

**Winchester City Council  
Local Development Framework:**

**ANNUAL MONITORING REPORT 2005**  
(covering the period 01.04.04 – 31.03.05)

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## INTRODUCTION

- 1.1 This report comprises the first Annual Monitoring Report (AMR) of Winchester's emerging Local Development Framework (LDF). The report monitors progress on the development of that Framework, together with the performance of the existing planning policies of the Council over the year 2004/5.
- 1.2 The first sections of this report provide the background to the AMR, its purpose and its coverage.
- 1.3 The majority of this report is contained within Parts One and Two.
- 1.4 **Part One** of this report is an analysis of progress on the Council's Local Development Framework. It analyses the implementation of the Council's Local Development Scheme (LDS) and proposes that it should be altered to reflect changing circumstances. Winchester City Council's LDS came into effect from 31.03.05, which is after the period formally covered by this report. However, the AMR is the vehicle for analysing progress on the LDS and suggesting amendments to it and it is considered logical to continue the LDS monitoring process up until the current time as far as possible. An amended LDS timetable is attached as Appendix 1.
- 1.5 **Part Two** contains the detailed monitoring of the performance of the adopted local planning policies over the last year. The detailed analysis of policies in Part Two is organised by the objectives listed in the Winchester District Local Plan (WDLP). Each objective is addressed by several policies within the Plan. Policies that affect subjects such as housing and employment are covered within this section.
- 1.6 Indicators are used to monitor the effectiveness of the WDLP policies where possible. The government has provided a list of Core Indicators that must be addressed, and these are covered in this section. However, there are also some information gaps, and this section describes how it is intended to fill these gaps in future AMRs. A list of the Core Indicators and where they are covered in this report is contained in Appendix 2, for ease of reference.
- 1.7 Part Two aims to monitor the performance of the adopted planning policies, by the use of these indicators. It identifies where policies need to be altered, and how this should take place, although many changes to policies are already being carried out through the Local Plan Review.
- 1.8 Finally the AMR discusses future monitoring. This is the Council's first AMR and there are information gaps within it. Further work needs to be undertaken to gather the information required for the Core Indicators and to develop other Local Indicators. This section discusses this issue. This section also outlines the approach proposed for monitoring in the development of new Local Development Documents within the LDF. Monitoring will be a more integral part of the development and operation of LDDs in the future.
- 1.9 Since 2003, the Council has been producing annual Housing Monitoring Reports. These covered housing supply issues and information on affordable housing, housing mix and urban capacity issues. The majority of the information contained in the Housing Monitoring Reports will now be contained within the AMR and separate Housing Monitoring Reports will no longer be produced. Much of the information that was in that Report is covered by the Core Indicators, and other useful information has been covered as Local Indicators, within Part Two. The schedule of urban capacity sites developed and the accompanying maps are now included as Appendix 3 of this report. The Urban

Capacity Study itself is not affected, and the Council is considering how best to review that document.

## **STATUTORY BACKGROUND TO THE ANNUAL MONITORING REPORT**

- 2 The Planning and Compulsory Purchase Act 2004 introduced the new statutory planning system for England and Wales. This replaced the system of Regional Planning Guidance, Structure Plans and Local Plans, with one of Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF). Amongst other Local Development Documents (LDD), the LDF includes a suite of planning documents known as Development Plan Documents (DPD), which will form the statutory plan for the local area. These can be supplemented by Supplementary Planning Documents (SPD), in much the same way as Local Plans were supplemented by Supplementary Planning Guidance (SPG).
- 2.1 Until suitable DPDs can be developed for an area, the existing adopted Local Plan 1998 will continue to be used as the statutory plan, for a period of up to 3 years. The policies within the adopted Local Plan are described as being 'saved' for this 3 year period. In the case of Winchester, the Plan currently being used is the Winchester District Local Plan, which was adopted in 1998. Work is continuing on a review of this Plan. Due to the advanced stage of the Winchester District Local Plan Review, when the new planning system came into effect, the Council is permitted to continue to adoption of this Review Plan. Accordingly, it is intended to adopt the Winchester Local Plan Review in 2006. The policies in that Plan will then become the adopted planning policies for the area and will be saved for a period of 3 years – up to 2009, whilst the LDF is being developed.
- 2.2 The Structure Plan will also be used until it is superseded by a RSS. The relevant Structure Plan is the Hampshire County Structure Plan Review, adopted in 2000.
- 2.3 The new planning system requires planning authorities to produce a 3 year work programme for the LDF entitled the Local Development Scheme (LDS). This outlines the development of the LDF over the next 3 yrs, providing a timetable for the production of LDDs throughout that period. A new LDS is required to be produced at that end of that time, for the following 3 years.
- 2.4 Section 35 of the Planning and Compulsory Purchase Act 2004, requires every local planning authority to produce an Annual Monitoring Report (AMR), which assesses both the policy process (progress on the production of the LDF) and the performance of adopted planning policies.
- 2.5 Progress on production of the LDF is assessed by monitoring the implementation of the LDS. Local authorities may propose changes to the LDS in advance of the 3 year review, should the monitoring suggest this. Part One of this report discusses progress on the Winchester LDS.
- 2.6 The performance of the planning policies is assessed by monitoring the use of key indicators, which indicate whether policies are useful and are having their intended effects. As a result of this, the AMR may propose that certain policies should be reviewed in the future. This aspect is covered in Part One of this report.

