

Strategic Policy H2: Housing Phasing and Supply

Overview of Comments:

Support - 9

Neither support or object - 16

Object – 24

The changes to the supporting text and the Local Plan policies have not only been informed by the responses to the Regulation 18 consultation but they have also taken on board any additional feedback that has come out of discussions/meetings with statutory consultees and members in order to improve the clarity and understanding of the contents of the Local Plan.

Comments which neither support nor object to H2 - housing phasing and supply		
Respondent number	Comment	Officer comment
BHLF-KSAR-N8R2-U Hursley Parish Council	<p>The timing of the plan and setting a housing figure are uncertain given the potential reforms to the planning system. Some authorities have delayed their local plan process because of this uncertainty. The housing requirement is based on historic 2014 household projections and the plan takes no account of the effects of COVID on working patterns, the declining birth rate, changing population demographics or the change in migration due to Brexit.</p> <p>Concerned that Winchester City Council is using outdated projection data alongside an increase in the housing requirement by an extra 1,450 homes. The justification for the additional housing figure and how it has been calculated is not clear and may be premature. The allocation of sites across the district means that sites are being allocated in order to provide</p>	<p>Comments noted. Comments regarding the Standard Method and the 'buffer' are addressed in relation to comments on policy H1.</p> <p>Recommended response: No change.</p>

	for an unknown requirement from urban south Hampshire which is in a different housing market altogether.	
BHLF-KSAR-N867-4	St. John Moore Barracks is as a mixed use allocation and the plan assumes 900 dwellings over the plan period to 2039. The MoD has announced the Barracks will not be vacated until 2026 which will delay delivery and there are significant details to be resolved before submission. The timescales for an application, determination and legal obligations, conditions discharge, site works, infrastructure provision etc., will very likely extend some housing delivery beyond the end of the plan period.	Comments noted. Comments regarding specific sites are addressed in the sections dealing with those site allocations. Recommended response: No change.
BHLF-KSAR-N8T1-V	There is no justification for the phasing restrictions, including holding back allocated land. Holding back land 'unless they are needed to overcome a...shortfall...' would be irresponsible and a reactive solution to ensuring a wide choice of land is available now for housing.	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
BHLF-KSAR-N86X-5	<p>It is not clear which sites contribute, and in which time period, to the indicative phasing schedule so it cannot be determined that Policy H2 is justified or effective. The Council will need to outline the number of homes that are anticipated on brownfield sites and outline which sites that will contribute to the four indicative phases.</p> <p>The Plan states that brownfield sites often have a long delivery lead in time but that these allocations are phased towards the earlier parts of the plan period. This appears to be a conflicting approach and housing delivery on greenfield site allocations should be encouraged in the immediate to medium term. Brownfield sites are complex and often subject to delay and a number of the brownfield allocations are subject to significant demolition and clearance alongside major infrastructure requirements. The majority of the proposed brownfield sites are</p>	<p>Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. More detail of the phasing of individual sites will be included in the housing trajectory, which should be added as an appendix to the Local Plan, as required by the NPPF (paragraph 75).</p> <p>However, it is not the case that brownfield sites are all assumed to be delivered in the first parts of the Plan period. It is agreed that some sites will take several years to be brought forward and developed and this is</p>

	<p>not subject to planning applications or are at the early stages so are unlikely to deliver homes until later in the plan period. The phasing strategy may lead to an imbalance of housing provision over the plan period, with more housing delivered post-2030 than currently anticipated.</p> <p>There appears to be little justification of the proposed approach and an alternative mechanism should be utilised to support the delivery of PDL that does not restrict deliverable greenfield sites that can contribute immediately to identified housing needs.</p>	<p>reflected in the proposed phasing. There are substantial supplies of housing sites in the early parts of the Plan period so additional allocations are not needed in these periods. Recommended response: Add a housing trajectory as an appendix to the Local Plan.</p>
BHLF-KSAR-N863-Z	<p>Delaying housing on greenfield sites is contrary to the NPPF which encourages more house building. The policy assumes that delaying greenfield sites will encourage brownfield development but different developers tend to specialise in different types of sites. Prioritising brownfield over greenfield sites will not address viability issues on brownfield sites, a more effective strategy would be to reduce policy costs on brownfield sites such as affordable housing and developer contributions.</p>	<p>Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.</p>

