

Introduction

This document has been prepared to support and explain the revisions to the plan proposed by Main Modifications MM49 and MM50.

The purpose of this note is to set out and explain proposed changes to the housing chapter of the emerging Winchester Local Plan. It will first consider the changes arising from three main elements –

- Aligning the Plan's housing requirement with the latest calculation of Local Housing Need (2024), as discussed on pages 2 and 3 of the Inspector Note 16 – Post Hearing action points (ED38a).
- Revising the housing figures for Newlands (Policy SH1) and North Whiteley (Policy SH2) for 300 to 350 dwellings and 200 to 180 dwellings respectively.
- Updating the completions and permissions figures to take into account the release of the monitoring information on 25th September 2025 for the year 2024-2025 by Hampshire County Council Land Monitoring team.

Following that, it will set out how these and other changes relating to the phasing of sites have resulted in the revised housing trajectory for the Plan.

Revising the overall housing figures

The three elements listed above have the impact of reducing the overall housing requirement, and requiring the figures in both the housing chapter and the allocations chapter to be updated. The key changes are to Table H2 in the Plan, with other consequential changes set out through the Plan. The changes are set out below.

1. Housing Requirement

The overall housing requirement for the district has moved to sixteen years of the 2024 standard method figure, resulting in a total local housing need of $16 \times 676 = 10,816$ dwellings.

2. Completions

Completions in the plan area for 2024-2025 are 834 dwellings and dwelling equivalents. The sites are listed in Table 2 in Appendix A to this note.

3. Outstanding Permissions

Outstanding permissions in the plan area as at 1 April 2025 total 5,186 dwellings and dwelling equivalents. The sites are listed in Tables 3a and 3b in Appendix A to this note.

4. Allocations

Existing and proposed further allocations are revised to 579 and 2,905 dwellings respectively. The sites are listed in Table 4a and 4b in Appendix A to this note. The figure for existing allocations has been revised to take into account permissions issued since the preparation of the Submission Plan, to ensure there is no double counting with the permissions listed in Table 3a. It also now excludes any allowance for allocations in the SDNP. Development in the SDNP is now shown separately in Table H2. The figure for proposed allocations has increased by 30, being the net result of revisions to the capacity of Newlands (SH1) and North Whiteley (SH2) in Main Modifications MM79 and MM80 respectively.

5. Windfall

Windfall is reduced from 1,895 to 1,495 dwellings. This is equivalent to 13 years of windfall development within the Local Plan area. Windfall within the South Downs National Park is now included in the SDNP figure shown separately in Table H2. This is in line with the Council's advice on the impacts of revising the Plan period to 2024-2040 as set out in Examination document [ED34b](#). The housing source tables throughout the Plan include an estimate of the amount of windfall which will come forward in each settlement over the plan period. A revised estimate of windfall in each settlement, taking into account the reduction of one year, is set out in Table 5 of Appendix A to this document. The estimates are informed by the Windfall Assessment Report ([HA07](#)) and a pro rata reduction of the figures in the Submission Plan ([SD01](#)). The figure for Hursley remains unchanged at 20 dwellings, to retain a continuity of approach with the Submission Plan which states this could come forward via windfall or through a Neighbourhood Plan. It is acknowledged that the windfall estimates *for each settlement* are a matter of planning judgement – but these estimates for each settlement are included in the Plan to provide a guide as to the level of development expected to come forward in each settlement, and not a cap on development in that location.

6. South Downs National Park

The figure for the expected delivery in the South Downs National Park (SDNP) is 312 dwellings. This figure is the remainder of the original 350 dwellings capacity set out in the Submission Plan (SD01), less completions for the period 2020-2024. Details are set out in Table 6 of Appendix A to this document. This figure is now shown separately in table H2 of the Plan for

clarity. It sets out the entire amount of development anticipated to come forward in the SDNP, including completions 2024-2025, outstanding permissions, windfall, and any allocations in the adopted and emerging SDNP Plan.