- 2.7 The scope of the AMR is further prescribed in Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004. These set out five key tasks that the AMR must address:
- Review actual progress against the LDS timetable;
  - Assess the extent to which policies are being implemented;
  - 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.
- 2.8 PPS 12: Local Development Frameworks (Sept 2004), sets out the key policy requirements in terms of monitoring. It states in paragraph 4.24 that two of the tests of soundness of a DPD that an Inspector will consider, are that policies are founded on a robust and credible evidence base and that there are clear mechanisms for implementation and monitoring.
- 2.9 Further Government guidance on the scope of monitoring and the AMR is contained within 'Creating Local Development Frameworks' (ODPM, Nov 2004) and 'Local Development Framework Monitoring: A Good Practice Guide' (ODPM, March 2005).

## **PURPOSES OF MONITORING AND THE AMR**

- 3 Monitoring of the LDF through the AMR has various purposes.
- 3.1 ***Monitoring of progress on policy preparation.***
- 3.2 Firstly, progress on the development of the LDF itself is monitored. Actual progress on the preparation of LDDs is compared with the key milestones outlined in the LDS. This yearly monitoring assists the management of future work programmes by identifying slippages and potential conflicts at an early stage. The AMR can propose changes to the Scheme to address these issues. By identifying the reasons for any shortcomings, it may be possible to avoid such problems in future.
- 3.3 ***Measuring the effectiveness of existing policies.***
- 3.4 The monitoring of specific indicators assists in assessing whether policies are being implemented and having an effect. This should identify whether the effects are desirable and as intended. Monitoring helps to identify and quantify where policies are succeeding or failing and also where there are policy gaps.
- 3.5 Potential areas for change in policies should be identified and the AMR should develop this by suggesting how policies should be altered to address the identified shortcomings. Monitoring might also identify areas for change which may fall outside the LDF, such as in Community Strategies.
- 3.6 Monitoring by means of indicators will also provide information for assessing progress towards sustainability targets and objectives.

### 3.7 ***Contributing to policy development***

- 3.8 Although the monitoring of policy performance covers the previous year, it is also a forward-looking activity, as it provides information that feeds into the formulation of new policies.
- 3.9 The new spatial planning system focuses more on implementation and setting out agreed delivery mechanisms. As LDDs will embrace wider social, environmental and economic objectives, than the previous land-use based system required, it is important that their effects are better understood and this requires a more comprehensive evidence base that has traditionally been the case. Monitoring information will contribute to the evidence base, which must form the basis of LDDs.
- 3.10 Paragraph 2.7 of the ODPM's Good Practice Guide on Local Development Framework Monitoring states that 'Monitoring should adopt a positive, future-orientated approach by identifying the key challenges, opportunities and possible ways forward for revising and adjusting spatial planning policies'.
- 3.11 LDFs need to be continuously reviewed and revised and the AMR will be the main mechanism for assessing the Framework's performance and effects. Plan, monitor, manage is a key principle of the new system.