Comments which object to H2 - housing phasing and supply		
Respondent number	Comment	Officer comment
ANON-KSAR-N8YM-W ANON-KSAR-NKAB-D ANON-KSAR-N81F-E (3 comments)	This policy fails to represent a positive response to housing need and the opportunities to boost housing land supply in accordance with the NPPF, including the existence of the unmet need in the sub- region. It is inconsistent with national policy and there is no justification for holding back sustainable sites for development, and affordable homes, in an area of acute affordability issues. The policy should be deleted.	Comments noted. Comments regarding the housing requirement and unmet need are addressed in relation to policy H1. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
ANON-KSAR-NKUC-2 ANON-KSAR-N85K-Q (2 comments)	The brownfield-first phased approach is unnecessary, unjustified, ineffective, and inconsistent with national planning policies. The NPPF does not refer to a brownfield-first approach and it is not clear why previously developed land should come forward more easily and quickly than greenfield sites. Policy H2 would allow a deviation from the proposed phased approach to ensure that a 5YHLS can be maintained, implying that WCC anticipates that the brownfield-first approach will not be effective at sustaining a 5YHLS. Indeed the policy tacitly invites Section 78 appeals and a 'planning-by-appeal' approach..	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
ANON-KSAR-N8M7-U ANON-KSAR-NKJC-Q (2 comments)	It is not clear whether Policy H2 is proposing a stepped housing requirement that will be used to assess its five-year housing land supply. If so, it will need to provide the necessary justification in line with PPG. If need cannot be met solely on brownfield land and greenfield sites have to be allocated, the delivery of these	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.

	<p>sites should not be delayed solely on the basis that they are greenfield sites. Given that the Council need these sites to meet their housing needs in full there is no justification for delaying their delivery.</p>	
<p>ANON-KSAR-N8M8-V BHLF-KSAR-N87Z-8</p> <p>(2 comments)</p>	<p>The principal components of housing supply are already committed via allocating policies (largely MDAs) and significant unplanned windfall sites. While the forecast peak in the early years is expected to exceed the annualised rate of provision, annual supply falls below this figure consistently from around 2030, providing a diminishing level of supply</p> <p>The ought to extend the policy of allocating MDA scale development at Winchester to ensure that sufficient housing is provided to address the structural challenges that exist and to provide continuity of supply. MDA developments have longer lead times and therefore naturally phase themselves over a plan period. If a proactive MDA policy is incorporated into the Local Plan the proposed phasing policy would not be necessary.</p>	<p>Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. There is no justification for allocating MDA-scale development as an alternative to a justified phasing policy.</p> <p>Recommended response: No change.</p>
<p>ANON-KSAR-N85J-P</p>	<p>Support in principle the use of a stepped trajectory, but concerned for what this means when read against other policies on brownfield land (D6) and affordable housing (H6).</p> <p>In order to meet the SHMA requirement of 343 affordable dwellings per annum, affordable houses should make up over 43.9% of the Local Plan housing. The percentages required to deliver the number of affordable homes between 2029/30-2038/39 are significantly higher than the Policy H6 requirements, and would not be achievable. Therefore the quantum of affordable housing required will not be met by</p>	<p>Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Comments regarding affordable housing policy are addressed in the sections on policies H1 and H6.</p> <p>Recommended response: No change.</p>

	the current housing requirement and spatial development policies.	
ANON-KSAR-NKJ4-8	Policy H2 introduces phased development, with priority on the development of previously developed land and holding back greenfield sites until the later parts of the plan period. The Policy specifies that sites will not be permitted to come forward ahead of their specified phasing unless they are required to contribute to the District's Five Year Housing Land Supply. This is contrary to the NPPF which is clear that sufficient amount and variety of land should come forward without unnecessary delay. It makes no sense to hold back the development of allocated sites and the reliance of the draft Plan on the brownfield sites in the first half of the Plan period is likely to cause under-delivery.	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
ANON-KSAR-NKJV-A	The reliance on the delivery of higher housing numbers during the earlier part of the plan period is based on the delivery of a large number of outstanding planning permissions and windfall developments, many of which will be on brownfield sites. There is evidence from the current local plan (Central Winchester Regeneration Area and Station Approach Regeneration Area) that brownfield sites do not deliver when expected.	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Comments on specific sites are addressed in the sections relating to the relevant site allocation. Recommended response: No change.
ANON-KSAR-N8EM-9	This policy lacks justification and is in conflict with the NPPF requirement to boost housing supply. It does not account for site-specific circumstances which change over time and makes the housing strategy less robust. It is not clear why the Plan should seek to prevent development in the early years of the Plan, given the housing requirement is based on the Standard Method which is a minimum figure.	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
BHLF-KSAR-N8BS-C	This approach is incorrect and at odds with the NPPF which seeks to boost the supply of housing. All sustainable sites should be capable of securing a permission as soon as	

