

Winchester District Local Plan 2040 Examination

Matter 5: Site allocation selection methodology

Statement on behalf of Thakeham Homes Limited

(Respondent ID: BHLF-AQTS-326A-N)

Land at Paddock View, Littleton

April 2025



THAKEHAM

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1. Introduction

- 1.1 This Statement (the “Statement”) has been prepared by Thakeham Homes Limited (Thakeham) in response to Matter 5 of the Inspector’s Matters, Issues and Questions for the Winchester District Local Plan 2040 Examination.
- 1.2 Thakeham has sought to engage with Winchester District Council (WDC) throughout the preparation of the Local Plan, including through the submission of representations to the Pre-Submission (Regulation 19) consultation. For these representations Thakeham were assigned the Respondent ID: BHLF-AQTS-326A-N by WDC.
- 1.3 Thakeham has promoted Land at Paddock View in Littleton as an opportunity to deliver a sustainable and inclusive new neighbourhood on the edge of Littleton for circa. 122 net zero carbon homes. We understand this Examination will not be considering omission sites, but should the Inspector request main modifications, that Land at Paddock View in Littleton is considered.
- 1.4 This Statement should be read alongside Thakeham’s responses to other Matters and previous representations. The comments made here do not prejudice any other representations submitted by Thakeham that respond to other interests elsewhere in the District.
- 1.5 It should be noted that in this Statement we have only sought to respond to questions which are of relevance to Thakeham’s interests. Our comments have regard to national planning policy guidance, relevant legislation, and any other material considerations.

About Thakeham

- Thakeham do not just build houses; Thakeham is an infrastructure-led sustainable placemaker.
- Thakeham is committed to creating beautiful, well-integrated places where communities can thrive.
- As a sustainable placemaker, Thakeham’s commitment to improving existing communities means its schemes are design and infrastructure-led; engaging with education, highways, healthcare, utilities, and other stakeholders from the start of a project to ensure sustainable provision for new and existing communities to benefit from community assets.

- Each development is different and tailored to its locality, with careful consideration of the area's character, as well as the environment.
- The delivery of homes facilitates the delivery of physical, social, and green/blue infrastructure which benefits the wider surrounding residents and area.
- Thakeham was the first housebuilder in the UK, and the first five in the construction sector globally to have made commitments on the SME Climate Hub and be part of the United Nations' Race To Zero campaign. As part of this, we have committed to the SME Climate Commitment.
- On every development, Thakeham seeks to exceed the Government target of 10% Biodiversity Net Gain. This is through our landscape-led approach to placemaking, including hedgehog highways, year-round variation for wildlife, as well as green and blue infrastructure, open space and play space, and our 'Eddie & Ellie's Wild Adventures' initiative in primary schools to promote the importance of ecology and biodiversity, delivering National Curriculum linked activities and early career-based learning.

Our approach sets us apart from our competitors. We deliver our schemes with a focus on sustainable development, looking ahead of current housing standards.

2. Issue: Whether the site allocation methodology for proposed housing, mixed-use and non-residential site allocations is justified, effective and consistent with national policy?

(1) *How have the proposed allocations been identified?*

2.1. This is for the Council to answer.

2.2. The Plan only identifies 19% new allocations to meet the housing need across the Plan period, with the remaining reliance on historic allocations and commitments.

(2) *Do they accord with the Plan's spatial strategy as set out in strategic policies SP1, SP2, SP3 and H1, H2, H3 and E1-E3, in terms of the overall provision throughout the District?*

2.3. No. Whilst we acknowledge the inclusion of most new allocations around the main settlement of Winchester, there are more allocations in the larger rural settlements than in the higher tier market towns. There are also no new allocations in the Remaining Rural Area, so the Plan is not providing a variety of land opportunities across the plan area.

(4) *How would the proposed allocations provide flexibility in the event that some sites do not come forward?*

2.4. This is for the Council to answer.

2.5. However, it does not appear that any flexibility has been included, as there is no buffer to the supply of housing or inclusion of reserve sites. The housing trajectories set out in ED02 suggest there will be a number of early completions for major new strategic allocations, which we do not believe is realistic due to the necessary planning application requirements, as well as legal and ownership issues to address.

(6) *The Council has set out tables relating to housing supply in each of the settlements within the spatial areas in the 'Development Allocations' section of the Plan. In relation to each spatial area, the Council should provide robust evidence to justify the number of dwellings anticipated to be delivered in the Plan period, including net completions, outstanding permissions, windfall allowance, and development equivalents, Neighbourhood Plan allocations, extant Plan existing commitments, and new site allocations.*

2.6. This is for the Council to answer.

2.7. It should be noted that the Council has suggested that Sir John Moore Barracks allocation will contribute to Winchester Town spatial area, despite being identified within the SHLAA and other evidence base documents as lying within Littleton and Harestock parish, which sits within the Remaining Rural Area spatial area. There does

not appear to be sufficient justification within the evidence base to justify new site allocations contributing to different spatial areas.