## **The 2005 Annual monitoring report**

### 4 ***Period covered; 1st April 2004 – 31st March 2005.***

- 4.1 Statutorily, initial monitoring reports only have to cover the period from October 2004 – end of March 2005, as the Planning Act did come into effect until October. However, it is logical to include information on policy implementation for a complete year, and so the AMR includes information pre-dating the October period. In actuality, much of the monitoring information that has been provided by Hampshire County Council is for a 15 month period, running from January 2004 – March 2005. This is because their monitoring system has had to change to the April – March pattern, from the previous pattern of calendar year monitoring.
- 4.2 The LDS did not begin until March 2005, but information on its progress is still contained within this AMR, pertaining to the period from April – December 2005. Information is also sometimes shown for a period longer than one year. This is because one year is too short a period to identify trends such as in housing trajectories. For some indicators where there is limited activity, it may make sense in future monitoring reports to provide information over a longer period such as every 3 or 5 years.
- 4.3 ***Plan covered; Winchester District Local Plan 1998***
- 4.4 This is the statutory planning document for the District and has been saved until it is superseded when the Winchester District Local Plan Review (WDLPR) is adopted. That adoption is programmed to occur by July 2006, at which time the WDLPR will become the statutory plan. The WDLPR will be saved for 3 years following adoption, until June 2009. The Core Strategy is the first DPD to be planned for adoption, which is programmed to occur in June 2009.

- 4.5 ***Preparation of the monitoring report.***
- 4.6 Government guidance suggests that AMRs should be prepared by a process of joint-working with the involvement of key stakeholders. The City Council has been working closely with research officers in Hampshire County Council on the collation of monitoring information. This will continue and a Service Agreement is being devised to help to improve the monitoring system. Relevant officers from other authorities in Hampshire have been sharing information and best practice on the preparation of the AMR. Monitoring issues are regularly discussed at Hampshire Planning Research Liaison Group and Hampshire Development Plans Group. GOSE also attend the latter group and has been in electronic correspondence over matters of detail with several authorities.
- 4.7 The Hampshire Biodiversity Information Centre, the Hampshire Wildlife Trust and the Environment Agency have provided information on matters that relate their areas of expertise. The Local Strategic Partnership has also been consulted on the results of the AMR and comments were invited on these and on the development of future indicators. Finally, this AMR was discussed and agreed at the Winchester City Council Cabinet meeting of 14<sup>th</sup> December 2005.

## **PART ONE: MONITORING POLICY PROGRESS**

- 5 The new planning system arising from the Planning and Compulsory Purchase Act 2004, replaces the system of Local Plans and Supplementary Planning Guidance, with Local Development Frameworks (LDF). LDFs consist of a suite of Local Development Documents (LDD) comprising statutory planning documents known as Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and the Statement of Community Involvement (SCI). The DPDs will effectively replace the Local Plan in due course.
- 5.1 The government have recognised that it will take a number of years for these DPDs to be produced. Accordingly, local planning authorities are permitted to continue to use policies within adopted Local Plans, by 'saving' them. These policies become part of the LDF, until superseded by appropriate DPDs, for a maximum period of up to 3 years. Authorities such as Winchester, which are well advanced towards the adoption of their emerging Local Plan Reviews, are advised to take the Plan through to its completion, and then 'save' these policies, for a maximum of 3 years, or until they are superseded.
- 5.2 The new legislation requires that a 3 year rolling programme for the development of LDFs be produced by each planning authority, entitled the Local Development Scheme or LDS. The LDS outlines the work that will be carried out towards the LDF over the next 3 years. It provides a timetable indicating when documents will be started and outlines the key stages in their production. The City Council's first LDS was published in March 2005. The 3 years 2005 – 2008 are covered in detail, with indications of the future programme provided where this is known and would assist interpretation of the LDS. The timetable for the LDS is attached as Appendix 1.
- 5.3 In summation, there are 4 elements in Winchester's LDS:
- 1 Saving the Adopted Local Plan until replaced by the WDLPR.
  - 2 Progression of the Local Plan Review (including adoption of the Review Plan in July 2006 and its 'saving' for 3 yrs).

- 3 Production of the Statement of Community Involvement LDD.
- 4 Commencement of work on the Core Strategy and the Development Provision DPDs.
- 5 Production of a number of SPDs.

Full details of the work programme and the contents of the proposed documents are contained within the published LDS.