	practicable to help boost the supply of homes and reduce affordability issues.	
ANON-KSAR-N8Q1-S	The number of dwellings to be provided (set out in Policy H2) is not sufficient. The plan will need to specify its contribution to meeting unmet needs arising from the PfSH. The plan should re-evaluate its housing supply given the need to plan for additional and specific levels of unmet need as well as providing a sufficient buffer for non-delivery. There is uncertainty as to the delivery of some sites; for example Sir John Moore Barracks site. There are site options available which will need to be tested in an updated IIA report.	Comments noted. Comments regarding the housing requirement and unmet needs are addressed in relation to policy H1. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
ANON-KSAR-N8QS-U	The approach proposed leads to distortions in the location, timing and tenure of housing delivery and also constrains housing land supply due to the finite source of brownfield land, especially if the Council pursues a vigorous sequential policy to land release. Not releasing any greenfield sites until 2030 makes the plan strategy highly dependent on PDL, especially in and around Winchester, as there is a relatively limited stock of consents in and immediately adjoining the City.	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
ANON-KSAR-NKKF-U	Object to policy H2 which will lead to issues in short-term housing supply and delivery in the most appropriate locations. Given the affordable housing need across the district, it is not considered a suitable approach to restrain the greenfield allocations which are most likely to deliver the required affordable housing. It is likely to lead to the delivery of less affordable dwellings in the short term, as well as implications on 5 year housing supply. Greenfield land makes an important contribution in terms of housing delivery and has the potential to deliver on the	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.

	<p>government's net zero aspirations and biodiversity net gains. The policy should be amended to ensure an appropriate mix of greenfield and brownfield sites in the plan period.</p>	
ANON-KSAR-N83C-D	<p>It is difficult to see the case for delaying small housing or windfall sites which provide a useful contribution to housing supply, often well-connected to local needs. It seems misplaced to stop the organic growth of Rural Settlements, on the pre-text of waiting for PDL sites, most of which are likely to be in urban areas.</p> <p>Policy H2 could therefore be amended to exclude small sites, or sites in Rural Settlements, or provide other criteria to bring forward the release of a site such as community benefits, high quality design, exemplar climate change standards, etc.</p>	<p>Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. The only sites that would be held back under the policy are new greenfield allocations, not small (unallocated) sites in rural settlements. Recommended response: No change.</p>
ANON-KSAR-N81U-W	<p>The prioritisation of previously developed land is unsupported by national policy and does not provide the range and choice of sites required the NPPF. It is unclear whether this is a stepped housing requirement, which is likely to adversely affect the five-year land supply and will require a sufficient number of sites that will deliver early on. The final paragraph of this Policy should be removed. If the Policy is intended to provide a stepped housing requirement, the first paragraph should remain and a sufficient number of sites will need to be allocated.</p>	<p>Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.</p>
BHLF-KSAR-N8Z1-2	<p>Appreciate the need to focus on brownfield sites but where the identified need cannot be met on brownfield land, the Council must look to other areas, including greenfield sites. It does not follow that the delivery of greenfield sites should be delayed as they can often assist in maintaining a healthy trajectory.</p>	<p>Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Comments on specific sites are addressed in the sections relating to the relevant site allocation.</p>

	In relation to the Sir John Moore Barracks, there is a notable lack of supporting evidence and Policy H2 would seem to require this site to be delivered ahead of any greenfield allocation.	Recommended response: No change.
BHLF-KSAR-N8ZF-Q	Object to this policy as it will artificially control supply without taking into account needs and fluctuation in market demand. Previous local plans have under delivered, and this policy threatens that this happens with the new Local Plan. It is important the Council permits a wide range of housing schemes to ensure there is choice in the market, and needs are met when required by householders, so a combination of brownfield and greenfield development is required.	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
BHLF-KSAR-N8B6-F	H2 indicates that there are some greenfield sites which will not be held back until the later parts of the Plan period. It is unnecessary and unreasonable to hold back allocated development and the site at South Wonston should be brought forward.	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Comments on specific sites are addressed in the sections relating to the relevant site allocation. Recommended response: No change.
BHLF-KSAR-N8ZD-N	The strategy is very heavily focussed on sites that are already allocated and/or which benefit from planning permission. The Plan-period should commence in 2025 and these sites would not contribute to the supply with an updated Plan-period of 2025 to 2040.	Comments noted. Comments regarding the Plan period are addressed in relation to policy H1. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
ANON-KSAR-NKME-V	The overall housing requirement set out in policy H2 should be increased.	Comments noted. Comments regarding the housing requirement are addressed in relation to policy H1. Recommended response: No change.

