)
15 th December	LDS – revised version agreed by GOSE 1. Feedback on Preferred Options consultation (Chap 4-6) 2. SPD Residential Parking Standards
Feb 2010	LDS 'brought into effect' Cabinet 3 rd February 2010
12 th March 2010	1. Feedback on Preferred Options consultation (Chap 7-16) 2. SPD Littleton Village Design Statement Revision
22 nd July	LDF Update (revised timetable) Revisions to PPS3 LDF Update on Evidence Studies

Evidence Base Work 2009/2010

Date Completed	Title
May 2009	Sustainability Appraisal/SEA of Preferred Options
May 2009	HRA Screening of Preferred Options
February 2010	Low Carbon Planning Policy Viability Study
April 2010	Affordable Housing Viability Study
May 2010	Green Infrastructure Study
June 2010	Local Connections Housing Study
Oct 2010	Facilities Survey (yet to be published)

Oct 2010	Retail Study Up-date
Nov 2010	Bushfield Camp Viability Study (yet to be published)
Nov 2010	Infrastructure Study
Dec 2010	SHLAA
Dec 2010	Employment Study update (yet to be published)
On-going	Rural Masterplanning
	Strategic Site Assessments – Whiteley, WOW, Hedge End

3. Also other studies and programmes (e.g. on Climate Change, Open Space funding and Planning for Housing in Economic Downturn) which have been produced by the Council all form part of the general evidence for the LDF.
4. The Core Strategy Preferred Option proceeded to consultation as proposed in the 2009 LDS. It can also be seen that considerable progress has been (and is continuing to be) made in developing the evidence base, in particular in relation to infrastructure and housing requirements.
5. During this monitoring period, relevant policies in the WDLPR were saved on 18th June 2009, to remain in place until replaced by appropriate LDF policies.
6. Revisions to the planning regulations in 2008/9, removed the requirement to publish details of planned SPDs within the LDS. SPDs are however, continuing to be produced as and when required, specifically during this monitoring period two SPDs have been produced and approved – one on Parking Standards and one revised Village Design Statement for Littleton.

The Local Development Scheme (LDS)

7. Production of policy documents should be reviewed against the timetable in the LDS. However, there were in fact two LDS in operation during this monitoring period and further changes made in December 2009 as a result of a direction issued by GOSE. The evolution of the LDS is described below:
8. For the beginning period of this monitoring year, the relevant LDS would be that adopted in 2007, which was intended to cover the three years up until 2010. However, by the end of 2008, it was apparent that changes would need to be made to the timetable and other aspects of the LDS, as was recognised in the 2008 AMR. Accordingly, a revised LDS was submitted to GOSE on 6th March 2009. Following negotiations and discussions with PINS and PAS an altered LDS was subsequently agreed by the Government Office on 15th December 2009. This process is discussed in more detail in the 2009 AMR.
9. The result of this is that the adopted 2007 LDS was in place until December 2009. Although the revised LDS was not 'brought into

effect' until February 2010, it may be more helpful to consider progress against the 2009 LDS for the monitoring year 2009/10, as the timetable in the 2007 LDS had become very outdated by this time.

10. The 2009 LDS stated that the Core Strategy Preferred Options should be consulted during May/July 2009 and this was achieved.
11. The next stage within the 2009 LDS was to have been the Pre-Submission consultation on the Core Strategy during October 2010, followed by formal submission in December 2010. However, this has not occurred and the following section explains the reasons for this and intended future programme for the LDF.

LDF Changes 2010

12. Since April 2010, there has been a change in government and the Coalition government has indicated its intention to make some major changes to the planning system commencing with the abolition of Regional Spatial Strategies and the abandonment of regional housing targets. Although it is outside this AMR monitoring period, it became obvious during the early summer 2010, that the proposed changes to the planning system would create new challenges to the LDF process, generating a need for further work on the evidence base. This will have implications for the LDF timetable.
13. The adopted 2010 LDS stated that pre-submission consultation on the Core Strategy should take place in October 2010, followed by formal submission in December 2010. On 22 July 2010 the Council's LDF Cabinet agreed to formally postpone the Pre-Submission consultation. It was also concluded that a new timetable could not be set in detail at that time, as there were many outstanding issues that needed clarification before decisions could be made. Two factors were considered vital in this.
14. Firstly, there is the need for housing targets to be evolved based on local requirements, in the likely future absence of regional targets. In order to achieve this and to embrace other aspects of localism, the Council created a new consultation tool 'Blueprint' to seek local community views on their needs and aspirations for future development in their areas. The continuing development of the SHLAA will also assist in this process. Blueprint commenced on 4th October and continued until early December 2010 and will be influential in determining local requirements for future development. This information will not be available until 2011, so it will not be possible to plan for the strategic development of Winchester District until this process is complete. It is therefore not considered practical or feasible to progress the Core Strategy until after this time.
15. The other important factor in postponing the pre-submission Core Strategy is that the Government's publication of the Decentralisation

and Localism Bill, due in late 2010, which is likely to propose changes to the planning system. It is considered likely that this will impact on both the process and content of LDFs and therefore the Core Strategy in ways that are not known at this current time.

16. It was therefore considered prudent by the LDF Cabinet Committee meeting on 22 July 2010 to postpone the publication of the Core Strategy until these factors became clearer. It was estimated that production of the Core Strategy will be delayed by a period of some 6-12 months.

LDF 2011 and Beyond

17. It is intended that following the Blueprint exercise and the publication of the updated SHLAA in December 2010, a revised Core Strategy will be developed during 2011 following consideration of the responses received. It is anticipated that a pre-submission publication of the Preferred Options will be possible by mid 2011, followed by formal submission by the end of 2011. Further delay could however occur if significant changes are announced through the Decentralisation and Localism Bill.
18. The 2009 LDS also planned for the Pre-Submission consultation on the proposed Development Management DPD in December 2011 (to coincide with adoption of the Core Strategy) and for its formal submission in March 2012. As a result of the delay to the Core Strategy, the Development Management DPD will consequently also be delayed for a similar period of time.
19. This is the timetable that is currently being worked to. It is hoped that the future form of development plans for in Winchester will be clearer by 2011 and that it will then be possible to consider whether a revised LDS should be produced. Officers will continue to report to the LDF Cabinet on progress on this situation.

Interim Policy Aspirations

20. It is recognised that some of the WLPR saved policies are now out of date (or were not 'saved') and that there may be a policy vacuum in some areas until the Core Strategy is adopted. Accordingly, the Council has developed several 'Interim Policy Aspirations', which are due to be adopted in January 2011 after they have been approved by the full Council meeting on 12th January. These represent policy aspirations and reflect emerging Core Strategy policies in areas relating to spatial policy areas, housing/housing mix and climate change/sustainability and will be given appropriate weight when making planning decisions (CAB 2064 LDF 6th October 2010 refers). As these Policy Aspirations have not yet been adopted they are not considered further in this AMR.

PART TWO – MONITORING POLICY PERFORMANCE

21. The structure of this section of the AMR is centred on indicators relating to the three themes set out in the Sustainable Community Strategy 2010-2020. The Local Development Framework has strong links with the Sustainable Community Strategy (SCS), with the LDF putting into action the land use aspects of the strategy. It is intended that the LDF Core Strategy will follow the themes and desired outcomes of the SCS and it is therefore considered appropriate that this AMR follows a similar structure.
22. The original SCS had five themes and previous AMRs have been structured around those. A revised SCS has just been adopted by the Council on 4th November 2010. The themes of 'Health and Wellbeing' and 'Inclusive Society' have now been subsumed into the 'Safe and Strong Communities' theme, which is now titled 'Active Communities'.
23. The three themes of the revised Sustainable Community Strategy 2010 are:-
- Active Communities
 - Prosperous Economy and
 - High Quality Environment

For ease of reference, Appendix 3 sets out the WDLPR policies assigned to each of the Sustainable Community Strategy themes

24. There are two main types of indicators: Core Output Indicators and Local Output Indicators. Core Output Indicators are set by national government with the main purpose of measuring quantifiable physical activities that are directly related to, and a consequence of, the implementation of planning policies. The first set of Core Output Indicators was published in 2005 and was revised in 2008. Local Output Indicators address the outputs of planning policies not covered by the Core Output Indicators and are chosen by the local planning authority.
25. Both sets of indicators are intended to measure the effect of policies contained within Development Plan Documents. The first DPD which will be adopted by Winchester City Council will be the Core Strategy. Until the adoption of the Core Strategy, the saved policies of the WDLPR remain the development plan for the District, and it is these policies which are monitored.
26. Contextual Indicators can also be useful to provide information on the background within which planning policies operate. Planning policies may have some effect on these matters, but they will not be the only, nor necessarily the most important, influence on them. Examples of Contextual Indicators are indicators of the general health and wellbeing of the population and wider socio-economic data, such as crime, health and lifestyle information. Some Contextual Indicators and other

information which provide a useful background to the Winchester District are located within the Profile section of this AMR.

27. Significant Effects Indicators are designed to assess the sustainability assessment objectives and targets, enabling a comparison to be made between the predicted effects and actual effects measured during the implementation of the policies. The draft Core Strategy Sustainability Assessment has recently been published and Significant Effects Indicators have not yet been developed.
28. Due to the nature of the policies in the WDLPR, monitoring of relevant outputs is not always possible as they are not quantifiable in terms of meeting aims and targets. Because of this, the AMR 2010 concentrates on the saved policies of the WDLPR which can be monitored and are relevant to the progress of the LDF.

THEME ONE: ACTIVE COMMUNITIES

29. The 2010-2020 SCS theme of 'Active Communities' seeks to promote active communities where people can access the services they need, where there are low levels of crime where everyone feels safe, and where people have the opportunity to pursue active and healthy lifestyles. Of particular relevance for planning policies, is that this includes the achievement of high quality and affordable housing, opportunities for recreation and the provision of appropriate facilities and services.

30. These issues were previously covered in the SCS and the AMR within the three areas of 'Inclusive Society', 'Safe and Strong communities' and 'Health and Wellbeing'. Indicators that were previously contained within these sections of the AMR are now covered within this 'Active Communities' chapter of the AMR.

31. The following WDLPR policies are considered to fall within the Active Communities (only those identified in bold text are monitored in this section).

Chapter	Issue	Winchester District Local Plan Review Policies
3. Design and Development Principles	Aerodrome Safety	DP3, DP7
4. Countryside & Natural Environment	Gypsies & travelling showpeople	CE.27*
6. Housing	All Housing Chapter inc housing supply, housing needs, housing mix	H1- H10 H8*
8. Town Centres, Shopping & Facilities	Facilities and services	SF6, SF7
9. Recreation and Tourism	Recreation	RT1, RT2, RT3, RT4, RT 5 RT6, RT7*, RT8* , RT9, RT10*, RT11 – RT13
11. Winchester	Bushfield Camp Proposed footpaths and bridleways	W3 W10, W11
13. Settlements	Site Proposals	S4, S9

*policy not saved post July 2009

32. The provision of suitable housing is a key aspect of the Active Communities theme of the SCS and a major element of planning policies in the WDLPR and the future LDF. This includes achieving an

adequate supply of housing to meet identified needs, by the provision of suitable affordable housing and obtaining the right mix of housing at the right density in the right location. There are many Core and Local Indicators relating to housing and these are detailed below. The provision of suitable housing also has implications for the Prosperous Economy and High Quality Environment themes, including design and the protection of the countryside. However, for ease of reference, all housing policies are considered in this section of the AMR.

Housing Supply (H1-H4) - Five-year Land Supply Assessment.

33. This five year land supply assessment sets out the housing supply for the District for the period 2010 – 2015 and also looks ahead to the period 2011 – 2016. It is based on requirements and advice which are set out in current Government policy and takes account of the Coalition Government's intended revocation of regional spatial strategies. The basis on which a 5-year housing requirement has been calculated is set out in the following section.

Policy Requirements for Housing Provision

34. The South East Plan replaced the Hampshire County Structure Plan Review when it was approved by the Secretary of State in May 2009. The South East Plan itself was revoked following a statement by the Secretary of State for Communities on 6 July 2010. This decision was found to be unlawful by the High Court and regional plans have been reinstated. However, the Government has reiterated its intention to revoke regional strategies and the City Council was already in the process of reviewing its local housing needs. In doing so the City Council was taking account of advice in a letter from the Government's Chief Planning Officer (6 July 2010) giving guidance to planning authorities on housing provision and land supply.

35. The Chief Planning Officer's letter is clear that "Local planning authorities will be responsible for establishing the right level of local housing provision in their area" and "may decide to review their housing targets", but that authorities that decide to review their targets "should quickly signal their intention to undertake an early review so that communities and land owners know where they stand". Reflecting this advice the Council's Cabinet (LDF) Committee agreed a series of recommendations in relation to its Local Development Framework and housing requirements on 22 July 2010. The key points in relation to housing requirements are:

- "to continue the development strategy for the PUSH part of the District proposed in the Core Strategy Preferred Option, of meeting large-scale housing requirements through strategic allocations in the 'South Hampshire Urban Areas' spatial area (including at West of Waterlooville and Whiteley)" and;
- "to undertake research and consultation to determine the local housing needs and requirements for the 'Winchester Town' and

‘Market Towns and Rural Area’ parts of the District (including that part within PUSH)”.

The research and consultation referred to is underway (including the ‘Blueprint’ consultation exercise) but has not yet reached a conclusion.