7. Other facts and figures

The housing chapter of the Plan includes various totals for the amount of development in each settlement or sub-area (i.e. Winchester Town, South Hampshire Urban Area and the Market Towns and Rural Areas). It also includes estimates of the amount of housing development anticipated to come forward on small sites (under 10 dwellings). The chapter also includes various percentages based upon the proportion of development which is windfall development, sites completed or permitted, and coming forward on three strategic sites (SH1, SH2 and W1). The proposed changes and updates to the Plan have resulted in amendments to each of these figures. Details of how these figures have been revised are set out in Table 1 of Appendix A to this document.

8. Unmet Housing Need

The net result of all the changes outlines in points 2-7 above results in a total District Housing provision of 11,311 dwellings. The revised housing need is 10,816 dwellings. Therefore the amount available for unmet housing needs in neighbouring authorities is revised to 495 dwellings. This figure is 205 dwellings higher than set out in the document *“Implications of Changing Local Plan period to 2022, 2023 or 2024”* (document [ED34b](#)). This increase is comprised of a net increase of 30 dwellings in the capacity of identified sites, and a net change in the overall position of completions and permissions from the Housing trajectory which formed Appendix to the Housing Topic Paper Update (ED02).

9. Housing Trajectory

The housing trajectory has been revised to take into account the three changes set out above. In addition, the trajectory has been revised to take into account the following –

- Revisions to anticipated site delivery as set out in the section “Five Year Housing Land Supply” as discussed on page 5 of the Inspector Note 16 – Post Hearing action points ([ED38a](#)).
- Deletion of Policy H2, as set out on page 5 of the Inspector Note 16 – Post Hearing action points ([ED38a](#)).

A revised housing trajectory is set out in Appendix to this document. Each element of the trajectory is set out below.

Section A. Completions (including communal, excluding SDNP)

The sites are listed in Tables 2a and 2b in Appendix A to this note.

Section B. Small Sites with Planning Permission (less than 10 dwellings)

All sites with permission are listed in Table 3a in Appendix A to this note. For ease, small sites with permission are also listed in Table 7 in Appendix A of this note.

Section C. Large Sites with Full Planning Permission (10 dwellings or more)

Section D. Existing Local Plan Allocations with Full Planning Permission

Section E. Existing Local Plan Strategic Allocations

These sites are listed in Table 3a in Appendix A to this note. For ease, all large sites with permission are also listed in Table 7 of Appendix A to this note, showing a breakdown between Sections C, D and E.

The additional dwellings proposed at sites SH1 and SH2 are shown in Section H.

Section F. Large Sites with Outline Planning Permission (not allocated)

There are none as at 1 April 2025.

Section G. Communal Planning Permissions (dwelling equivalents)

These sites are set out in Table 3b

Section H. Local Plan 2040 Allocations (without planning permission)

This reflects the revised figures for allocations SH1 and SH2, and revised phasing for sites W2, W9 and part of SH2.

Section I. Other Existing Allocations (without planning permission)

The existing allocations are listed in the trajectory table. The total figure is slightly lower than in the figure in the previously produced trajectory (appendix A to the Housing Topic Paper Update January 2025 ED02) to reflect a planning permission issued.

Section J. Windfall Allowance

Windfall totals 1,495 dwellings. This is equivalent to 13 years of windfall (2027-2040), with a reduction of one year's windfall from the previous trajectory to prevent double counting with existing permissions. This is in line with the Council's advice on the impacts of aligning the Plan's housing requirement with the latest calculation of Local Housing Need (2024) as set out in Examination document ED34b.

South Downs National Park

The trajectory also shows the 312 dwellings anticipated to be delivered in the South Downs National Park. While these are not phased, they have been shown on the

trajectory to show how the total amount of development in the Winchester District set out in Table H2 of the Plan is delivered.