ANON-KSAR-N8XP-Y	Developers get planning permission for large sites but build houses very slowly so it is hard to meet government targets. Local residents have to live for years with the disruption and mess. It would be better if smaller developers shared the site and all could complete their sections quickly	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. Recommended response: No change.
ANON-KSAR-N8GG-5	Build only 550 Houses per year for the Winchester City Council area. Don't build on greenfield sites, plants and trees minimise Climate Change and save lives. Applying the annual average target to 15,600 homes over 20 years would mean 780 dwellings every year. Over the last 10 years the Council has achieved an average of 551 dwellings per year and only exceeded 800 houses on two occasions. The current housing targets cannot be met, only 551 houses per year delivered in 10 years.	Comments noted. Comments regarding the phasing policy are addressed in the general response on housing phasing and supply below. The Plan seeks to make full use of brownfield land, but it is not possible to avoid all greenfield development if the housing requirements are to be met. Annual completions have exceeded 780 dwellings per annum in 4 of the last 5 years. Recommended response: No change.
ANON-KSAR-N81T-V	How will new permitted applications be monitored to ensure they are built and the current 8500 outstanding permitted applications be dealt with?	Comments noted. The Council produces an annual 'Authorities Monitoring Report' which assesses development progress and calculates the 5-year supply of available housing land. Recommended response: No change.

General Response on Policy H2: Housing Phasing and Supply

Paragraphs 9.21 and 9.22 of the draft Local Plan set out the justification for the phasing policy (H2) and how it is intended to operate. Details of any phasing were set out in the site-specific allocations but, in general terms, brownfield sites are not held back, so as to prioritise brownfield development and because many are either carried forward allocations or will be developed over a longer period. New greenfield sites are phased to prevent planning permission being granted before 2030.

The Authorities Monitoring Report (AMR) shows that housing completions in the District have increased substantially from very low levels of 200-300 dwellings per annum in the early years of the current Local Plan to about 600 per annum 5 years ago and peaking at 1200 in 2021-22. This increase is due to improved economic conditions and, in particular, the implementation of the strategic and other site allocations in the existing Local Plan(s). These allocations continue to be developed, especially the strategic allocations (West of Waterloo, North Whiteley and Barton Farm), and this will remain the case for much of the Plan period.

As a result, without any new allocations in the emerging Local Plan, the 2023 Authorities Monitoring Report (AMR) housing trajectory expects completion levels of over 1000 dwellings per annum to be maintained until about 2024, then falling to 700-900pa up to 2030, and 600-700pa at the end of the existing Local Plan period (2031). Analysis of large sites beyond 2031 suggests a only few will continue to be developed beyond 2031, mainly the strategic allocations, but completion levels are expected to drop off very quickly after 2031, averaging 200-300 until 2034 and consisting of windfall sites only after about 2036.

The emerging Local Plan is intended to release a series of new site allocations so as to maintain housing development at sufficient levels to meet the housing requirement. The current high levels of housing completions are in fact substantially exceeding the annual housing requirement, so a large part of the housing requirement will be met by expected completions up to about 2030, without any new allocations. It is, therefore, mostly in the period post-2030 that new allocations are needed in order to maintain an on-going supply of housing sites to meet the housing requirement, and for economic and social reasons. Therefore, it is important that any new site allocations are used to ensure that housing development rates do not 'fall off a cliff' in the latter half of the new Plan period.

Housing that is expected to be completed in the early years of the Plan period is largely already committed, so the high levels of completions in this period are not something which the new Local Plan can influence. These completions are beneficial in terms of meeting the NPPF aim to significantly boost the supply of homes and the number and variety of sites involved also ensures that a variety of sites can come forward, as also required by the NPPF (NPPF paragraph 60). Affordable housing provision will also peak in this period, generally reflecting overall housing provision, helping to address any backlogs of affordable housing need.