36. The reinstatement of regional strategies means that housing land supply also needs to be assessed on the basis of the South East Plan’s housing requirements. However, given the Government’s position on the abolition of regional strategies, the South East Plan is likely to be revoked shortly and housing needs for the District are clearly ‘under review’. Therefore, the AMR needs to assess the adequacy of housing land supply, but reflecting the fact that the housing requirement is currently under review two assessments are included in this AMR: one based on the housing requirements of the South East Plan and one based on an ‘interim’ position of using ‘Option 1’ figures (the housing requirements suggested in the version of the South East Plan submitted to Government).
37. The Council’s interim position on housing requirements in advance of the completion of its research and consultation reflects the ‘Option 1’ requirements and the decisions quoted above:
38. For the PUSH part of Winchester District. Continuation of the housing requirement contained in the South East Plan (6,740 dwellings), with the provision of approximately 5,500 dwellings of the total required at West of Waterlooville (approximately 2,500 dwellings in the Winchester District part) and North Whiteley (approximately 3,000 dwellings). The requirement of 6,740 was developed by the PUSH authorities and submitted for inclusion within the South East Plan. It is, therefore, an ‘Option 1’ figure and has been tested and found to be ‘sound’ through the SE Plan’s adoption process. The requirement remaining after provision at West of Waterlooville and North Whiteley (approximately 1,240 dwellings) is subject to review in the same way as the rest of the ‘Market Towns and Rural Area’ part of the District (see ‘non-PUSH’ area below).
39. To reflect the decisions about provision at West of Waterlooville and North Whiteley, the profile of the requirement has been re-modelled because a ‘flat’ profile, which assumes the same level of provision each year for the whole plan period, would be unrealistic. The following profile is adopted:
 - 2006-2011 – 750 dwellings (assuming approximately 100 dwellings at West of Waterlooville and North Whiteley and 650 dwellings elsewhere in the PUSH part of the District);
 - 2011-2016 – 1500 dwellings (assuming approximately 1000 dwellings at West of Waterlooville and North Whiteley and 500 dwellings elsewhere in the PUSH part of the District);
 - 2016-2021 – 2500 dwellings (assuming approximately 2400 dwellings at West of Waterlooville and North Whiteley and 100 dwellings elsewhere in the PUSH part of the District);

- 2021-2026 – 1990 dwellings (assuming approximately 1900 dwellings at West of Waterlooville and North Whiteley and 90 dwellings elsewhere in the PUSH part of the District).
40. For the Non-PUSH part of Winchester District. Reversion to the 'Option 1' housing requirement contained in the submitted South East Plan (3,700 dwellings), pending the completion of the review of local housing needs and requirements. As this requirement was based on developing commitments and infilling within existing settlements, it is appropriate to assume a 'flat' profile over time.

Housing Provision in Winchester District

41. There have been significant fluctuations in housing provision over the last 10 years or so. Completions were at a low level (of 241 dwellings) in 2000/01 but recovered every year until 2004/05, when they peaked at 694 dwellings. They then levelled off at around 500 dwellings a year until 2007/08, before dropping as a result of the economic recession to 359 completions in 2008/09 and 286 in 2009/10.
42. Prospects for the housing market appear uncertain. The Halifax House Price Index (Nov 2010) suggests positive housing price growth over the last year (+1.2% nationally, +3.1% for the South East) but a mixture of negative or very slight positive growth over the last 9 months. It concludes that "the underlying pace of house price growth has turned moderately negative in recent months" but the decline is significantly less than at the end of 2008. Savills' concludes that house prices overall will continue to fall in 2011 but that 'Grade A' properties (e.g. central London) may not experience a fall. They estimate that house prices overall will rise by 12% over the next 5 years whereas prime central London prices could grow by 33%.
43. While not comparable to central London, the local housing market is traditionally stronger than nationally. The Winchester Strategic Housing Market Assessment update 2010 (DTZ) states that "Winchester appears to have experienced similar peak to trough house price falls as the South East as a whole" and that "the downturn has not fundamentally changed the position of Winchester in relation to the two market areas – the District remains more expensive on average than both Central and South Hampshire as a whole".
44. It is clear that house building rates dropped significantly in 2008/09 and 2009/10 locally, although analysis of sites under construction and in the pipeline suggests completion levels are now improving. Major development at West of Waterlooville is now underway, with the developer reporting strong buyer interest and wanting to bring forward the next phase of development. There are a significant number of other large sites (10 dwellings or more) planned to be completed over the next 5 years, especially in the non-PUSH area.

The Housing Requirement

45. The assessment of housing land availability should be forward looking, as PPS3 requires the assessment to cover “the next 5 years” (paragraph 57). Therefore the situation at a base date of April 2011 is considered, as well as at this AMR’s base date of April 2010. The housing requirement for each sub-area of the District (PUSH and non-PUSH) is set out above, with separate assessments based on the South East Plan requirements and the Council’s ‘interim’ position on housing requirements (the ‘Option 1’ requirement). These requirements amount to 6,740 dwellings for the PUSH part of the District and either 5,500 or 3,700 dwellings for the non-PUSH area, a total of either 12,240 or 10,440 dwellings from 2006 to 2026.
46. In order to determine the 5-year requirement, account needs to be taken of any under- or over-provision since the start of the period in April 2006. Completions since April 2006 are as follows:

Table 1: Housing completions since 2006

Sub-Area/Year	2006/07	2007/08	2008/09	2009/10	Cumulative
PUSH	142	222	108	76	548
Non-PUSH	354	340	251	210	1155
District	496	562	359	286	1703

47. In order to calculate the housing requirement from April 2011 it is necessary to estimate completions in 2010/11. The following estimates are based on the expected development rates shown in the trajectories (see Appendix 6). In the PUSH area completions in 2010/11 are estimated to total 246 dwellings and in the non-PUSH area 313 dwellings.
48. The level of provision so far in the PUSH part of the District (548 dwellings 2006-2010) reflects the early stage of development at West of Waterlooville and the fact that Whiteley is not due to come on stream until 2015. In the non-PUSH part of the District 1155 dwellings were completed from 2006 to 2010. This is slightly higher than the SE Plan annualised requirement of 275 dwellings per annum (5,500 dwellings divided by 20 years) and exceeds the Option 1 annualised requirement of 185 dwellings per annum (3,700 dwellings divided by 20 years). This has a knock-on effect for the remaining housing requirement:

Table 2: Housing requirement options

	PUSH SE Plan	Non-PUSH SE Plan	PUSH Option 1	Non – PUSH Option 1
2010-2015	1935	1360	1402	795
2011-2016	1982	1344	1456	745

49. The sections below consider the prospects for achieving the required level of provision.

Housing Supply

Commitments and Planning Permissions

50. These are sites which, at April 2010, have planning permission or are allocated in a statutory development plan. They have, therefore, been through the planning process and have a strong certainty of being developed. Large sites (10 or more dwellings) are individually assessed by Hampshire County Council on an annual basis (see Appendix 5).

51. In addition, the Council contacted the owners/developers of every undeveloped site with planning permission in late 2007, to double check that there remained development interest and to clarify expected implementation dates. The exercise was repeated for all the large sites during summer 2009. The development profiles for each large site are updated every year to take account of developer progress and known aspirations. The information for each site is therefore as accurate as possible and takes account of known progress, constraints, developers' plans and discussions with the local planning authority. The estimated supply from sites which are committed/permited is as follows:

Table 3: Large Sites (10 or more dwellings)

Period:	PUSH	Non-PUSH	District
2010-2015	1138	590	1728
2011-2016	1188	535	1723

Table 4: Small Sites (less than 10 dwellings)

Period:	PUSH	Non-PUSH	District
2010-2015	93	294	387
2011-2016	74	235	309

52. The information from the survey of small sites applicants in 2007, along with work on the take-up of small site permissions undertaken for the Local Plan Review, lead to a non-implementation discount of 3% being applied to the updated small sites commitment figures in Table 4 above. For large sites, any delay in implementation is already taken into account in the profile for each site so there is no need for a non-implementation discount.

Sites Identified in the SHLAA

53. The Council's first Strategic Housing Land Availability Assessment (SHLAA) was published in April 2010. As the SHLAA identifies specific sites with development potential the Council can be certain that there is no double-counting with sites which already have planning permission (dealt with above).

54. The SHLAA only assesses sites capable of accommodating 5 or more dwellings. This is because of the size of the District, the potential number

of sites involved and the difficulty in estimating capacity and development timing for a large number of small sites. The SHLAA maps each site which it estimates will contribute to dwelling supply in each of its three 5-year time periods. Table 5 below indicates the number of SHLAA sites expected to deliver housing during the relevant 5-year periods. Only SHLAA sites within existing defined built-up areas are included as any sites outside existing settlement boundaries would require a change of policy for them to be brought forward and are not, therefore, currently 'available' (unless they already have permission or are allocated, in which case they are included as commitments and permissions in Tables 3 & 4 above).

Table 5: SHLAA Sites (5 or more dwellings)

Period:	PUSH	Non-PUSH	District
2010-2015	288	269	557
2011-2016	255	270	525

Small Sites Allowance

55. As the SHLAA only considers sites capable of accommodating 5 or more dwellings, the draft Assessment (March 2009) allowed for the contribution of smaller sites. These have traditionally formed a significant and consistent component of land supply and were expected to continue to do so. However, this was an area of substantial criticism during consultation on the draft SHLAA, given Government advice that 'windfall' sites should not be taken into account in the first 10 year period (PPS3, paragraph 59), and it has become clear from Planning Inspectorate advice that no small site allowance should be included. This is reflected in Table 7 below.

Table 6: Small Sites Allowance (less than 5 dwellings)

Period:	PUSH	Non-PUSH	District
2010-2015	0	0	0
2011-2016	0	0	0

56. Taking account of the components of housing supply described above, the following sets out the total housing land supply for the 5-year periods from April 2010 and April 2011 respectively.

Table 7: Total 5-Year Land Supply

Period:	PUSH	Non-PUSH	District
<u>2010-2015</u>			
Commitments (large)	1138	590	1728
Commitments (small)	93	294	387
SHLAA Sites	288	269	557
Small Sites Allowance	-	-	-
TOTAL	1519	1153	2672
<u>2011-2016</u>			
Commitments (large)	1188	535	1723
Commitments (small)	74	235	309
SHLAA Sites	255	270	525
Small Sites Allowance	-	-	-

TOTAL	1517	1040	2557
--------------	------	------	------

Risk Assessment

57. The methodologies used to determine the housing supply reflect Government advice, to ensure that only deliverable sites are included. All of the sites now included are specific identifiable sites which either have planning permission, are allocated in an adopted development plan, or have been identified and tested through the SHLAA process. Given the emphasis on deliverability, it is not necessary to include any additional discounting to allow for uncertainty (small site commitments have already been discounted). While such an assessment cannot be a precise science, if anything it errs on the side of caution. For example, it does not make any allowance for unidentified ('windfall') sites which have yet to progress through the planning process, even though these are likely to contribute housing during the 5-year period.
58. The main source of uncertainty relates to the current economic climate, which remains challenging, although account has been taken of economic forecasts. Despite the uncertainty, there remains considerable need/demand for housing. Also, Winchester has one of the strongest housing markets in Hampshire and housing transactions have not been affected as badly as in other areas. It is also a wealthy area where some people are less reliant on mortgages. The District is, therefore, likely to suffer less than other parts of Hampshire or the country.
59. Another key variable is the housing requirement itself. The Coalition Government clearly intends to abolish regional housing requirements and to enable local authorities to determine locally-based housing requirements. Its revocation of regional plans has, however, been found to be unlawful and regional strategies remain in place for the time being. There is uncertainty about precisely when regional strategies may be replaced, but the Government clearly intends that this should be as soon as possible. In order to deal with this uncertainty the AMR calculates housing land availability on the basis of both the South East Plan requirement and the 'Option 1' figures.

Conclusion - Total 5-Year Land Availability

60. Comparison of the 5-year requirements with the available supply produces the following results, based on the South East Plan (Table 8) and Option 1 (Table 9) housing requirements:

Table 2: Housing Requirements and Supply – South East Plan

Period:	PUSH	Non-PUSH	District
2010-2015			
Requirement	1935	1360	3295
Supply	1519	1153	2672
Surplus (years supply)	-416 (3.9yrs)	-207 (4.2yrs)	-623 (4.1yrs)
2011-2016			
Requirement	1982	1344	3326

Supply	1517	1040	2557
Surplus (years supply)	-465 (3.8yrs)	-304 (3.9yrs)	-769 (3.8yrs)

Table 9: Housing Requirements and Supply – Option 1

Period:	PUSH	Non-PUSH	District
2010-2015			
Requirement	1402	795	2197
Supply	1519	1153	2672
Surplus (years supply)	117 (5.4yrs)	358 (7.3yrs)	475 (6.1yrs)
2011-2016			
Requirement	1456	745	2201
Supply	1517	1040	2557
Surplus (years supply)	61 (5.2yrs)	295 (7.0yrs)	356 (5.8yrs)

61. The table above shows that there is a shortfall of housing land when assessed against the South East Plan's requirements, particularly in the PUSH area. However, when assessed against the 'Option 1' requirements, there is an adequate supply in all sub-areas and periods, especially in the non-PUSH area. This applies both to the current situation (2010-2015) and the projected situation in the coming 5 years (2011-2016).
62. While the South East Plan currently forms part of the 'development plan' the government has made clear its intention to abolish regional strategies and to promote locally-derived targets. The Secretary of State's advice is that this intention is a material planning consideration and that local planning authorities may make decisions on housing supply 'without the framework of regional numbers and plans'.
63. The City Council has acted on this advice and is in the process of establishing a locally-derived housing requirement. In the meantime, the Option 1 figures are used as an interim requirement. As the housing requirements are currently in the process of being reviewed and the Secretary of State has advised that local planning authorities may make decisions on housing supply 'without the framework of regional numbers and plans', the City Council does not believe that substantial weight should be placed on the South East Plan's requirements.
64. The emerging Core Strategy proposes further land releases at West of Waterlooville and North of Winchester (current reserve sites), and at North Whiteley. The Council has recently re-affirmed its support for the development of West of Waterlooville and North Whiteley, as part of a strategy for meeting its commitment to the development of the PUSH housing targets. The land supply assessment based on the South East Plan requirement assumes that all of these strategic allocations will come forward, whereas the Option 1 assessment assumes that only West of Waterlooville and North Whiteley will be developed.

65. There is currently some uncertainty about future housing requirements and how long the South East Plan will remain in force until regional strategies are abolished. The City Council views this as another reason why the Option 1 requirements should be used. Otherwise major and irreversible decisions may be made about housing provision, especially in the non-PUSH area, which would pre-judge the planning strategy for the area and prevent it from being locally-derived. Resisting such sites in the short-term will not prejudice the ability to bring them forward at a later date if the locally-derived targets indicate a need for this.