- 5.5 The 2004 Act and Regulations require planning authorities to monitor progress on the LDS in their AMRs and to explain the reasons for any slippages in the programme. The report should state what measures the Council proposes to take to bring the timetable back on track, or alternatively, to propose changes to the timetable. It may also be necessary to amend the LDS for other reasons, such as unexpected events or new legislation, for example.
- 5.6 This AMR is only required to cover the period 01.10.04 – 31.03.05. Most of the elements in the LDS that have actions on them in the near future (the SCI and the SPDs) were not programmed to commence production until March 2005. Therefore, there is little to report for the statutory monitoring period of this AMR. However, it would be logical to report on the LDS monitoring process up to the current time as far as possible, particularly as it is clear that changes need to be made to the Scheme.

### ***Progress on the LDF 2004 – December 2005***

The elements of the LDS are now considered individually:

- 5.7 **Saving of the Adopted Local Plan.**  
This has been carried out, pending the adoption of the Review.
- 5.8 **Progressing the Local Plan Review.**  
This has largely followed the timetable, and none of the key stages shown on the timetable require amending. The Inspectors' Report was received earlier than anticipated; in September, rather than October 2005. It is intended to publish the Proposed Modifications in January, in line with the timetable and the intended adoption date will remain as July 2006.
- 5.9 **Production of Statement of Community Involvement LDD.**  
This has followed the timetable set out in the LDS so far, and it is anticipated that the SCI will be completed on time.
- 5.10 **Commencement of work on the Core Strategy & Development Provision DPDs.**  
Pre-production work has not yet started on these DPDs. However, as the South-East Plan has been delayed, it is likely that the Development Provision DPD, may be produced at a later date than that currently timetabled. It is not considered appropriate to amend this part of the LDS until the position regarding the South-East Plan becomes more certain.
- 5.11 **Production of a number of SPD.**
- 5.12 All of the SPDs that have been started will be subject to some delay and it is likely to take longer to adopt them, than originally programmed. The LDS will need to be



amended to reflect this. The SPD documents listed in the current LDS are largely being prepared by external sources and are not under the direct or total control of the Council. More detail on the relevant documents and the reasons for the changes proposed are given below.

### 5.13 Local Area Design Statements

5.14 The four LADS programmed have been prepared by a firm of consultants. The timetable for their production was quite short and, although they were all started on time, it is clear that they will not now be ready in time to reach their expected adoption dates. Work on the Chilbolton Avenue LADS was begun first and is expected to be adopted by January 2006. However, the other LADS will have to be re-scheduled until later in 2006.

5.15 It is proposed to continue with the production of these LADS until they are complete. The LDS will need to be amended to reflect the new timetable. The details of the key stages will need to be altered in a revised LADS Profile. The proposed changes to the Adoption dates are listed below:

<b>LADS title</b>	<b>LDS Adoption Date</b>	<b>Revised Adoption Date</b>
Chilbolton Avenue	September 2005	January 2006
Sleepers Hill	October 2005	September 2006
Compton Down	September 2005	September 2006
Springvale Road	October 2005	September 2006

### 5.16 Village Design Statements

5.17 The four VDS listed in the LDS all started production in accordance with the timetable and the Oliver's Battery VDS is still expected to be adopted by September 2006, as shown in the timetable. However, it is clear that the other VDS are likely to take longer to adopt than originally was thought.

5.18 VDS are primarily prepared by Parish Councils, and progress often relies on the dedication of a group of volunteers. In these circumstances, it is highly likely that it will take a long time for documents to be produced. It is also difficult to adhere to a fixed timetable in this situation. Nevertheless, an estimate has been made of when these VDS should be completed and it is proposed to continue with the production of these VDS until they are adopted and that the following new Adoption dates be provided in the LDS:

<b>VDS title</b>	<b>Adoption Date</b>	<b>Revised Adoption Date</b>
Denmead	September 2006	March 2007
Kings Worthy	January 2006	July 2006
New Alresford	April 2006	September 2006

### 5.19 Neighbourhood Design Statements

5.20 The two NDS proposed in the LDS have both started production, however, it is considered that they are unlikely to be completed in accordance with the existing timetable. NDS perform a similar role to VDS, within the urban area, and are prepared via a similar process. The same resourcing and timescale issues apply, and it is considered reasonable to alter the anticipated adoption dates of the NDS accordingly.