However, the Council would ideally wish to achieve a more even housing trajectory and level of development over the Plan period. The scale of housing provided by the Local Plan is considered to be correct and should not be increased to achieve this (see comments on Local Plan policy H1), as is the development strategy. Given the high level of commitments and existing Local

Plan allocations, the only realistic 'lever' available to promote more housing in the later part of the Plan period, so as to level out housing delivery, is to use phasing to hold back new Local Plan allocations.

At the same time the NPPF expects that '*strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land*' (NPPF paragraph 123). Ideally, the trajectory would be evened out more than proposed in the draft Local Plan, but this could only be achieved by holding back existing commitments and brownfield sites. It would not be reasonable to place new phasing restrictions on sites that are already allocated without phasing controls, and which in most cases have planning consent. Equally, it would not be consistent with Government policy to hold back brownfield sites when the NPPF expects '*as much use as possible*' to be made of them. Also, many of these sites will take some time to be developed anyway, for example, Sir John Moore Barracks and Central Winchester Regeneration, and artificially delaying them could risk them not being completed within the Local Plan period.

It is, therefore, concluded that the principle of holding back some (non-brownfield) sites until the latter part of the Plan period would be entirely consistent with the aim of maintaining a reasonable supply of housing over the Plan period, and with Government policy. Although applying phasing only to new greenfield allocations would only have a modest effect in levelling out the trajectory, it does have some impact as illustrated by the phasing graph on page 231 of the draft Local Plan.

As well as assisting the ordered housing delivery and the prioritisation of brownfield sites, the phasing provisions coincide with Government requirements for water companies to reduce nutrient discharges by 2030. Nutrients are a particular issue in the District and affordable housing provision may need to be reduced specifically due to the viability impacts of nutrient neutrality measures. While improvements by water companies may not resolve nutrient issues, and these could potentially be addressed earlier, the phasing of greenfield sites to the post-2030 period is likely to have the added benefit of enabling a higher level of affordable housing provision to be achieved in a viable way. Also, it has become evident that the capacity of the electricity grid poses a significant challenge for a number of sites. Scottish and Southern Electricity Networks are currently planning significant improvements to the electricity network which will be completed by 2030. These issues support the need for a coordinated and phased approach to site allocations. Phasing development ensures that infrastructure can be upgraded in a planned, systematic manner, preventing its overloading. It is, therefore important that any available nutrient credits and infrastructure provision is directed firstly to sites already allocated or permitted, and additional brownfield development, rather than new greenfield allocations.

Some respondents suggest that the Plan has a 'brownfield first' strategy that will hold back greenfield sites until brownfield sites are completed. This is not the case and it is recognised that brownfield sites will continue be permitted and developed

throughout the Plan period. The phasing of greenfield sites is linked to a point in time, not to the progress of specific brownfield sites or even to brownfield sites generally.

Policy H2 sets out 'indicative phasing' based on the Local Plan trajectory. Some respondents question whether this is intended to be a 'stepped trajectory', which would formalise the figures for each period into specific housing requirements. This has some attractions in terms of assessing 5-year land supply, in that the requirement would be based on projected levels of completions. On the other hand, it would set very specific and rigid requirements for many years ahead so could become out of date and make the achievement of a 5-year land supply more difficult. It is concluded that a stepped trajectory would not be appropriate and that policy H2 should be amended to delete references to set numbers of expected completions in specific Plan periods, which could prove inflexible and imply a steeped trajectory. The high levels of completions anticipated in the early years of the Plan would still be taken into account in calculating 5-year land supply, as they would reduce the remaining housing requirement.

Some respondents argue that the overall level of housing proposed is too high and will cause problems in demonstrating 5-year land supply, or alternatively that it is too low and more sites are needed to show an adequate supply. Others comment that the level of completions expected is unrealistic given past rates of development. However, recent completion levels show that very high levels can be achieved if there are suitable land allocations, although it is agreed that maintaining these very high levels over long periods could be problematic in terms of finding suitable sites, nutrient neutrality, public acceptance and infrastructure delivery. Ultimately, the ability to demonstrate a 5-year land supply is dependent on adequate land being brought forward, not simply on the overall housing requirement.

The responses to comments on policy H1 deal in more detail with comments about the various sources of housing supply, such as brownfield sites, windfall, commitments, etc. Comments about the deliverability of specific site allocations are dealt with in relation to the relevant site allocation policies.