Core Indicators

CI. H1: Plan period and housing targets

Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan target
2006	2026	12,240	The South East Plan
2006	2026	10,440	'Option 1' of South East Plan

CI. H2(a) – Net additional dwellings in previous years

CI. H2(b) – Net additional dwellings for the reporting year

	Year	Net additional dwellings – PUSH	Net additional dwellings – Rest of District	Total net additional dwellings
H2(a) – net additional dwellings in previous years	2004 - 2005	-	-	694
	2005 – 2006	-	-	490
	2006 – 2007	142	354	496
	2007 – 2008	222	340	562
	2008 – 2009	108	251	359
H2(b) – Net additional dwellings for the reporting year	2009 – 2010	76	210	286

H2 (c) Net additional dwellings – in future years

See housing trajectories (appendix 6)

CI H2 (d) Managed delivery target

See housing trajectories (appendix 6)

Commentary

33. Housing trajectories for the two sub-regions of the South East Plan and the Option 1 requirement are included in Appendix 6.

34. The sources of supply for Core indicator H3 are the same as those set out in the five-year land supply section above, with the addition of sites to be allocated through the Core Strategy. The Preferred Option of the Core Strategy (May 2009), suggests allocating three strategic sites in the District to meet the South East housing provision. The three sites are:

- West of Waterlooville Extension
- North of Whiteley
- Barton Farm, Winchester

35. Although the Core Strategy is not scheduled to be adopted until 2013, developers have already, or are planning to submit planning applications during the next twelve months. The current situation for each site is set out below.

West of Waterlooville Extension

Sub- region	Status at 19 th November 2010		Total no. of dwellings estimated	Next stage		
PUSH	<p>A 'reserve' site in WDLPR for 1000 dwellings.</p> <p>Allocated as a Strategic site in the Core Strategy, Preferred Option.</p> <p>The landowners, Grainger, have created a new masterplan to incorporate both the extension and their part of the WDLPR major development area. The masterplan was subject to public consultation in November 2009</p>		1000	New application submitted Nov 2010		
Anticipated Completions						
Year	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
No. of completions	50	200	200	200	200	150

North of Whiteley

Sub- region	Status at 19 th November 2010	Total no. of	Next stage of

		dwellings estimated										
PUSH	Allocated as a Strategic site in the Core Strategy, Preferred Option.										3000	Submission of planning application anticipated 2012
Anticipated Completions												
Year	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	
No. of completions	80	150	250	300	330	330	330	330	300	300	300	

Barton Farm, Winchester

Sub- region	Status at 19th November 2010										Total no. of dwellings estimated	Next stage
Non- PUSH	<p>Allocated as a Strategic site in the Core Strategy, Preferred Option. Previously allocated as a 'reserve' in the WDLPR.</p> <p>Application for 2000 dwellings received by Winchester City Council 23 November 2009 – (09/02412/OUT).</p> <p>Applicants have appealed against non-determination.</p> <p>Housing requirements for non-PUSH area are currently under review. This will effect whether this site should be released.</p>										2000	Appeal Inquiry scheduled to start 8 February 2011.
Anticipated Completions												
Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23		
No. of completions	50	100	200	300	300	300	300	300	100	50		

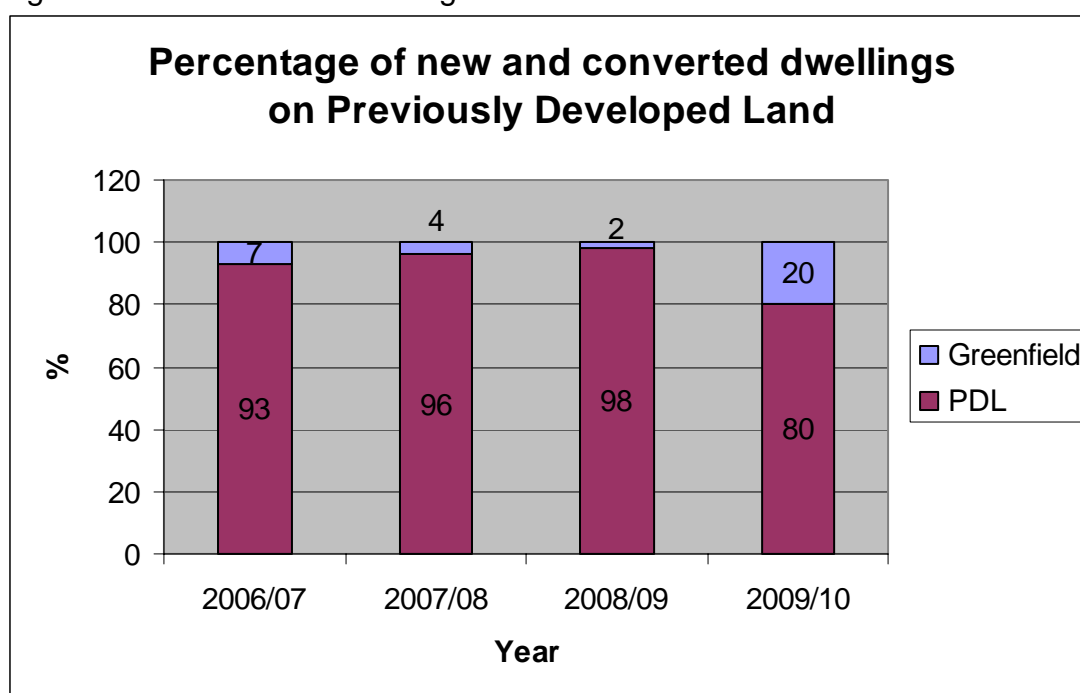
36. In addition to the three strategic sites outlined above, the trajectory demonstrates that further greenfield releases would be needed in the District to meet the South East Plan housing provision. However, the

Coalition government has announced its intention to abolish regional strategies and the City Council is undertaking a review to produce a locally-derived housing requirement. The need for the allocation of further sites will depend on the outcome of this review and be set out in the Core Strategy as necessary.

CI. H3 - New and converted dwellings – on previously developed land (PDL)

Year	Number of gross new dwellings built on PDL	Number of gross dwellings built on greenfield	Total number of gross completions
2009 -2010	264 (80%)	64 (20%)	328

Fig 1: New & converted dwellings on PDL



NOTE: The definition of Previously Developed Land during the monitoring period (used to derive the above figures) included residential gardens. PPS3 was amended in June 2010 to remove gardens from the definition of PDL and this will be reflected in future AMRs.

LI. 1 - Development within policy boundaries

Net number of completions within policy boundaries	Net number of completions at West of Waterlooville MDA.	Net number of completions in H4 Settlements	Net number of completions in the countryside	Total number of net completions
220 (77%)	22 (8%)	6 (2%)	38 (13%)	286

Table 10: Completions in H.3 settlements

H.3 Settlement	Number of net completions on previously developed land	Number of net completions on Greenfield land	Number of net dwellings completed
Bishop's Waltham	25	0	25
Cheriton	0	0	0
Colden Common	14	0	14
Compton Down	2	0	2
Corhampton	4	0	4
Denmead	2	0	2
Droxford	1	0	1
Hambledon	0	0	0
Hursley	1	0	1
Itchen Abbas	0	0	0
Kings Worthy	-6	0	-6
Knowle	0	0	0
Littleton	7	0	7
Micheldever	2	0	2
Micheldever Station	0	0	0
New Alresford	26	0	26
Old Alresfird	0	0	0
Otterbourne	1	0	1
South Wonston	2	11	13
Southdown	3	0	3
Southwick	0	0	0
Sparsholt	0	0	0
Sutton Scotney	5)	0	5
Swanmore	5	0	5
Twyford	4	0	3
Waltham Chase	4	0	4
West Meon	0	0	0
Whitley	0	0	0
Wickham	0	0	0
Winchester	107	0	107
Total	209	11	220

LI.3 - Number of net completions in H4 settlements

H.4 Settlement	Number of net completions on previously developed land	Number of net completions on Greenfield land	Number of net dwellings completed
Compton Street	-1	0	-1
Crawley	1	0	1
Curdrige	1	0	1
Durley Street	1	0	1

Martyr Worthy	3	0	3
Meonstoke	2	0	2
Shirrell Heath	-1	0	-1
Total	6	0	6

LI.4 - Residential development in the countryside

Net number of completions on previously developed land	Net number of completions on Greenfield land	Net number of dwellings completed
7	31	38

Table 11: Types of dwellings completed in the countryside

Category	Policy	Net completions in the countryside
Exception Site	H6	26
Agricultural or forestry workers	CE.20	1
Reuse and conversion of rural buildings	CE.24 (HE.17, CE.25, CE.20)	6
Replacement dwellings	CE.23 (C19 of Local plan 1998)	3
Staff accommodation	CE.26	1
Mobile Home (for use by agricultural or forestry worker)	CE.19	1
Total		38

37. LI.1 – LI.4 illustrate that the majority (76%) of housing completions have been within policy boundaries. Within H3 settlements, all developments were on previously developed land (based on the definition in the pre-June 2010 version of PPS3), with the exception of 11 at South Wonston. Although the land on which these dwellings were developed is classed as greenfield (being former stables) it is within the H.3 settlement boundary. With the removal of policy boundaries around some smaller settlements, development at these settlements has been subject to sustainability criteria (policy H4 and SPD on Infilling). The data above shows that very few dwellings have been permitted in these settlements. Only 6 dwellings were completed in H4 settlements during this monitoring year. All of these dwellings are on PDL (pre-June 2010 definition). Of the 38 dwellings completed in the countryside this last year, 26 were comprised of two exception sites, with 12 dwellings built at Littleton and a further 14 at Swanmore (see indicator LI.5)

Housing Needs (H5-H7, H9-H10)

Cl. H4 - Net additional pitches (Gypsy and Traveller)

Number of new pitches completed	Number of existing pitches lost as a result of development or closure	Net additional pitches
0	0	0

Table 12: Gypsies, Travellers and Travelling Showpersons Sites in the District

Category of site	2008 observation	2009 observation	2010 observation
Gypsy caravan sites with planning permission	9 sites, 15 caravans/mobile homes. Approx 10 pitches	9 sites, 16 caravans/mobile homes. Approx 14 pitches	9 sites, 17 caravans/mobile homes. Approx 14 pitches
Gypsy caravan sites without planning permission	4 sites, 10 caravans/mobile homes. Approx 5 pitches	7 sites, 13 caravans/mobile homes. Approx 10 pitches	7 sites, 13 caravans/mobile homes. Approx 10 pitches
Traveller sites without permission (private land)	4 sites, 22 caravans and one tent	0	Data not available
Travelling Showperson sites with planning permission*	4 sites, 11 caravans/mobile homes. Approx 7 pitches	4 sites, 13 caravans/mobile homes, Approx 11 plots/pitches	4 sites, 23 caravans/mobile homes. Approx 15 plots/pitches
Travelling Showperson sites without planning permission	2 sites, 15 caravans/mobile homes. Approx 7 pitches	1 site, 10 caravans/mobile homes. Approx 6 plots/pitches	1 site, 10 caravans/mobile homes. Approx 6 plots/pitches

*the status of some of the plots at Micheldever is currently unclear and enforcement investigation is ongoing. The conclusion of this investigation may result in a change in the number of plots/pitches in future years.

Commentary

38. For this monitoring period, a second mobile home has been approved at the Rambling Renegade site, Shedfield. This does not equate to a new pitch, just an additional mobile home, as they both belong to the same household. Table 14 gives an overview of the gypsies, travellers and travelling showpersons sites in the District. In addition to the sites above, there are also five additional travelling showmen sites in the

District, which have the benefit of lawful use, two of which are large sites, but the number of pitches is unknown.

39. In addition to these private sites, there is one large public site for gypsies at Tynfield, which comprises 18 pitches. The recently completed Hampshire-wide Gypsy and Traveller Assessment showed a need for 18 new permanent pitches for South Hampshire and 41 transit pitches across the whole of the County. However, the emerging Partial Review of the South East Plan dealing with gypsies and travellers is not being taken forward and the government has now stated that local authorities should plan locally for provision for gypsies and travellers. The Core Strategy will need to address this issue.

40. Following the Government Office for the South East's recommendation to the Secretary of State, Policy CE27 of the WDLPR 'Sites for gypsies and travelling showpeople' was not saved in June 2009. Nevertheless, adequate provision is still required to be made and can be considered as part of the fulfilment of housing needs under saved policy H6 of the WDLPR as above.

CI. H5 - Gross affordable completions

Social rent homes provided	Intermediate homes provided	Affordable Homes Total
67	16	83

41. The figures entered for Core Indicator H5 are based on housing completions in the District between April 2009 and March 2010. This differs from the HSSA return submitted by Winchester City Council for NI 155, which is set out in table 11 below.

Table 13: NI 155 2010

Social rent homes provided	Intermediate homes provided	Affordable Homes Total
99	17	116

42. The difference is due to the assessment of when dwellings are completed. In addition the NI 155 return includes accommodation which does not fall within the definition of a 'dwelling', used by Hampshire County Council

43. Policy H.3 of the South East Plan requires 25% of all new housing to be social rented accommodation and 10% intermediate affordable housing

44. Policy H.5 of the WDLPR sets out a range of thresholds and percentages of affordable housing. A Strategic Housing Market Assessment was carried out for the District in 2007 and the results of

this will influence future affordable housing policies in the Core Strategy.

45. Affordable housing completions for 2009 – 2010 are higher than those recorded for the previous monitoring year. The completion of two exception sites, and a significant number of units being completed at large sites in the District (for example Winton house, Winchester and West of Waterlooville) have contributed to this.

EXCEPTION SITES

LI.5 - Number of dwellings completed on exception sites 2009 – 10

Site	No of dwellings completed
Land at Dodds Lane, Swanmore	14
Land between Rozelle Close and Larch Cottage, Main Road, Littleton	12
Total	26

LI.6 - Number of dwellings permitted on exception sites 2009 – 10

Site	No of dwellings permitted
Hartridge and Sons Ltd, West Street, Hambledon	9

46. As part of providing affordable housing, Policy H.6 allows for the development of housing outside of settlement boundaries as an 'exception' to policy if the development is purely for affordable housing to meet identified local need. Two exception sites were completed during the monitoring period.

47. One further exception site was approved during the monitoring period on the edge of Hambledon. Part of the site falls within the settlement boundary, and part outside. In total 28 dwellings have been permitted, with nine being affordable housing (32%) and considered as an exception to policy as they fall outside of the H3 boundary. It is anticipated that the site will be completed by 2012.

Housing Quality

CI. H6 - Housing Quality – Building for Life Assessments

Commentary

48. An indicator of the quality within new housing developments is the number and proportion of total new builds (of 10 or more) which reach very good, good, average and poor ratings against the Building for Life criteria. Building for Life criteria includes measurements of the 'future-proofing' or adaptability of a home, together with good design and layout criteria.

