

Recommended Spatial Distribution and Housing Strategy

Housing needs

Calculated in accordance with Government's Standard Methodology

Consulted upon in Strategic Issues and Priorities Consultation, along with four options for distribution -

1. Distributing in accordance with sustainable hierarchy of settlements
2. Focus development on Winchester and other larger sustainable settlements
3. One or more completely new strategic allocations
4. Disperse development in proportion to size of settlements

Advantages and disadvantages of each option set out, along with summary of Sustainability Appraisal

Responses reported to LPAG in September 2021 with following conclusions -

proposed development strategy rejects a new settlement, takes into account housing commitments, makes a windfall allowance, prioritises brownfield development and provides for development in the market towns and villages

Therefore progressing a modified version of option 1 with elements of 2 and 4.

Uncertainties

Housing need is generated by Government's Standard Methodology - affected by figures for housing affordability updated annually (due end March)

Challenges to supply - possible buffer to demonstrate deliverability

Duty to Cooperate - evidence of substantial unmet need in southern Hampshire

Potential Government changes in planning system / calculation of need ('Future of Planning' White Paper)

Hence why at this stage we will be asking Parish Councils to plan for a range of housing in order to allow for a degree of flexibility

Need to identify 'new' sites for about 3,000 dwellings to 2039 (after taking into account completions, existing allocations, commitments and windfall)

Comments

Overall, we are able to rely on many of previous allocations and commitments to provide housing which is going to be needed in the new Local Plan

Therefore, the unidentified sites that will be needed is modest compared to the currently adopted Local Plan

Officers have visited the settlements where we would be planning growth and feel confident that there are options and deliverable sites

Look first for deliverable brownfield sites (not already allocated/committed) then greenfield sites

Not just housing - needs for employment, infrastructure and green sites to be considered also

Next Steps

- Meetings with Winchester Town Forum and Parish Councils to discuss potential SHELAA sites in the settlements where we are looking to allocate housing
- Contacting Parish Councils where we are currently not planning to allocate additional housing in this Local Plan
- Undertaking and testing the sites through evidence - transport, landscape, viability, SA/HRA etc
- Continue to draft the Regulation 18 Local Plan on the current Local Plan timetable