Recommended response: Amend Policy H2 and explanatory text, as follows:

Strategic Policy H2 - Housing Phasing and Supply

~~About 15,620 dwellings (net) will be provided within the district during the Plan period (2019-2039), with indicative phasing as follows:~~ **2020-2040**, with

i. ~~Approximately 4,700 dwellings (averaging 940 dwellings per annum) between 2019/20~~ **2020/21** and **2023/24**
2024/25

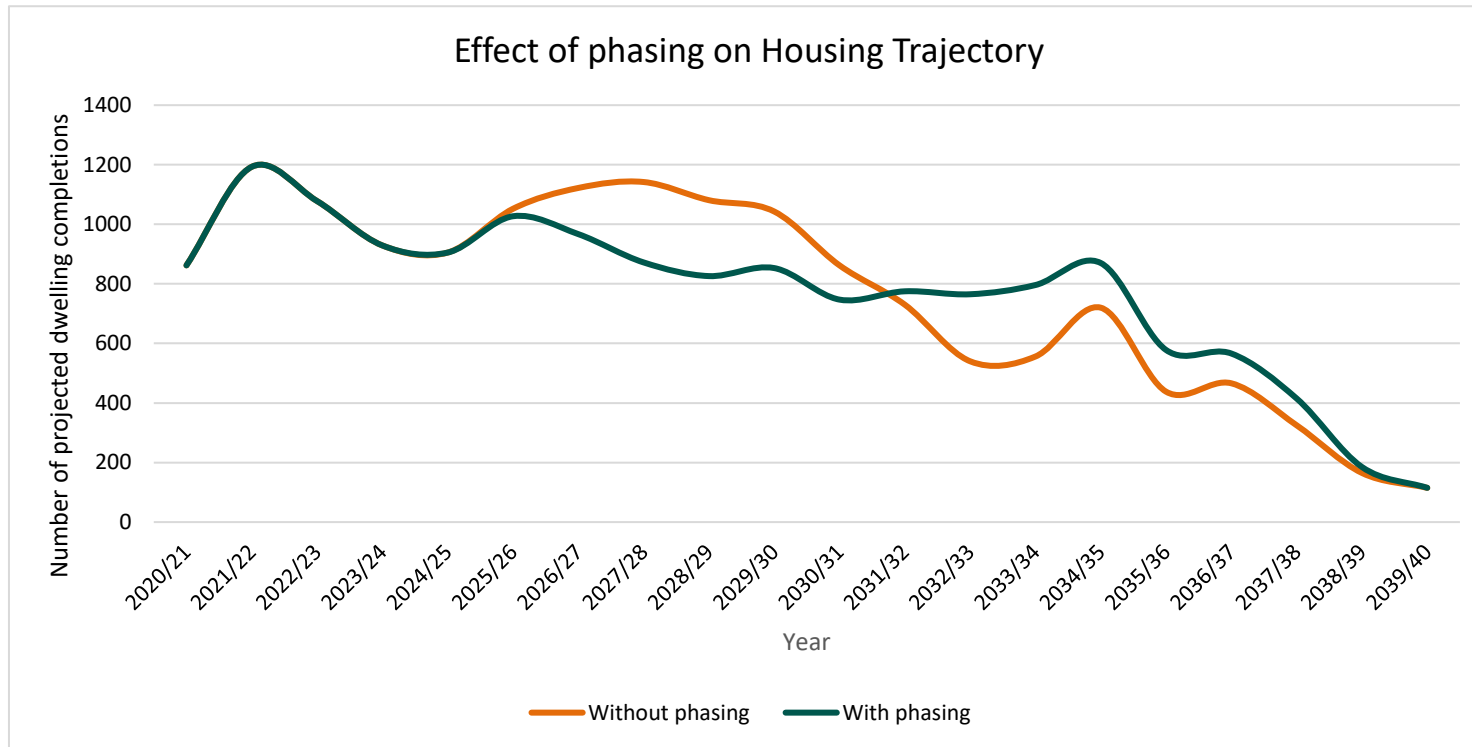
- ii. ~~Approximately 5,150 dwellings (averaging 1,030 dwellings per annum) between 2024/25~~ **2025/26** ~~and 2028/29~~ **2029/30**
- iii. ~~Approximately 3,610 dwellings (averaging 722 dwellings per annum) between 2029/30~~ **2030/31** ~~and 2033/34~~ **2034/35**
- iv. ~~Approximately 2,160 dwellings (averaging 432 dwellings per annum) between 2034/35~~ **2035/36** ~~and 2038/39~~ **2039/40**