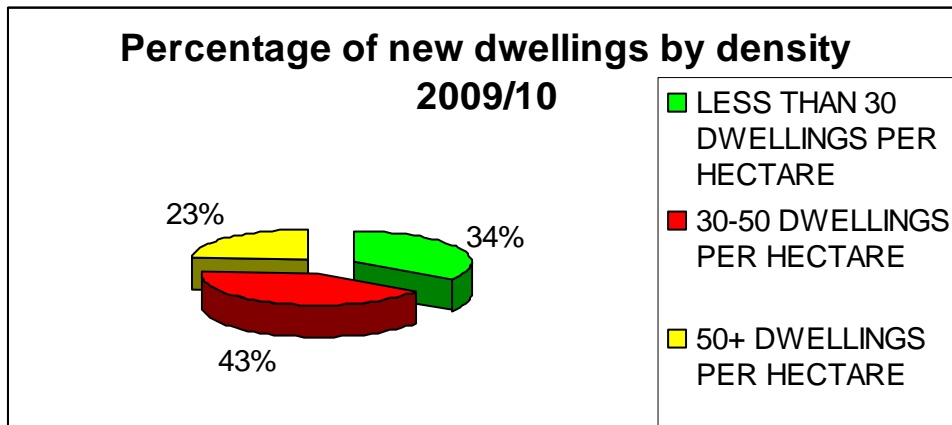
49. Although initial training has been undertaken, WCC does not have any trained assessors to conduct assessments of these large sites. RSLs are required to undertake self-assessments of their schemes as part of their application for grant funding. Therefore most housing association housing should have undergone some degree of Building for Life assessment. Any person can carry out an informal assessment of a scheme; however, to date no applicants have done so in this District. No schemes have been granted a Building for Life award in Winchester District, throughout the operation of the scheme.

50. The government has recently withdrawn funding for CABE, the body which administers Building for Life. The future of the scheme is therefore in doubt. WCC will consider the feasibility and costs and benefits of training formal assessors in the future, particularly taking into account the governments' intended review of monitoring requirements proposed for early 2011.

DENSITY

LI.7 - Density of new dwellings

Figure 2: Density of new dwellings



LI.8 - Average density of new dwellings

Year	Average density of new dwellings
2009 – 2010	37 dwellings per hectare
2008 – 2009	37 dwellings per hectare
2007 – 2008	44 dwellings per hectare
2006 – 2007	58 dwellings per hectare
2006 – 2010	46 dwellings per hectare

Commentary

51. Planning Policy statement 3 (PPS 3) states that local planning authorities may wish set out a range of densities across the plan area rather than one broad density range. The pre-June 2010 version of

PPS3 was current during the monitoring period and advised that 30 dwellings per hectare (d.p.h) net should be used as a national indicative minimum to guide policy development and decision-making, until local density policies are in place. The South East Plan sets out an overall regional target of 40 dwellings per hectare over the Plan period. Local Plan Policy H7 requires residential developments capable of accommodating 2 or more dwellings to achieve a net density of 30 – 50 dwellings per hectare, and the potential for a higher density to be utilised on sites close to town centres or public transport corridors.

52. As set out above, the monitoring of the density of residential completions should be based on the net area. However it is not always possible to establish this and so the local indicator is based on a mixture of net and gross figures.
53. Local Indicator 7 shows that 66% of completions in 2009/10 in the District were at a density of 30 dwellings per hectare or above. Of the 34% of sites with a density of fewer than 30 d.p.h, a significant proportion is on single dwelling sites.
54. Local Indicator 8 demonstrates that overall, the average density of residential completions continues to exceed the 40 d.p.h sought by the South East Plan.

MIX

LI 9 -Percentage of residential completions 1 or 2 bed

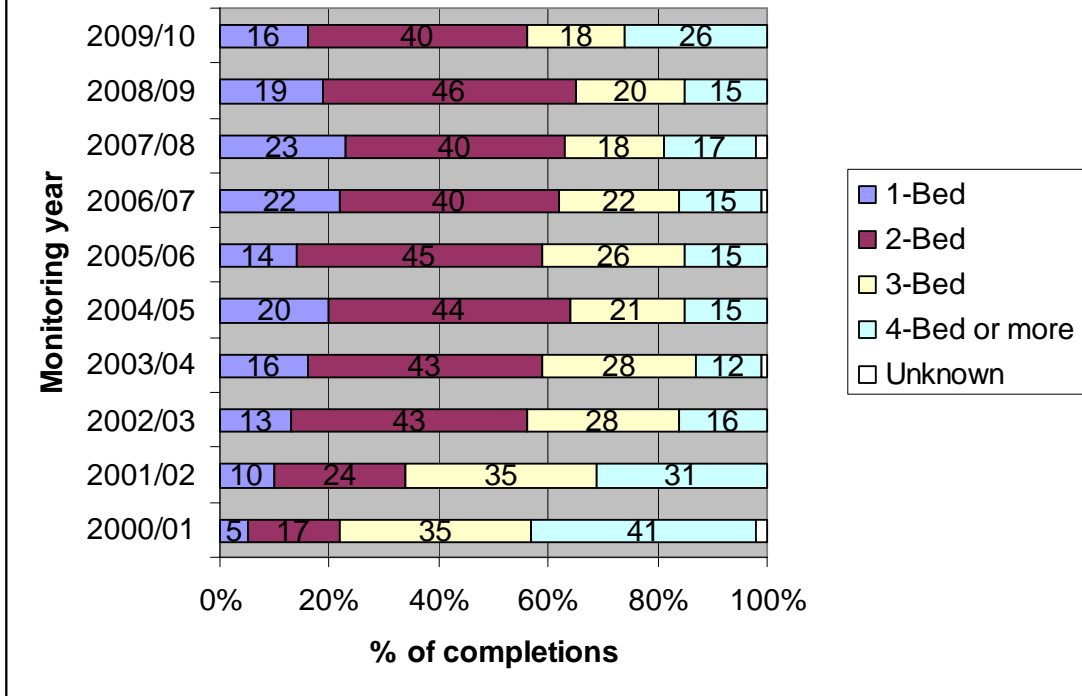
	50% of residential completions to be 1 or 2 bed Units	Target met
2009/2010	56%	✓
2008/2009	65%	✓
2007/2008	63%	✓

Table 14 Gross completions by bedroom type 2009 – 2010 (source: Hampshire County Council)

	1 bed	2 bed	3 bed	4 bed or more	Mobile
Gross completions	54	131	85	84	1
Percentage of gross completions	16%	40%	18%	26%	0%

Figure 3: Completions by number of bedrooms since 2000/01

Percentage of completions by number of bedrooms



Commentary

55. The housing mix policy was introduced as Supplementary Planning Guidance in 2000 and was carried forward as Policy H7 (i) of the WDLPR. It requires 50% of housing development to be small (1 or 2 bedroom) units. It was initiated as a response to the trend for building larger houses, resulting in a lack of a range of dwelling types and sizes and tenures provided.

56. For the 2009 – 10 period 56% of all completions were for small units. This continues the trend of meeting the 50% target which has been exceeded since the 2002/03 monitoring period.

57. The evidence base for the Core Strategy has demonstrated that there is now a shift in the housing mix requirement towards 2 and 3 bed family houses. This need is reflected in draft policy CP17 of the Core Strategy Preferred Option and in the Interim Policy Aspirations which are in the process of being adopted as non-statutory policies.

Healthy Lifestyles

58. The SCS aims towards healthy lifestyles. Contextual Indicators relating to the health and wellbeing of society are in the Profile section of the AMR, as they have only an indirect relationship with planning policies. These include statistics relating to death rates, participation in

sport and perceptions of anti-social behaviour. This is an important theme of the SCS as repeated surveys have indicated that fears relating to crime and personal safety are very important to the local population. DP.3 sets out the general design criteria for new developments. This includes natural surveillance of routes and spaces and links to the principles of 'Secured by Design'. One of the aims of the policy is to reduce the opportunity for, and fear of, crime and antisocial behaviour. Safe and secure environment also has links to other policies relating to design, landscaping and housing. No indicator has been developed to monitor DP3. The wide-ranging nature of this policy does not lend itself to numerical evaluation. However, the contextual indicators on people's perception of crime are set out in the Profile of the District.

59. There are land use implications arising from the desire for healthy lifestyles. The planning policies of the Council seek to provide opportunities for recreation and sport via the protection of recreation/amenity space (RT1, RT2, RT3) and the allocation of sites for future recreational use (RT5). RT4 seeks the provision of open space in relation to new developments and is linked to a well established Open Space Strategy and funding system to attain this. Local indicators below report on the recent achievements of this scheme.

Recreation (RT4)

LI.10 - Open Space provided in association with new developments 2009-10

Site	Area Provided 2009 - 2010
The Copse, Colden Common	385 m ²
John Arlott Drive, Alresford	301 m ²
Downlands Way, South Wonston	1325 m ²
Thornton Close, Alresford	892 m ²
Meon Grange, Corhampton	3382 m ²

LI.11 - Open Space Fund Receipts

2009 – 2010: £255,350.39

Figure 4: Open Space Fund Receipts 1996-2010

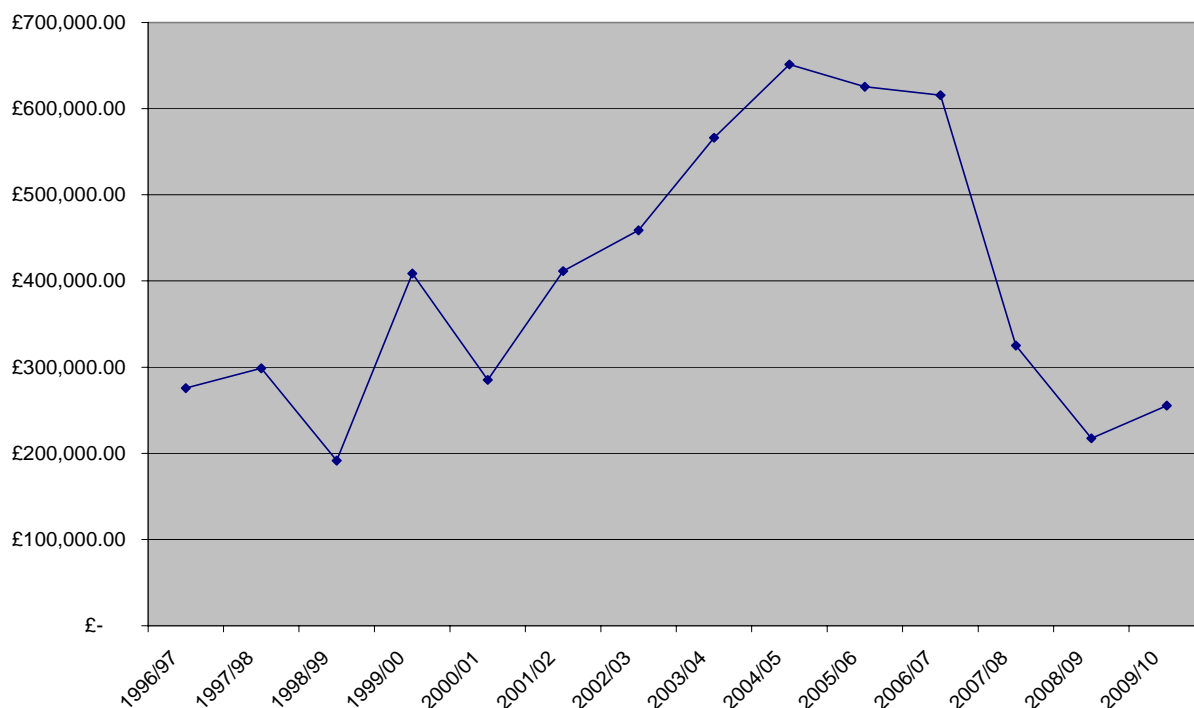


Table 15: Amounts released from the Open Space Fund 1st March 2009 – 28th February 2010

Parish	Scheme Details	Date	Amount Released
Bighton	New public open space and play equipment	Jun-09	23,344.00
Bishops Waltham	new play equipment at Priory Park	Feb-10	65,796.00
Compton & Shawford	safety surfacing to play area	Dec-09	13,865.00
	play equipment	May-09	11,046.00
Meonstoke	safety surfacing	May-09	3,371.00
	sports equipment	Mar-09	325.50
Curdridge	tree work to sports ground	Dec-09	5,049.00
	new access to sports ground	Jul-09	5,531.50
	tree work to play ground	Mar-09	1,312.00
Denmead	recreation ground car park work	Feb-10	90,000.00
	playground re-furbishment	Jul-09	20,000.00
	professional fees	May-09	3,750.00
Hursley	fencing to play area	Mar-09	1,266.00
Itchen Valley	cricket pavilion improvements	Nov-09	10,000.00
Kingsworthy	over 60's exercise equipment	Mar-09	12,244.00
	landscape improvements to Firs Cres POS	Mar-09	4,845.82

	contribution to Henry Beaufort School MUGA	Jun-09	1,000.00
	access improvements to Eversley park	Jul-09	6,061.00
	improvements to Church Green POS	Jun-09	27,462.20
Littleton & Harestock	Henry Beaufort sport contribution	Jun-09	7,500.00
	play equipment	Oct-09	5,629.00
Micheldever	Play area at east Stratton Village Hall	Jul-09	22,478.00
New Alresford	Petanque court	Mar-09	3,850.00
	new play equipment	Jun-09	5,508.00
	professional fees	Jun-09	450.00
	new benches in Arlebury Park	Jul-09	1,270.00
Owslebury	play and sport improvements	Jan-10	7,117.57
Shedfield	changing facilities at Rec	Apr-09	58,331.72
Soberton	play facility	Apr-09	18,808.00
South Wonston	play equipment	Jan-09	527.37
	vehicular barrier in Park	Jan-10	1,257.00
	South Wonston sports pavilion	Jan-10	5,097.95
Swanmore	skateboard equipment	May-09	1,815.00
	benches, bins and bike racks	May-09	1,478.12
	gates to recreation ground	Jun-09	457.57
Twyford	play equipment Ballards Close	Oct-09	6,000.00
West Meon	play equipment	Oct-09	6,900.00
Winchester	play area surfacing Walpole Road	Mar-10	20,265.53
	swings and safety surfacing Taplings Rd	Mar-10	12,565.00
	play equipment Somers Close	Jan-10	75,250.00
	play equipment Teg Down Meads	Jan-10	15,500.00
	play equipment Dean Park	Jan-10	34,229.36
	artificial turf pitch H. Beaufort School	Jun-09	130,000.00
	basket ball facility Somers Close	Oct-09	2,686.00
	safety surfacing Somers Close	Jul-09	4,840.00

Commentary

60. Policy RT.4 requires new residential developments to provide appropriate amounts of space and facilities provision for children's play sports grounds and general use, where a deficit exists. The above local indicators give details of the income and the amount released from the fund during the monitoring period. Figure 1 above shows a slight increase compared to the previous year; however the amount of income is still significantly lower than in the years up to 2007. This reflects the smaller amounts of housing starts/completions in recent years.