<b>NDS title</b>	<b>Adoption Date</b>	<b>Revised Adoption Date</b>
Fulflood	September 2005	September 2006
Teg Down	March 2006	November 2006

## ***Proposed additions to the LDS***

- 5.21 During the course of the period April 2004 – December 2005, the need has arisen for three additional SPDs to be produced. It is proposed that they be added to the LDS. The relevant SPDs and the reasons for their inclusion are as follows:
- 5.22 Durley Village Design Statement
- 5.23 The Parish Council of Durley has expressed a wish to produce a VDS, commencing as soon as possible. It is proposed that a schedule for its production be added to the VDS LDD profile and it be added to the timetable shown as Appendix 1 of the LDS.
- 5.24 Local Reserve Sites SPD
- 5.25 The Inspectors' Report into the Local Plan Review recommended the inclusion of four local reserve sites in the Plan. These are sites that may be brought forward for housing (primarily), should housing monitoring indicate a need over the Plan Period. Guidance needs to be produced to explain the role of these reserve sites and how their release will be triggered.
- 5.26 As the Proposed Modifications to the Local Plan Review are to be published in January 2006 and the Review Plan adopted by July 2006, this guidance needs to be produced as a matter of urgency and in a draft form to fit in with timetable of the Local Plan Review. Therefore, the Council has appointed consultants to produce SPD on this subject, to a tight timescale. Pre-production work was carried out during October–December 2005 and – subject to agreement at January's Cabinet meeting – the draft guidance will be published with the Modifications to the Review Plan in January. It is proposed that this SPD be adopted in July 2006, concurrent with the Review Plan.
- 5.27 The LDS will need to be revised to include the production of this SPD, so as to enable its adoption. The Local Reserve Sites SPD will need to be added to the LDD Profile details and the work programme added to the timetable shown in Appendix 1 of the LDS. The Supporting Statement and parts of other sections of the LDS will also require altering where relevant.
- 5.28 Replacement H3 Infill Policy SPD
- 5.29 The Inspectors' Report into the Local Plan Review recommended the deletion of proposed policies H3 and H4, their replacement with a new H3 policy, and the preparation of a Supplementary Planning Document to assist in the interpretation of the new policy. The new H3 policy will be included as part of the Proposed Modifications to the Review Plan. The recommended SPD will also need to be considered and adopted in accordance with the Local Plan Review programme.
- 5.30 As with the Local Reserve Sites above, the Council has appointed consultants to produce SPD on the proposed new H3 policy. Pre-production work was carried out during October-December 2005 and – subject to agreement at January's Cabinet meeting – the draft guidance will be published with the Proposed Modifications to the Review Plan in January. It is proposed that this SPD be adopted in July 2006, concurrent with the Review Plan.
- 5.31 As with the Local Reserve Sites SPD above, the LDS will need to be revised to include the production of this SPD. The H3 SPD will need to be added to the LDD Profile details

and the work programme added to the timetable shown in Appendix 1 of the LDS. The Supporting Statement and parts of other sections of the LDS will also require altering where relevant.

### **5.32 Process for amendment of the LDS**

- 5.33 The details of a revised LDS will be finalised over the following month, and additional text will be written where necessary. It is intended to report the revised LDS to Cabinet in February 2006, with publication and submission to GOSE for formal approval soon after.

## **PART TWO: MONITORING POLICY PERFORMANCE**

- 6 Policy performance is analysed using the **Objective – Policy(ies) – Indicator(s)** approach. Policies are grouped around the stated objectives of the WDLP as outlined in paragraphs 2.8 of the Plan. The analysis in this AMR does not match the monitoring categories in the back of the WDLP for the following reasons:
- 6.1 This list was organised specifically for the purposes of monitoring. Many policies contain aspects of more than one plan objective, however, it was necessary to group them under one heading or another in order to make monitoring practical.
- 6.2 The Review Plan contains revised objectives. The list below has been organised in such a way as to make comparisons between the two Plans as easy as possible. The last objective contains little information for example, as this category has been removed in the Review Plan.
- 6.3 Proposals that deal with specific sites, such as within the Settlement Chapter and site allocations for uses, are not included in this analysis of policies, although their completion would make a contribution to the achievement of certain objectives. Tables of progress on the Employment and Housing allocations are included within discussion of the relevant Core Indicator.

