

22 July 2025

Inspector R Barrett  
c/o Jill Taylor, Programme Officer  
Winchester City Council  
Colebrook Street  
Winchester  
SO23 9LJ

**SENT BY EMAIL**

Dear Inspector,

**Winchester Local Plan Examination - ED37, Inspector Note 15 re Plan Period.**

Thank you for the invitation to comment on ED25, ED34a, and ED34b about the implications for changing the start of the plan period for the Winchester Local Plan 2040.

**(1) Background**

The South Downs National Park Authority (SDNPA) and Winchester City Council (WCC) signed a Statement of Common Ground (SoCG) in August 2024. The SoCG sets out the Authorities' positions on the number of dwellings that could be delivered in the South Downs National Park (SDNP) Area of Winchester District up to 2040. Of this, WCC has proposed 350 dwellings, while the SDNPA has calculated circa 250 dwellings.

The SDNPA's calculations were based on completions (38 dwellings between 2020 and 2024), extant planning permissions, unimplemented allocations without planning permission (from both the South Downs Local Plan and Twyford Neighbourhood Plan), emerging draft allocations in the South Downs Local Plan Review, and potential windfall.

At the time of signing, there was uncertainty over the scale of housing development anticipated within the SDNP Area of Winchester District due to the early stage of the South Downs Local Plan Review. It was, therefore, agreed in the SoCG that the "unmet need allowance" could be used, if necessary given current uncertainty, to resolve potential shortfalls in housing delivery in the SDNP Area of Winchester District.

The SDNPA has now carried out a Regulation 18 consultation (20 January to 17 March 2025) and is currently working towards a Regulation 19 consultation for May 2026. A summary of the Regulation 18 consultation and all representations were published on 10 July 2025. Although work is still ongoing, it currently appears that the number of dwellings from emerging draft allocations in the SDNP Area of Winchester District is unlikely to substantially change in the South Downs Local Plan Review.

The following table sets out the implications of various Plan start dates for the supply of housing in the South Downs National Park (SDNP) Area of Winchester District.

Start Date	Supply between Start Date and 2040 in SDNP Area of Winchester District
2020	250 dwellings
2022	233 dwellings
2023	219 dwellings
2024	212 dwellings

I hope this is helpful, please let me know if you have any further questions.

Yours sincerely



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Planning Policy Manager  
South Downs National Park Authority  
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