61. The Open Space fund has now been in place in parts of the District for 18 years. It is recognised that open space and recreation now forms

an essential part of the wider infrastructure needs associated with new development and there is likely to be a need for changes to the approach currently applied through the Open Space Fund, with a broadening of matters falling under the 'open space' umbrella. This will be introduced either in the Core Strategy or another Local Development Document, as appropriate, and will also be dependant on whether and when the Community Infrastructure Levy is introduced. In the meantime, the current Open Space Funding System will continue to operate, and the District will continue to rely on the annual assessment of play areas and sports grounds contained in the Open Space Strategy.

LI.12 - Improvement in recreational provision (RT5 and other allocations)

Allocation	Current status
Bushfield Camp (W.3)	Part of a Strategic Allocation in the emerging Core Strategy.
North of Stockbridge Road/west of Littleton road, Winchester (RT.5)	No progress – unlikely to be implemented.
East of Mill Lane, Wickham (RT.5)	No progress
Area between Abbey Mill and Palace House (S.4)	No progress, although planning applications on adjacent site may provide for improvements in this area
Public footpaths proposed in Kings Worthy (S.9)	Completed

Commentary

62. In addition to promoting improvements in recreational provision in all settlements in the District, RT.5 also allocates land adjacent to the larger settlements with the most serious shortfalls, identified through the annual assessment of play areas and sports grounds, set out in the Open Space Strategy. The requirement for the allocation of land for future recreational use is being reviewed as part of the emerging Core Strategy in the light of the Council’s Open Space Sports and Recreation Study which was completed in 2008.

63. Bushfield Camp in Winchester is subject to policy W.3 which allows for open sports, informal recreation and small-scale tourism related uses on the site. It has not been possible to progress this proposal, however the emerging Core Strategy makes a strategic allocation for this site which would bring forward a large part as informal recreation.

64. Policy S.4 states that “the area between Abbey Mill and Palace House in Bishops Waltham is suitable for development as informal public open space and for the provision of a carefully designed and landscaped car park.” Planning permission had been granted a mixed use scheme which would implement the requirements of this policy. A new application is now being considered by for this site the Council. Both of these applications would provide for the improvements sought by S4.

Policy S.9 provides the opportunity for public footpaths along disused railway lines in Kings Worthy. Public footpaths/bridleways have now been provided. This policy no longer needs to be monitored, but is included in this AMR for the purposes of completeness.

THEME TWO: PROSPEROUS ECONOMY

CI. BD1 - Amount of floorspace developed for employment by type

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Gross external	2887	4028	0	442	223	3549	1823	12952
Gross internal	2779	3877	0	425	215	3416	1755	12466
Net internal	1659	-1356	0	-757	215	2559	1755	4075

*figures may not tally due to rounding

CI. BD2 - Total amount and percentage of employment floorspace, on previously developed land – by type (gross m2)

Completed floorspace (m2)	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
Total Gross (internal)	2779	3877	0	425	215	3416	1755	12466
Gross PDL completions (internal)	2779	3877	-	223	0	2152	549	9580
% gross on Previously developed land	100%	100%	-	52%	0%	63%	14%	77%

CI. BD3 - Employment land available – by type

(i) sites allocated for employment uses in Development Plan Documents	6.30ha
(ii) sites for which planning permission has been granted for employment uses, but not included in (i)	67.28ha
Total employment land available	73.58ha

Table 3: sites allocated for employment/mixed use in WDLPR

Site location	Policy	Area of site (ha)	Status	Available ha (with no planning permission)	Available ha (with planning permission), not yet completed
West of Waterlooville	MDA1	30	Planning permission issued 01.04.08	-	30
Hilson's	S7	4.1	No planning	4.1	-

Road, Curdridge			applications received		
Solent 1, Whiteley	S13**	9.8	Remainder under construction	-	9.9
Solent 2, Whiteley	S14	8.7	Part completed, part not started, permission issued 11.08.08	-	3.19
Little Park Farm, Whiteley	S15	1.3	No planning permission	1.3	
Abbey Mill, Bishops Waltham (mixed use)	S3	1.9	Planning permission issued 07.01.08	-	2.44*
Freeman's Yard, Cheriton	S6	1.10	Planning permission issued 08.10.07 – not commenced	-	1.10
Station yard, Sutton Scotney (mixed use)	S10	1.6	No permission	0.90	-
Other sites with pp but not yet complete	-	-	-	-	22.69
Total		58.5		6.3	67.28

* the site approved is larger than the WDLR allocation site.

**policy not saved June 2009

Commentary

65. The employment information contained within this AMR has been compiled by Hampshire County Council from planning permissions and completions information. Historically, floorspace figures have related to gross external floorspace rather than gross internal as required by the DCLG Core Indicators. The new standard 1APP form now requires net floorspace information to be submitted and came into effect on 1st April 2008. Permissions which specify amounts of net floorspace information will therefore gradually emerge over the next few years. In the interim, this AMR has estimated net floorspaces for the current year, using the formula proposed in the DCLG Core Indicators Update 2008. When calculating gross to net floorspace, a 3.75% reduction has been made, as suggested in the guidance.

66. Core Indicator BD1 shows that 12,466m² gross internal employment floorspace was completed for the monitoring period 2009 –10. 14 schemes in total were completed during this year, mainly comprised of three schemes in each of the categories B1, B1a, B8 and B1-B8 as shown in the table above. Two B1c schemes were completed. In the past, planning permissions have often allowed for industrial development to be completed for any use within B1-B8, without the amounts for each use class being further specified. With the use of 1APP, more information regarding development amounts in each sub category is becoming available and this is being reflected in the permissions granted. For this monitoring year, the amount of development within the wide-ranging B1-B8 category is slightly less than in previous years.
67. The highest amount of completed floorspace in any one category is B1a, with B8 and B1a comprising most of the rest of the floorspace. As in previous years, this illustrates the importance of office (B1 and B1a) within the District. Conversely, the low amounts of light and general industry (B1c and B2) illustrate the low levels of development in this sector. The amount of storage and distribution being built is unusually high during this monitoring period, when compared with previous years. Most of this is comprised of one development of 2,236m² at Hill Farm, Swanmore. The three B8 developments completed this year were all at farm sites. This is compared to 08/09 where there was 280m² of B8 development and 07/08 where there was none at all. A summary of the Use Class Order is set out in Appendix 8 for reference.
68. In past years there have been very large amounts of B1 and B1a development, as large sites and allocations were developed. The amount of this has fallen considerably in the last two years, as has the amount of completed floorspace overall.
69. It is likely that the overall fall in completed development and the fall in B1/B1a over the past two years is a result of the current recession, combined with the fact that some of the larger site allocations in the District have already now been completed. That there has been such an increase in the amount of B8 built as a proportion of total development is also a reflection of this combined with the fact that B8 developments tend to have large volumes of floorspace by their very nature, so that a small number of B8 schemes may have a disproportionate effect on District floorspace figures.
70. The largest single development this year was for 2,870m² gross for B1a office use, by redevelopment and extension at the existing HCC offices in Winchester. The next largest development was for 2,490m² at a new 4 storey office building for Basepoint in Winnall industrial estate, Winchester. This organisation offers start-up premises at discounted rates for small businesses. This development involved the loss of some 1,164m² warehouse from the previous use of the site, but

is still a substantial development in the town. A refrigerated storage building was completed at Hill Farm, Swanmore which involved 2236m² of B8 use. Apart from these three developments and a 918m² storage building at St Clairs Farm Corhampton, all the other completions this year have been within the range 210-684m².

71. It is of interest to note that no progress has been made on any of the sites allocated for employment in the WDLPR in the last year, - including major allocations now with planning permission at S13 (remainder of Solent 1) and S14 (the remainder of Solent 2) - whereas this has been the case in the past. This is likely to be a reflection of the current economic situation.

Rural Economy

LI. 13 - Completed employment floorspace of non-residential buildings in the countryside (gross external)

	Gross floorspace completed (m ²)
Floorspace developed for employment in countryside locations 2009-10	6106m ²
Total floorspace developed for employment 2009 - 10	12952 m ²

72. Policies in the Countryside and Natural Environment chapter related both to farming and forestry and the rural economy. Local Indicator 13 shows that 47% of employment floorspace completed in the District during 2009/10 was for the development of employment floorspace in the countryside. In fact, 9 out of the 14 developments showing completed floorspace in the last year were at farm locations, rather than at the employment site allocations or within settlements. It has already been noted that several of the largest employment developments in the last year have been for warehouse/storage and distribution developments at three farm sites within the countryside. This demonstrates that in addition to the large employment allocations set out in the WDLPR at Whiteley (Solent 1 and 2); the rural businesses make a significant contribution to the overall economy in the District.

73. The SCS encourages the development of long term employment opportunities for local people as a component of moving towards a low carbon economy. It recognises the value of the natural environment and the South Downs National Park in the District's economy. The Council also now has an adopted Economic Strategy which aims to develop the rural economy further.

Town Centre and Retail

CI. BD4 - Total amount of floorspace for 'town centre uses'

(i) the amount (gross and net) within town centres

	A1	A2	B1a	D2	Total
Gross (m ²)	0	0	0	0	0
Net (m ²)	0	0	0	0	0

(ii) the local authority area

	A1	A2	B1a	D2	Total
Gross (m ²)	6218	0	0	0	6218
Net (m ²)	To be finalised	0		0	To be finalised

LI. 14 - Amount of retail floorspace available (with permission but not yet started)

	A1	A2	B1a	D2	Total
Gross (Ha)	12.48	0	0	0.0	12.48

74. The Winchester District Plan Review lists six settlements with retail centres. They are Winchester, Bishop's Waltham, Denmead, New Alresford, Whiteley and Wickham. They were identified due to their importance for a range of retail and other uses. A summary of the Use Class Order is set out in Appendix 8 and this sets out the types of uses permitted within each Use Class.

75. Core Indicator BD4 (i) and (ii) is calculated using the gross internal floorspace. The DCLG guidance requests the amount (m²) of net tradable floorspace of the total gross internal floorspace. This information has yet to be monitored, due to the nature of old application forms. This data should be able to be collected from the new 1APP forms and used as and when these sites are completed.

76. The figures of completed development are likely to be an underestimate for two reasons. Firstly, HCC, who compile this data on behalf of the District, do not collect data on developments of less than 200m². Many retail sites and town centre B1a and A2 units are smaller than this and would not therefore be monitored. The County is considering its position regarding thresholds for monitoring, given the government's intention that all changes should be recorded. Secondly, some changes of use within the 'A' Class do not require planning permission, and would not therefore, be picked up by this monitoring regime.

77. A significant scheme which gained planning permission during the monitoring period is the revised Silver Hill development in Winchester for 9,898m² (gross internal). In 2009-2010 two large retail schemes were recorded as being completed; an extension to Tesco (2,144 m² gross internal) at Winnall in Winchester and a new Waitrose store and 4 separate retail units (3,503m²) at Weeke in Winchester. The only other scheme recorded as complete is the retail element of the Emmanus scheme at Bar End Winchester. This is a scheme primarily

comprised of live/work units for homeless people. There is a small retail element of part of the Emmanus project, where products made by the residents will be for sale. All these schemes are within Winchester urban area, but out of the designated town centre.

78. Construction has not yet started on the Aldi food store at Weeke, Winchester, that was granted on appeal in 2008. The large Silver Hill re-development at Silver Hill, central Winchester has also not started. The developers have gone into administration but it is likely that they will be taken over and the permission is still outstanding at the moment.
79. Consultants NLP have recently completed an update of the 2007 Winchester Town Centre and Retail Study (October 2010). The updated study found that there is little demand for additional retail space in the immediate future, before the economy picks up. This period has been pushed back in time due to the current economic situation. The update confirmed the findings of the earlier study that a considerable amount of new retail floorspace will be required in the longer term, over the next 20 years. This will be mainly for comparison shopping, and it is considered that Winchester town would be the best location for the majority of this.
80. To some extent the lack of completed development is a result of a lack of available sites for retail and town centre development, particularly in the town centre of Winchester. The City is constrained by its historic nature and a lack of potential sites within the existing boundaries of the town centre. The LDF will need to consider the current extent of the town centre and the possible allocation of sites to accommodate expected future growth.
81. There may be some benefits in monitoring the balance of uses within the town centres, or within the primary shopping areas; particularly the balance between A1 and other uses and also in relation to food and drink uses under SF3. Due to the fact that some changes of use in this area do not require planning permission, this would require a manual survey. As part of the Retail Study, NLP has carried out surveys of the uses within the designated Town Centres of the District. It should be possible to monitor any changes in the future from this baseline, should resources permit. It has not been possible to carry out an update as yet. Manual monitoring outside the Town Centres is not considered practicable.

Tourism and Leisure Developments

LI 15 - Number of visitor accommodation bedrooms completed

Location	Description	No. of bedrooms completed before April	No. of bedrooms not started April 2010	No. of bedrooms under construction	No. of bedrooms completed 2009 - 10

		2010 (listed applications only)			
Land at Morn Hill, Alresford Road, Winchester	120 bed hotel	0	0	0	120
South Winchester Golf Club, Winchester	Erection of holiday chalets	9	11	0	0
YMCA National Centre, Curdridge	72 bed accommodation building	Loss of 96	0	72	0
Total			11	172	120

Source: Hampshire County Council

82. Although Winchester is a popular visitor destination, overnight stays are only a tiny proportion of the total visitor market, which is dominated by less lucrative day visits, which also have a negative impact on the local environment. A tourism strategy has been developed by Winchester City Council, and this has informed the objectives of the Sustainable Community Strategy.