### **Indicators for AMR, themed around WDLP objectives**

***Objective Conserve and enhance the particular character of the District by carefully controlling development and using it and other means, wherever possible, to achieve positive improvements to the environment and the quality of life of the District***

- 7 Policies: Character of settlements (EN1–EN9, W1–W3, S1, S2), New Communities Chapter, rural character (C1, C2, C6, C7, C14, C19–C21, C24, RT10), MOD land (FS5, FS6), gypsies (C23), environmental enhancement (EN11 & site specific proposals), rural economy (C8–C13, C15–C18, C22, RT8–RT10, RT13–RT16), heritage (HG1–HG24)
- 7.1 **Indicators:** It has not been possible to provide indicators relating to this objective for this AMR. However, there are several Local Indicators that may be developed in the future:
- 7.2 Information on the number of Conservation Area Character Appraisals will soon need to be provided by the Council for the purposes of Best Value Performance Indicators 219a – 219c.
- 7.3 Information could be provided on the number of Conservation Areas, Listed Buildings and Buildings at Risk and changes to their numbers, if this was considered useful.
- 7.4 The Council has produced a Landscape Character Assessment and it may be possible to develop monitoring of the quality of the District's landscape in association with this.
- 7.5 The Council is assisting in the production of a number of Village Design Statements and Neighbourhood Design Statements. The Council is also producing a series of Local Area Design Statements under the LDF. The publication of these documents could be considered as a measure of the success of policies aimed at protecting and enhancing the character of settlements. Further thought needs to be given as to whether such documents could have a greater role in the monitoring of such policies.
- 7.6 Monitoring of environmental enhancement policies and the New Communities Chapter, would largely focus on the extent to which schemes were complete. It is not necessary to monitor some of these schemes as they have been completed and are not contained within the WDLPR, or likely to be within LDDs in future. However, consideration needs to be given to bringing in monitoring of policies such as these, which are a measure of the quality of the environment and the quality of life.
- 7.7 A further problem with developing monitoring of policies under this objective in particular, is that many of the policies relating to character of settlements – such as those relating to low density environments – have been superseded by government guidance and have not been continued with in the Local Plan Review. Indeed the Local Plan Review takes such a different approach to character, based on the use of techniques such as planning application design statements and LADS, that developing monitoring of the existing WDLP character policies would be wasteful use of resources in many cases.
- 7.8 **Comment:** It is not possible to provide a indicator measuring the success of this objective for this AMR. However information on Conservation Appraisals will be available next year and it should be possible to develop further indicators in the heritage field. The Council will consider in more detail the practicalities of developing monitoring In terms of policies relating to environmental enhancement and the character of settlements and rural areas. These factors will be reported on in next year's Annual Monitoring Report.

**Objective: To make provision for the development of adequate land to satisfy the aims and policies of the Hampshire County Structure Plan.**

8 **Policies:** Housing supply (H1, H2, H4, H8, H9, W5 and various site allocations), policy boundaries and development frontages (H1, H2)

9 Introduction

9.1 The Council has been producing a Housing Monitoring Report since 2003. The detailed information that would have been contained in future Housing Monitoring Reports on housing supply, completion, density, affordable housing and urban capacity, will now be contained within the AMR. A separate Housing Monitoring Report will no longer be produced. It is still intended to review the Urban Capacity Study as a separate exercise.

9.2 The housing section of the AMR updates the third Housing Monitoring Report published in 2005 which covered the period 2003 -2004. The AMR sets out the City Council's position at April 1 2005 against the strategic housing requirement. It details the number of completions for the period April 2004 to March 2005, the overall land supply from 1996 to 2005 and the potential sources of supply up to 2011.

9.3 It also provides information on how successful Local Plan policies have been in meeting targets relating to housing densities, the number of dwellings built on previously developed land and the percentage of affordable housing coming forward on completed sites.

9.4 Winchester City Council has undertaken the monitoring of housing supply since the "Plan, monitor and manage" approach was advocated in Planning Policy Guidance note 3: Housing in 2000. In 2001 the Urban Capacity Study (UCS) was published; this identified the potential to recycle land and buildings within the settlements of Winchester District. The UCS provided a snapshot of the potential yield of built up areas and has subsequently been updated by the annual Housing Monitoring Report to take into account of sites that have become available and those that have now been developed. The City Council continues to monitor the UCS and an update on the position at April 2005 is also provided.