83. Policies RT.15 and RT16 relate to the development or improvement of facilities and accommodation in the District. A new 120 bed Holiday Inn hotel has been completed at Morn Hill, just outside Winchester, during the monitoring period. As can be seen from the data above, although only one development has been completed during the monitoring period, a significant amount visitor accommodation is under construction, or is in the pipeline.

THEME THREE: HIGH QUALITY ENVIRONMENT

84. Securing a high quality environment for everyone in the Winchester District is a key outcome of the Sustainable Community Strategy. This theme links to many policies in the WDLPR. It includes the built and natural environments and also sustainability issues. It covers using resources in a sustainable way, reducing greenhouse gas emissions, valuing the natural and built environment and heritage that the District has to offer and minimizing the impact of traffic and transport.

85. WDLPR policies in the High Quality Environment Theme are as follows (only those identified in bold text are monitored in this section):

Chapter	Issues	Policies
3. Design & Development Principles	Principles for all new development, Infrastructure for new development	DP1 – DP5, DP6*, DP8*, DP9 – DP14, DP15*
4. Countryside and Natural Environment	Gaps, Essential services, landscape, Nature Conservation, extension & replacement of dwellings	CE1 –CE3, CE4 - CE6, CE7*, CE8, CE9 – CE11, CE12*, CE23
5. Historical Environment	All Historical Environment chapter	HE1 – HE12, HE13*, HE14, HE15*, HE16*, HE17
9. Recreation and Tourism	Tourist & leisure facilities in the countryside	RT18, RT19*
10. Transport	New development, transport related development	T1 – T6, T7*, T8*, T10*, T12
11. Winchester	Site proposals	W1, W4 – W7, W8*, W9
13. Settlements	Site proposals	S1, S5, S8, S16

The Core and Local Indicators relating to this area cover flooding and water quality, biodiversity, countryside gaps, conservation areas and historic buildings and site proposals which fall within this theme.

Flooding and Water Quality

CI. E1 - Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality (DP8)

Commentary

(i) Flood defence grounds

86. The information regarding this aspect of the indicator is not yet available from the Environment Agency. However, it is of note that since this indicator has been reported, no applications have been approved by the Council contrary to EA advice on flood defence grounds. In many cases where the EA has made an objection, the application has either been refused or withdrawn. In the other cases, either revisions or negotiations have resulted in the withdrawing of the objection, or it has been possible to grant planning permission with conditions that would mitigate the concerns of the EA.

(ii) Water quality

87. Information is available for the monitoring year 2009/10 for this aspect of the indicator and shows that the EA did not make any objections to planning applications on the grounds of water quality in Winchester District in this period.

Biodiversity

CI. E2 - Changes in areas of biodiversity importance

Designation	Area in WCC
SAC	182
SPA	23
RAMSAR	23
SSSI	1313
NNR	103
LNR	52 56
SINC	6603
SINC amounts (previous years)	6570 (2009) 5667 (2008) 6562 (2007) 6484 (2006)

88. The amount of land subject to designation has remained the same since AMR monitoring commenced in 2006, with two exceptions. This year, the area of Local Nature Reserve has increased as Claylands has been designated a LNR. The other change is an increase in the area of SINC. As can be seen from the table, the amount of land designated as SINC has so far increased on a yearly basis. 14 new SINC sites were designated by HCC in this year and together with amendments to areas of SINC sites (boundary adjustments and re-surveys) the increase in area is almost 33ha.

Table 16: Change in Number and Area of SINC Designation

SINCS	WCC sites (no)	WCC sites (area)
Total sites (2008/09)	648	6,570.28
New sites	14	30.16

Amended sites	29	2.60
Deleted sites	-	-
Total sites (2009/10)	662	6,603.04
Net change	14	32.76
Net change	-	0.50

LI. 16 - Improved local biodiversity (NI 197)

Table 17: Management status of SINCs

	Positive		Negative		Unknown	
	2010	2009	2010	2009	2010	2009
WCC	44	43	4	4	52	52
HCC	44	42	7	6	49	52

89. This indicator looks at the proportion of local sites where positive conservation has been or is being implemented. Although not a DCLG Core Indicator, this information is a National Indicator, which can assist in identifying where management schemes have been implemented as part of a planning permission. There are very little changes from last year's figures and it is unfortunate that the management status of most SINCs is still unknown.

Table 18: Conditions of SSSIs

	Favourable	Favourable	Unfavourable Recovering	Unfavourable Recovering	Unfavourable No Change	Unfavourable No Change
	Ha	%	Ha	%	Ha	%
WCC	400.51	30.5	483.33	36.8	237.44	18.1
HCC	15404.36	30.5	29,426.67	58.2	1,830.07	3.6

	Unfavourable Declining	Unfavourable Declining	Part Destroyed	Part Destroyed	Destroyed	Destroyed	total
	Ha	%	Ha	%	Ha	%	
WCC	175.98	13.4	0	0	15.38	1.2	1,312.64
HCC	3,861.82	7.6	4.6	0	27.04	0.1	50,554.73

Local Indicators on Priority habitat and Priority Species

90. Priority habitats and species are those identified as such in the Hampshire Biodiversity Action Plan (BAP). Changes in priority habitat and species by type was a Core Indicator until the government's revision of Core Indicators in 2008. Despite this, HBIC is continuing to gather this information, particularly as much BAP habitat and many BAP species lie outside the designated sites. The full extent of priority habitats and species is not yet known and is difficult to calculate because of the dynamic state of the countryside and the difficulty in accessing areas. Currently, most changes in areas of habitats are likely to be due to more comprehensive recording or re-classification, rather than actual gains/losses in sites.

Extent of BAP Priority Habitats in Winchester and Hampshire

Table 4: Biodiversity Action Plan (BAP) Priority Habitats in Area (Ha) (to be updated)

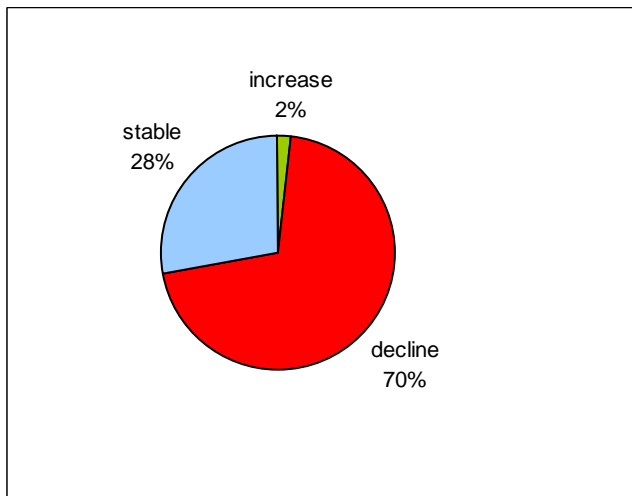
BAP Priority Habitat	Hants 2008	Hants 2009	WCC 2008	WCC 2009
Arable Field Margins	31	31	1	1
Lowland Calcareous Grassland	2,180	2,200	433	428
Lowland Heathland/Lowland Dry Acid Grassland	14,094	14,707	14	13
Coastal Saltmarsh	1,727	1,728	2	2
Intertidal Mudflats	3,692	3,618	6	6
Lowland Mixed Deciduous Woodland	46,862	46,283	6,578	6,578
Wood-Pasture and Parkland	4,690+	1204 +c4,690	-	120
Lowland Meadows	1,877	1,777	339	322
Purple Moor Grass and Rush Pastures	234	333	36	45
Coastal and Floodplain Grazing Marsh	8,187	857	1,105	1
Wet Woodland	1,774	1,949	250	254
Rivers	632	632	118	118

91. There is a UK BAP list of some 1149 priority species. A selection of 50 representative species has been selected in Hampshire, which have a general geographic spread and for which data is widely available.

Fig 5: Summary of trends for 50 Hampshire BAP species (to be updated)



Fig 6: As assessed for 2000 BAP



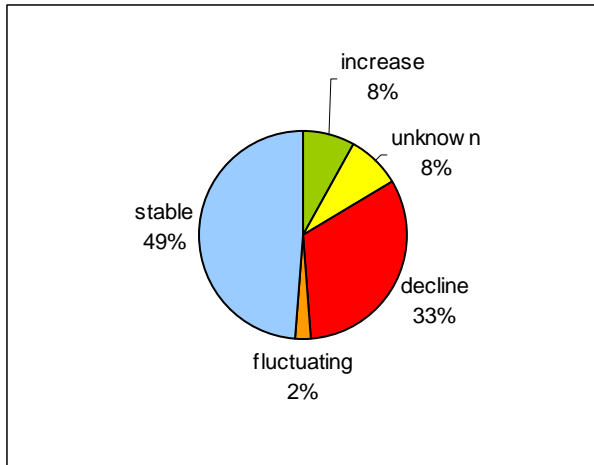


Fig 7: Trends 1999 - 2009

92. The last decade has seen rates of declines slowing for many of Hampshire’s BAP priority species. There are, however, concerns that “Stable” for some species means stabilised at low levels i.e. the species had previously declined by a lot and has now levelled off at low levels, rather than stabilising at a high (long-term sustainable) level. Since reporting in 2009 the number of species showing a decline has dropped from 42% to 32%, whilst several species have moved into the ‘unknown’ categories where there is uncertainty in the long term as to whether populations are actually increasing or decreasing.

93. The number of the 50 BAP species present in each local authority area has been revised slightly since last year, based on more complete data that HBIC now holds. Whilst it might appear that some species might be expanding or contracting in range more often than not it is about recorder effort

94. Conclusion on habitats and species - The area of designated sites in Winchester appears to be increasing year on year. This may be an indicator that policies CE8-CE10 are working. However, the condition of some of sites may be decreasing; this is a cause for concern when over half of all SINC’s do not have management schemes in place. Regarding priority habitats and species, it is clear from HBIC records that trends need to be assessed over a much longer time period before conclusions can be reached on whether areas/species are declining or not.

Renewable Energy Schemes

CI. E3 - Renewable energy generation (DP15*)

	MW
a) renewable energy developments/installation granted planning permission	3 domestic schemes. Capacity unknown

b) completed renewable energy developments/installations	0
--	---

Commentary

95. No major renewable energy schemes were granted planning permission during this period. The figures above refer to a number of minor applications that were granted. These applications were all for the installation of solar panels on domestic properties. Many small renewable energy generating schemes such as solar panels and domestic wind turbines do not normally require planning permission, so would not be picked up by this indicator. On occasions, the installation of solar panels has been included in a planning permission as part of a larger development, but no details of capacity have been included.

96. An application for three wind turbines has recently been approved at Crawley, near Winchester, but this is outside of the monitoring period. It is recognised that the amount of renewable energy capacity shown for the District is low. The presence of the South Downs National Park has limited the schemes which would be permitted in that area.

97. *Policy DP.15 of the WDLPR dealt with renewable energy schemes. However, this policy was not saved post July 2009 as policies NRM15 and NRM 16 of the South East Plan reflected more recent national guidance and provided more detailed requirements. With the government's intention to abolish Regional Spatial Strategies, it is noted that there would be a policy gap with no up-to-date policy on renewable energy in place. In recognition of this, the Council is in the process of approving Interim Policy Aspirations which include a policy on climate change/sustainability until Core Strategy policies can be statutorily adopted. This states the Council's general support for schemes which generate renewable or decentralised energy,

Countryside and Natural Environment – Gaps

LI. 17 - Number of developments permitted in the Strategic and Local Gaps (net)

Year	Number of net dwellings permitted in the Strategic Gap	Number of net dwellings permitted in Local Gaps	Total number of dwellings permitted in designated Gaps (net)
2008 – 09	0	1	1

98. Policies CE.1 – CE.3 seek to preserve the openness of the countryside and prevent settlements from coalescing, by restricting developments within gaps. For this monitoring period no additional dwellings were permitted in the Strategic Gaps. One dwelling was permitted in the Local Gap between Abbots Worthy and Kings Worthy, which involved the change of use of an existing educational building back to residential

use. This did not involve new development that would impinge on the countryside or Gap and therefore accorded with Gap policies.

Historic Environment

Policies HE5 – HE8 deal with Conservation Areas. There are 37 Conservation Areas in the District.

Policies HE15 and HE16 deal with Listed Buildings. There are 2262 Listed Buildings within the District of which 92% are Grade II, 5.5% Grade 2* and 2.5% Grade I.

LI. 18 - Percentage of Conservation Areas with a Conservation area Appraisal – 8.1%

LI. 19 - Percentage of Conservation areas with a published Management Assessment Plan - 8.1%

LI. 20 - Number of Buildings at Risk in the District

	Number of building at Risk
2008	56
2007	56
2006	49
2005	36

Number of Buildings at Risk is unchanged since last year (56) but a review is currently in progress. First indications are that there will be a substantial reduction in the number of Buildings at Risk remaining on the list because there has been much progress in resolving difficult planning issues and repair projects.

The measure of action on Buildings at Risk has also changed this year for monitoring purposes. Instead of measuring numbers of buildings on the list, a better measurement of the effectiveness of the council's monitoring of historic assets is to count the number of movements up, down, on or off the list during the year. Once the review is complete, this movement will be more apparent and will indicate the actions being taken by the council to negotiate change and take into account deterioration of buildings not previously on the list.

The workload in the Historic Environment Team remains significantly weighed in favour of development management work and there is a particular emphasis on pre-application work especially since the introduction of PPS5 which front loads the requirement for provision of more information and understanding of significance with submission and validation of applications. This work means that other project work such as completion of conservation area appraisals is slower than hoped.

Transport

LI. 21 - Land safeguarded to enable road construction

Site and proposal (policy T.12)	Status
The construction of an east-west bypass for Botley between the A334/A3051 junction and the boundary of the Local Plan area at the River Hamble	safeguarded
The completion of Whiteley Way to a junction with the A3051 Botley Road to the north of Curbridge and improvements to the A2051 between it junction with Whiteley Way and the A334.	safeguarded

99. These two proposals have been safeguarded, however they may need to be reviewed as part of the proposed strategic allocations in the emerging Core Strategy.

Settlement Policies (including Winchester)

LI. 22 - Progress in meeting settlement proposals

Policy & Site	Description	Objective met	Comments
W.4 Bushfield Camp	Allows a Park and Ride car park and associated infrastructure, in association with W.3	Yes – in amended location.	Hampshire County Council constructed a Park and Ride site at Itchen Farm, during the monitoring period. This is an alternative to the Bushfield Camp Site.
S.1 Bishops Waltham ponds	Environmental improvements to the ponds		Proposals to improve south pond have been put forward in conjunction with the proposals for Abbey Mill
S.5 Bishop's Waltham transport	Environmental and safety improvements, encouraging use of distributor road around the centre	✓	Completed Policy not saved after July 2009
S.8 Denmead centre	Improvements to access and parking, pedestrian facilities and environmental enhancement	✓	Completed Policy not saved after July 2009.
S.16 Pegham Coppice	Resist expansion of existing		Development on site has been

(Wickham)	commercial activities		regulated and countryside policies can be used to resist expansion. The policy was not saved after July 2009.
-----------	-----------------------	--	---

Appendix 5: Identified Large Housing Sites

These are sites which have planning permission for 10 or more dwellings at 31 March 2010. The sites are still included in the schedule even once the number of completions left is under 10.

Large sites estimated supply: Non – Push

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/16	OTHER SUPPLY ¹	UNLIKELY	TOTAL SUPPLY
Peninsula Barracks Winchester	135 Built/Occupied, 2 Not Started	2	2	0	0	2	0	0	0	2	0	0	2
Area Between Broadway & Friarsgate Winchester	Not Started	307	307	0	0	0	0	100	100	207	100	0	307
Barton Farm Site Winchester City (North) Andover Road Winchester	Not Started	0	0	0	0	0	0	0	0	0	0	0	0

¹ Other supply is the number of dwellings anticipated to be completed after 2016.

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY ¹	UNLIKELY	TOTAL SUPPLY
Freemans Yard School Lane Cheriton Alresford	Not Started	24	24	0	5	14	0	0	0	19	0	5	24
Land Off Hookpit Farm Lane Kings Worthy	Not Started	25	25	0	0	25	0	0	0	25	0	0	25
Winchester Tyre And Exhaust 23 City Road Winchester	Under Construction	14	14	14	0	0	0	0	0	14	0	0	14
Police Headquarters Romsey Road Winchester	Not Started	294	294	0	0	0	0	0	50	50	244	0	294
16a City Road Winchester	Not Started	14	14	0	0	14	0	0	0	14	0	0	14

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY ¹	UNLIKELY	TOTAL SUPPLY
122-128 Lovedon Lane Kings Worthy Winchester	Under Construction	30	30	30	0	0	0	0	0	30	0	0	30
4-7 Mornington Drive Winchester	Under Construction	1	1	1	0	0	0	0	0	1	0	0	1
10a Stoney Lane Winchester	Under Construction	10	10	10	0	0	0	0	0	10	0	0	10
Downlands Estate Downlands Way South Wonston Winchester	Under Construction	24	24	24	0	0	0	0	0	24	0	0	24
Winton School Winton Close Winchester	Under Construction	26	26	15	11	0	0	0	0	26	0	0	26

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY ¹	UNLIKELY	TOTAL SUPPLY
Hampshire County Library 81 North Walls Winchester	Under Construction	13	13	13	0	0	0	0	0	13	0	0	13
Orchard House Sarum Road Winchester	Under Construction	10	10	10	0	0	0	0	0	10	0	0	10
Highcroft Romsey Road Winchester	Under Construction	88	88	50	38	0	0	0	0	88	0	0	88
Clelands And Gambut Churchill Close Kings Worthy Winchester	Not Started	12	12	0	12	0	0	0	0	12	0	0	12
Milesdown Northbrook Avenue Winchester	Under Construction	23	23	12	11	0	0	0	0	23	0	0	23
Land At Pitt Manor Romsey Road Winchester	Not Available	0	0	0	0	0	0	0	0	0	0	0	0

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY ¹	UNLIKELY	TOTAL SUPPLY
Land At Worthy Road/Francis Gardens Winchester	Not Started	90	90	0	0	30	40	20	0	90	0	0	90
Land At Spring Gardens New Alresford	Not Available	0	0	0	0	0	0	0	0	0	0	0	0
Hartridge & Sons West Street Hambledon Waterloo	Not Started	28	28	15	13	0	0	0	0	28	0	0	28
108 Colebrook Street Winchester	Not Started	11	11	0	11	0	0	0	0	11	0	0	11
52 Kirtling House Chilbolton Avenue Winchester	Under Construction	13	13	13	0	0	0	0	0	13	0	0	13

ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY ¹	UNLIKELY	TOTAL SUPPLY
37 Willis Way Kings Worthy Winchester		28	28	-2	30	0	0	0	0	28	0	0	28
9 Chilbolton Avenue Winchester	Not Started	9	9	0	-1	10	0	0	0	9	0	0	9
Total		1096	1096	205	130	95	40	120	150	747	344	5	1096

Push

ADDRESS	STATUS	2009/10 Gains	2009/10 Losses	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY	UNLIKELY	TOTAL SUPPLY
Abbey Mill Station Road Bishops Waltham Southampton	Not Started	0	0	70	70	0	0	0	12	0	0	12	58	0	70
West Of Waterlooville London Road Waterlooville	Under Construction	22	0	1492	1492	72	99	219	240	240	220	1090	402	0	1492
West Of Waterlooville Newlands Lane Waterlooville	Not Started	0	0	0	0	0	0	0	0	0	0	0	0	0	0

ADDRESS	STATUS	2009/10 Gains	2009/10 Losses	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY	UNLIKEY	TOTAL SUPPLY
Touchwood Church Road Shedfield Southampton	Not Started	0	0	10	10	0	10	0	0	0	0	10	0	0	10
Buena Vista Hambledon Road Denmead	Under Construction	1	0	14	14	14	0	0	0	0	0	14	0	0	14
Skippers Winchester Road Bishops Waltham	Under Construction	0	0	14	14	14	0	0	0	0	0	14	0	0	14
St Aubyns, Fairlawn And Cherry Bull Lane Waltham Chase Winchester	Not Started	11	11	3	8	0	0	0	0	11	0	0	11		

ADDRESS	STATUS	2009/10 Gains	2009/10 Losses	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY	UNLIKEY	TOTAL SUPPLY
Little Frenchies Field Hambleton Road Denmead	Not Available	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Whiteley Farm Whiteley Fareham	1000 Dwellings Built/Occupie d, Rest Not Started	0	0	50	50	0	25	25	0	0	0	50	0	0	50
Area 2 Lady Bettys Drive Whiteley Fareham	Not Started	0	0	90	0	0	0	0	45	45	0	90	0	0	90

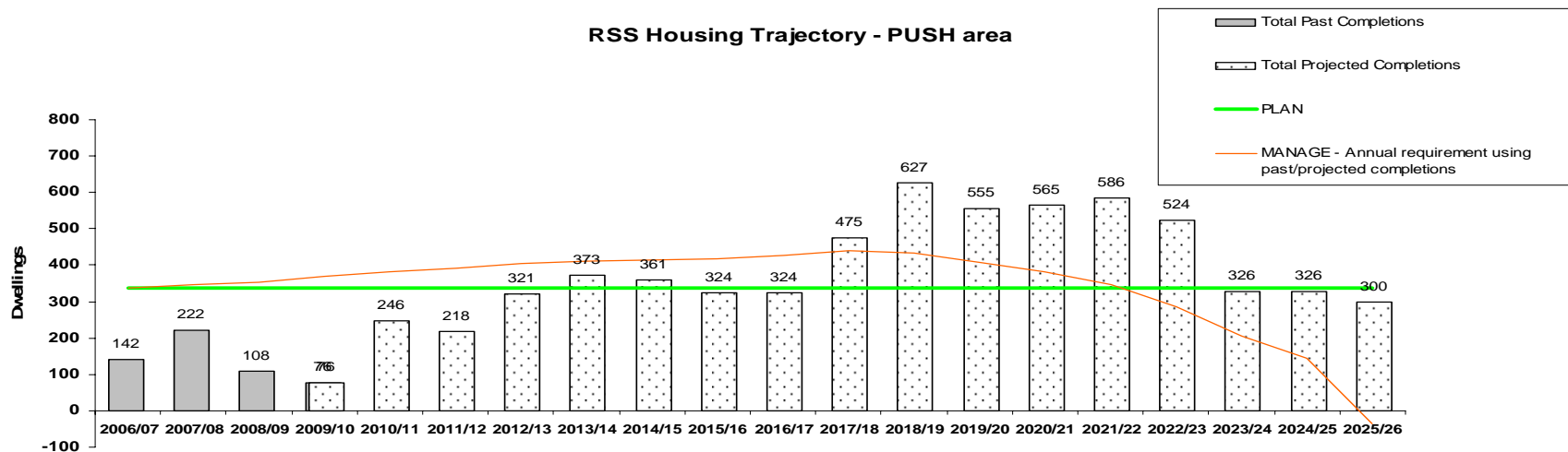
ADDRESS	STATUS	2009/10 Gains	2009/10 Losses	NET DWLS AVAILABLE	NET PERMITTED DWLS	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2010/16	OTHER SUPPLY	UNLIKELY	TOTAL SUPPLY
Knowle Village Mayles Lane Knowle Fareham	Under Construction	0	0	65	65	65	0	0	0	0	0	65	0	0	65
70 Vernham Dene Winchester Road Colden Common Winchester	Under Construction	2	2	2	0	0	0	0	0	2	0	0	2		
						165	134	244	297	296	220	1345	471	0	1805

APPENDIX 6

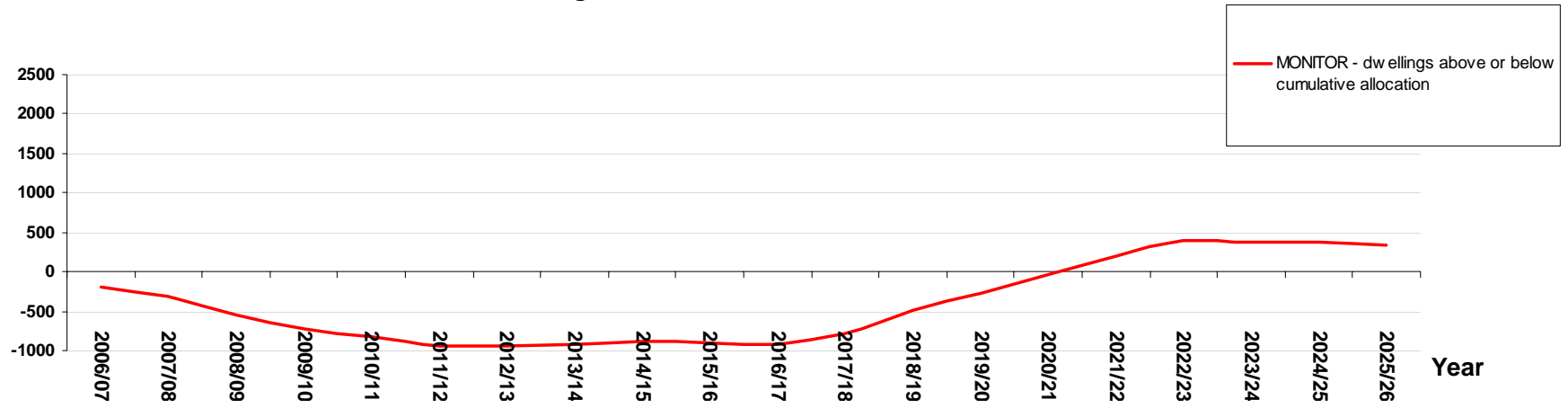
RSS Housing trajectory – PUSH area

RSS Housing Trajectory	2006/07	2007/08	2008/09	2009/10	2010/11	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	TOTAL
Past Completions	142	222	108	76																	548
SHLAA sites within H3 settlements and extant permissions					246	218	321	373	361	244	174	175	127	25	35	56	44	26	26	0	2451
Greenfield sites to be allocated through the LDF										80	150	300	500	530	530	530	480	300	300	300	4000
Total Past Completions	142	222	108	76																	472
Total Projected Completions				76	246	218	321	373	361	324	324	475	627	555	565	586	524	326	326	300	6527
Cumulative Completions	142	364	472	624	870	1088	1409	1782	2143	2467	2791	3266	3893	4448	5013	5599	6123	6449	6775	7075	7075
PLAN	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	337	6740
MONITOR - dwellings above or below cumulative allocation	-195	-310	-539	-724	-815	-934	-950	-914	-890	-903	-916	-778	-488	-270	-42	207	394	383	372	335	335
MANAGE - Annual requirement using past/projected completions	337	347	354	369	382	391	404	410	413	418	427	439	434	407	382	345	285	206	146	-35	-335

RSS Housing trajectory – PUSH area



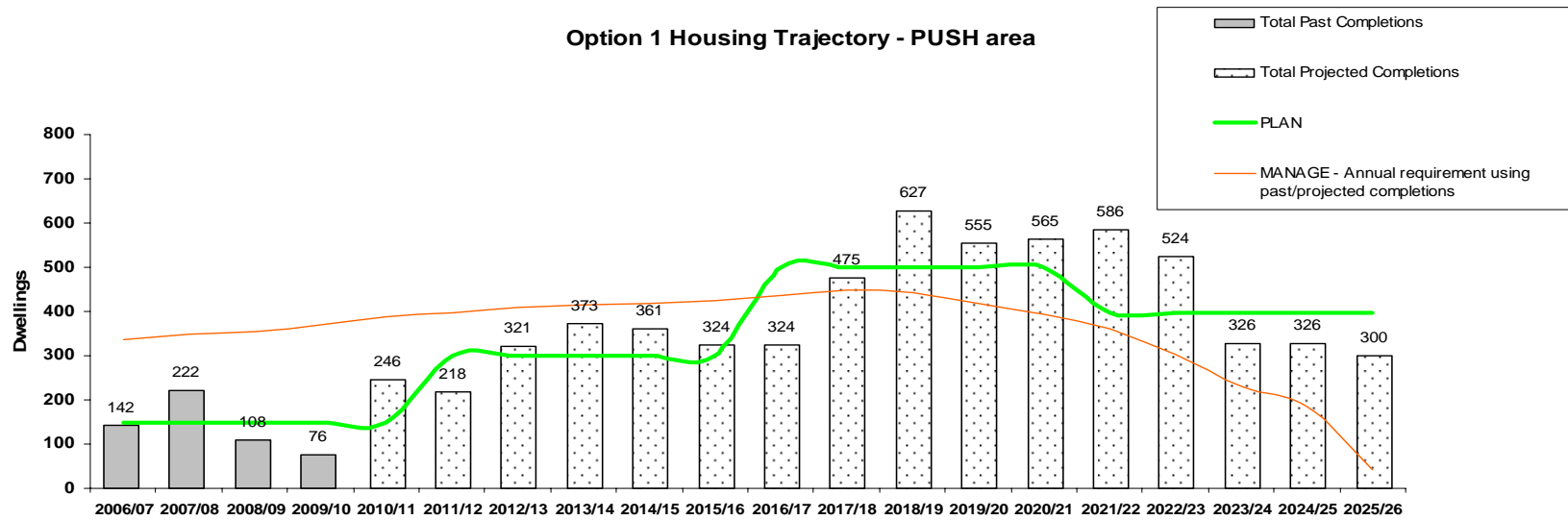
MONITOR - dwellings above or below cumulative allocation - RSS PUSH area