9.5 Methodology

9.6 In compiling the details for the housing section of the AMR, the City Council has utilised data collected by Hampshire County Council regarding permissions and completions of residential dwellings. These figures are also used to update the Urban Capacity Study (2001) and Housing Monitoring Reports, providing an up to date analysis of the quantity of potential land for development within the settlement boundaries. The time period for all annual statistics relates to the financial year (1<sup>st</sup> April to 31<sup>st</sup> March), with a base date of 31<sup>st</sup> March 2005.

9.7 Land Supply

9.8 The Hampshire County Structure Plan Review (HCSPR) requires Winchester District to provide for 7295 dwellings in the period 1996-2011, as its minimum or "baseline" requirement. This works out at an average of 486 completions annually over the fifteen year period. In the longer term the baseline requirement will be set by the Regional

Spatial Strategy (known as the South East Plan). The Structure Plan also contains 'reserve' housing provision to cater for potential increases in regional housing requirements, but none of this 'reserve' provision is currently released.

#### 9.9 Completions 2004 -2005

9.10 The total number of net completions in the district for the period April 2004 to March 2005 is 694. For the sixth year in a row the number of annual completions has risen. The trajectory (figure 1) highlights that the period 2004 -05 has produced the second highest number of completions during the Structure Plan period.

9.11 Of the 694 net completions in 2004 -2005, 164 (24%) were completed on identified Urban Capacity Sites, 281 (40%) on windfall sites, and 249 (36%) on sites allocated in the Local Plan. It should be noted that the 'windfall' figure includes dwellings completed outside the Local Plan Review's policy boundaries and development frontages, as well as replacement sites, as neither of these sources of supply are identified in advance or allocated by the Council. Table 1 details the breakdown of the completions since 2000.

Table 1 Residential Completions 2000 -2005

Year	UCS	Windfall completions (including completions outside of the policy boundary and replacement sites)	Allocations	Total
<b>2000/2001</b>	79	73	89	241
<b>2001/2002</b>	116	104	146	366
<b>2002/2003</b>	166	82	258	506
<b>2003/2004</b>	109	176	318	603
<b>2004/2005</b>	164	281	249	694
<b>Total</b>	634	716	1060	2410

#### 9.12 Completions 1996 -2005

9.13 The total number of completions in the district between 1996 and 2005 is 4559. The trajectory below shows the trends which have made up this figure, highlighting the dip in completions in 2000 – 2001 and the steady increase since then.

9.14 With a further 2736 dwellings to be provided by 2011, the average number of completions needed to meet the strategic requirement over the next six years equates to 456 dwellings per annum. This annual requirement is much lower than the completion rate that has been achieved over the last 3 years. It is acknowledge that the supply from sites allocated in the local plan will slow during the Plan period as Whiteley and Knowle are completed, although it will increase again when the MDA at West of Waterlooville starts providing completions.

## Housing Trajectory

- 10 The housing trajectory (figure 1) shows the City Councils housing projections up to the year 2011.
- 10.1 The methodology for the trajectory is based on the calculation of future supply in conjunction with baseline data from Hampshire County Council. This includes projections for windfall sites, identified sites and the Major Development Area (MDA) for West of Waterlooville. It includes estimates for future development sites which are informed by the information in the 'Future sources of supply' section of this report. The total projected completions results from assessments of the likely contributions of various types of sites based on a Hampshire –wide methodology and do not, therefore, equate to the totals mentioned in the 'Sources of supply' section of this report.
- 10.2 The trajectory includes an estimate that the West of Waterlooville MDA will provide 1600 completions in the Structure Plan period. Realistically 1600 dwellings would be the maximum which will come forward during this time, assuming completions start in 2006/07. Even if the development programme were delayed by 2 years (reducing the number of dwellings completed to 800), the City Council would still be exceeding its baseline requirement with an estimated figure of 7384 being built by 2011.