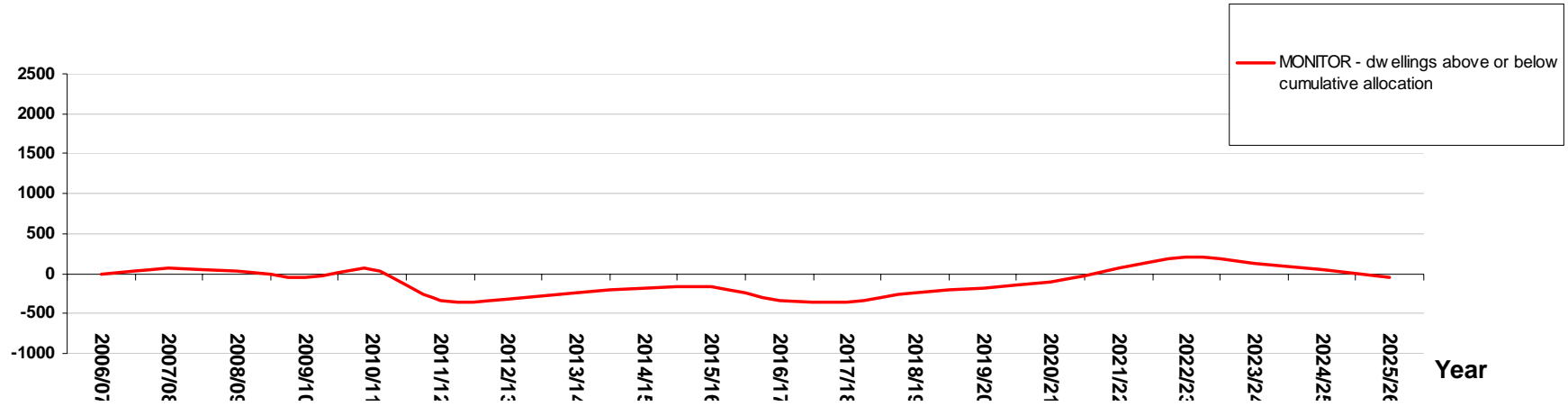
Option 1 housing trajectory – PUSH area

Option 1 Housing Trajectory	2006/07	2007/08	2008/09	2009/10	2010/11	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	TOTAL
Past Completions	142	222	108	76																	548
SHLAA sites within H3 settlements and extant permissions					246	218	321	373	361	244	174	175	127	25	35	56	44	26	26	0	2451
Greenfield sites to be allocated through the LDF										80	150	300	500	530	530	530	480	300	300	300	4000
Total Past Completions	142	222	108	76																	472
Total Projected Completions					246	218	321	373	361	324	324	475	627	555	565	586	524	326	326	300	6451
Cumulative Completions	142	364	472	548	794	1012	1333	1706	2067	2391	2715	3190	3817	4372	4937	5523	6047	6373	6699	6999	6999
PLAN	150	150	150	150	150	300	300	300	300	300	500	500	500	500	500	398	398	398	398	398	6740
MONITOR - dwellings above or below cumulative allocation	-8	64	22	-52	44	-338	-317	-244	-183	-159	-335	-360	-233	-178	-113	75	201	129	57	-41	-41
MANAGE - Annual requirement using past/projected completions	337	347	354	369	387	396	409	416	420	425	435	447	444	418	395	361	304	231	184	41	-259

Option 1 Housing trajectory – PUSH area



MONITOR - dwellings above or below cumulative allocation - Option 1 PUSH area

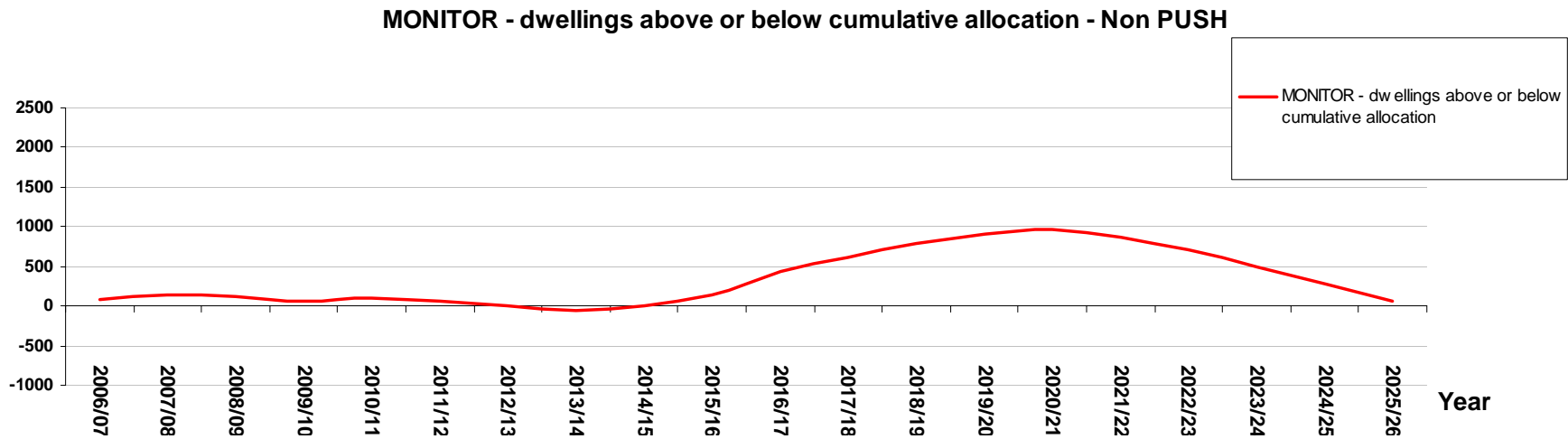
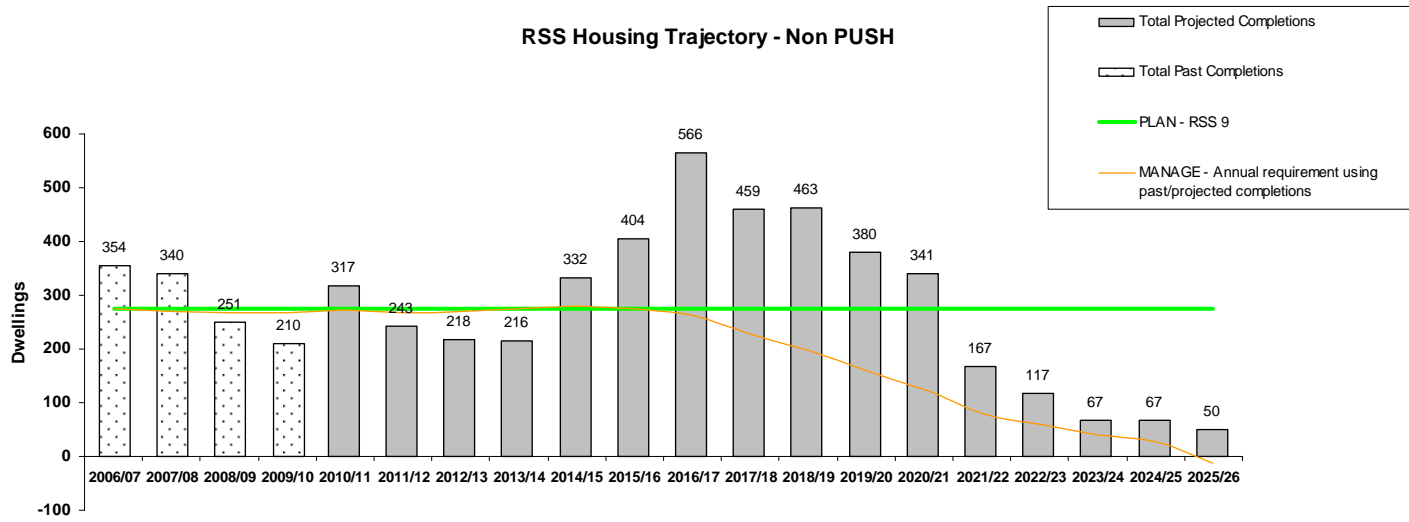


RSS Housing trajectory – Non- PUSH area

RSS Housing Trajectory (non PUSH)	2006/07	2007/08	2008/09	2009/10	2010/11	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	TOTAL
Past Completions	354	340	251	210																	1155
SHLAA sites within H3 settlements and extant permissions					317	243	218	166	232	204	241	134	138	55	16	17	17	17	17	0	2032
Greenfield sites to be allocated through the LDF								50	100	200	325	325	325	325	325	150	100	50	50	50	2375
Total Past Completions	354	340	251	210																	1155
Total Projected Completions					317	243	218	216	332	404	566	459	463	380	341	167	117	67	67	50	4407

Cumulative Completions	354	694	945	1155	1472	1715	1933	2149	2481	2885	3451	3910	4373	4753	5094	5261	5378	5445	5512	5562	5562	
PLAN - RSS 9	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275	5500
MONITOR - dwellings above or below cumulative allocation	79	144	120	55	97	65	8	-51	6	135	426	610	798	903	969	861	703	495	287	62	62	
MANAGE - Annual requirement using past/projected completions	275	271	267	268	272	269	270	274	279	274	262	228	199	161	125	81	60	41	28	-12	-62	

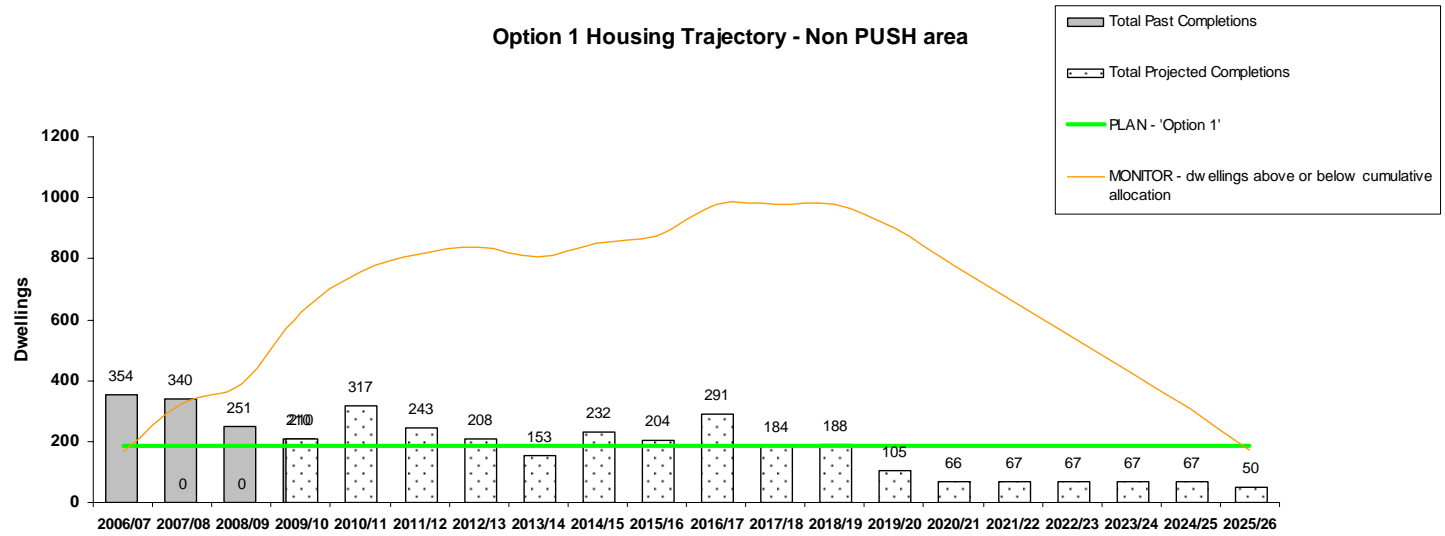
RSS Housing trajectory –Non-PUSH area



Option 1 housing trajectory – Non-PUSH area

RSS Housing Trajectory (non PUSH)	2006/07	2007/08	2008/09	2009/10	2010/11	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	TOTAL
Past Completions	354	340	251	210																	1155
SHLAA sites within H3 settlements and extant permissions					317	243	208	153	232	204	241	134	138	55	16	17	17	17	17	0	2009
Greenfield sites to be allocated through the LDF											50	50	50	50	50	50	50	50	50	50	500
Total Past Completions	354	340	251	210																	1155
Total Projected Completions		0	0	210	317	243	208	153	232	204	291	184	188	105	66	67	67	67	67	50	2719
Cumulative Completions	354	694	945	1365	1682	1925	2133	2286	2518	2722	3013	3197	3385	3490	3556	3623	3690	3757	3824	3874	3874
PLAN - 'Option 1'	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	3700
MONITOR - dwellings above or below cumulative allocation	169	324	390	625	757	815	838	806	853	872	978	977	980	900	781	663	545	427	309	174	174
MANAGE - Annual requirement using past/projected completions	185	176	167	162	146	135	127	121	118	107	98	76	63	45	35	29	19	3	-29	-124	-174

Option 1 Housing trajectory – Non -PUSH area



MONITOR - dwellings above or below cumulative allocation - Non PUSH Option 1