Figure 1: Housing Trajectory 2005

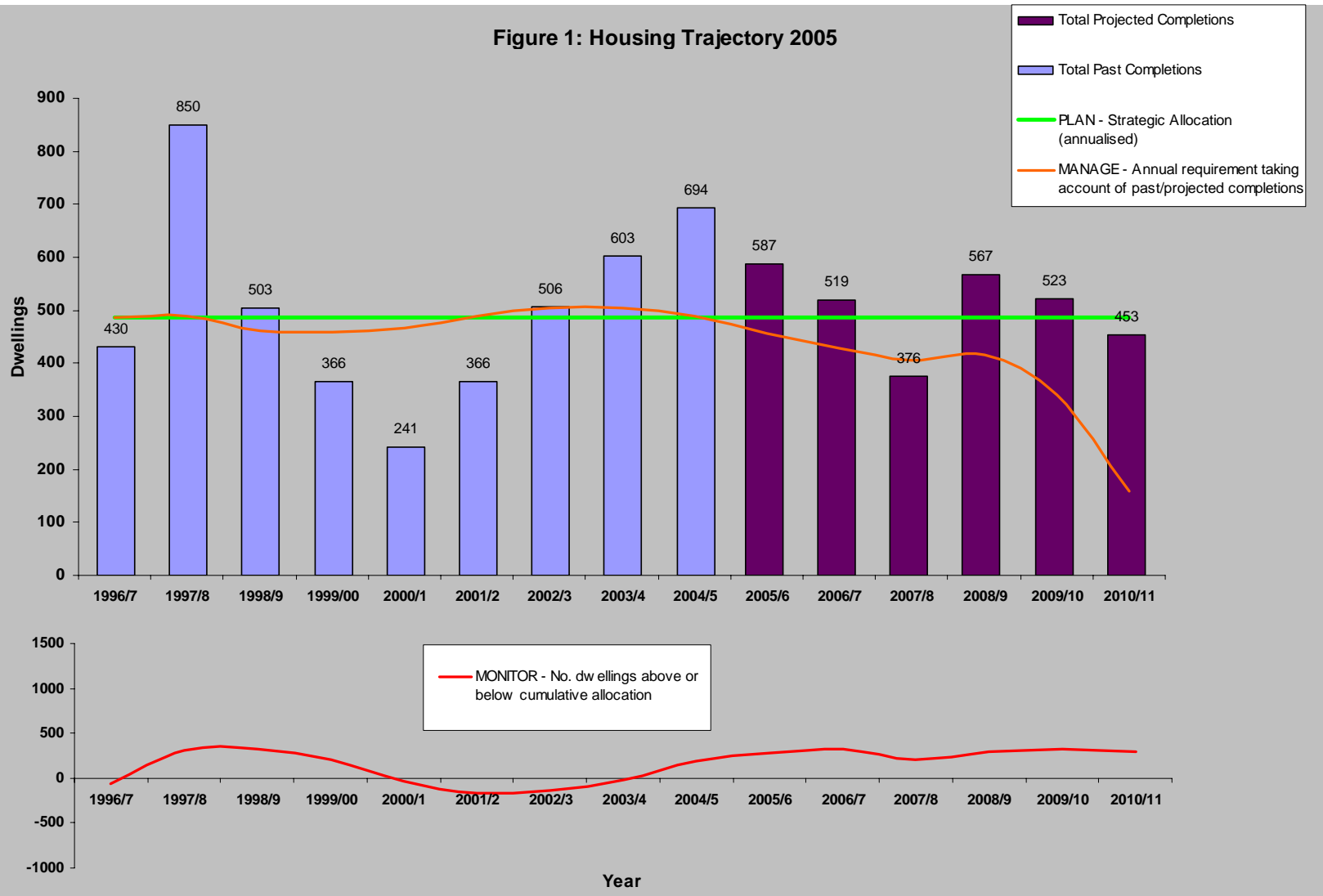




Table 2: housing projections

	1996/7	1997/8	1998/9	1999/00	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	TOTAL
<b>Total Past Completions</b>	430	850	503	366	241	366	506	603	694							4559
<b>Total Projected Completions</b>										587	619	576	717	623	503	3625
<b>Cumulative Completions</b>	430	1280	1783	2149	2390	2756	3262	3865	4559	5146	5765	6341	7058	7681	8184	
<b>PLAN - Strategic Allocation (annualised)</b>	486	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	486.3	7295
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	-56	308	325	205	-40	-160	-140	-23	185	286	419	509	740	877	894	894
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	486	490	462	459	467	490	504	504	489	455	429	381	316	116	-391	-894