Phasing will be applied to **new greenfield housing sites allocated by this Plan** ~~as set out in the relevant site allocation policies~~, so as to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. **The following** sites will not be permitted in advance of **April 2030** ~~the specified phasing~~ unless they are needed to overcome a District-level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time:

- **W4 – Courtenay Road, Winchester (150 dwellings)**
- **BW4 – North of Rareridge Lane, Bishops Waltham (100 dwellings)**
- **NA3 – Alresford Neighbourhood Plan, New Alresford (100 dwellings)**
- **CC2 – Colden Common Farm, Colden Common (45 dwellings)**
- **CC3 – Land at Main Road, Colden Common (35 dwellings)**
- **CC4 – Land adj 85 Church Lane, Colden Common (10 dwellings)**
- **D1 – Denmead Neighbourhood Plan, Denmead (100 dwellings)**
- **WK5 – Mill Lane, Wickham (40 dwellings)**
- **WK6 – Southwick Road / School Road, Wickham (60 dwellings)**
- **OT01 – Land East of Main Road, Otterbourne (55 dwellings)**
- **SW01 – Land at West Hill Road North, South Wonston (40 dwellings)**
- **SU01 – Brightlands, Sutton Scotney (60 dwellings)**

9.21 A large part of the housing supply benefits from planning consent or has already been completed. Allowance is also made for windfall development, which the evidence expects to be a reliable source of housing supply. There is no scope to phase these elements of the housing supply, so it is expected that most housing from these sources will be developed in the first half of the Local Plan period (~~2019-2029~~ **2020-2030**)....

Update table at page 231 (Effect of Phasing on Housing Trajectory):



9.23 The NPPF expects that at least 10% of the housing requirement (about ~~1,511~~⁵⁷⁰ dwellings) should be provided on sites no larger than 1 hectare. In Winchester District about ~~45~~⁴⁰% of the **Local Plan** housing requirement will be provided on three strategic-scale sites over the Plan period. Nevertheless, it is expected that the Government’s aspiration can be

exceeded when account is taken of existing completions and commitments on smaller sites, windfall sites and Local Plan allocations, which total over **2,4002,700** dwellings or **1647%** of the **Local Plan** housing requirement.

Update Table H3 – Delivery of Small Housing Sites, as follows:

Expected source of small sites	Dwellings*
Completions 2020-2023 2019-2024 (sites under 10 dwellings)	388245
Planning consents at April 2023 2024 (sites under 10 dwellings)	283487
Windfall allowance (all assumed to be sites under 1ha.)	1,7251,975
Local Plan allocations under 1ha. (policy W3 and CC4 only)	40
Local Plan Area Winchester District Total	2,4362,747

* Figures include ~~SDNP~~ part of Winchester District and exclude 'communal' dwellings.

Add a housing trajectory as an appendix to the Local Plan.

	Recommendations	Officer response
Comments from SA	No recommendations are included in relation Policy H2. The level of housing provision for the District is set out to have regard for the Government's Standard Method calculation and it is therefore not considered appropriate to include recommendations in relation to this policy area.	Comments noted. Recommended response: No change.

	The spatial strategy for the District is implemented through the allocation of sites included in the plan. The appraisal of site options has informed the selection of sites for allocation. Furthermore, throughout the IIA, recommendations are included relating to the topic based policies against which proposals for the development of allocated sites will be decided upon.	
Comments from HRA	None.	NA

Strategic Policy H2: Housing Phasing and Supply

Amendments to policy H2

About 15,620 dwellings (net) will be provided within the district during the Plan period (2019-2039~~2020-2040~~), with indicative phasing as follows:

- i. ~~Approximately 4,700 dwellings (averaging 940 dwellings per annum) between 2019/20~~**2020/21** and 2023/24
2024/25
- ii. ~~Approximately 5,150 dwellings (averaging 1,030 dwellings per annum) between 2024/25~~ **2025/26** and 2028/29
2029/30
- iii. ~~Approximately 3,610 dwellings (averaging 722 dwellings per annum) between 2029/30~~ **2030/31** and 2033/34
2034/35
- iv. ~~Approximately 2,160 dwellings (averaging 432 dwellings per annum) between 2034/35~~ **2035/36** and 2038/39
2039/40

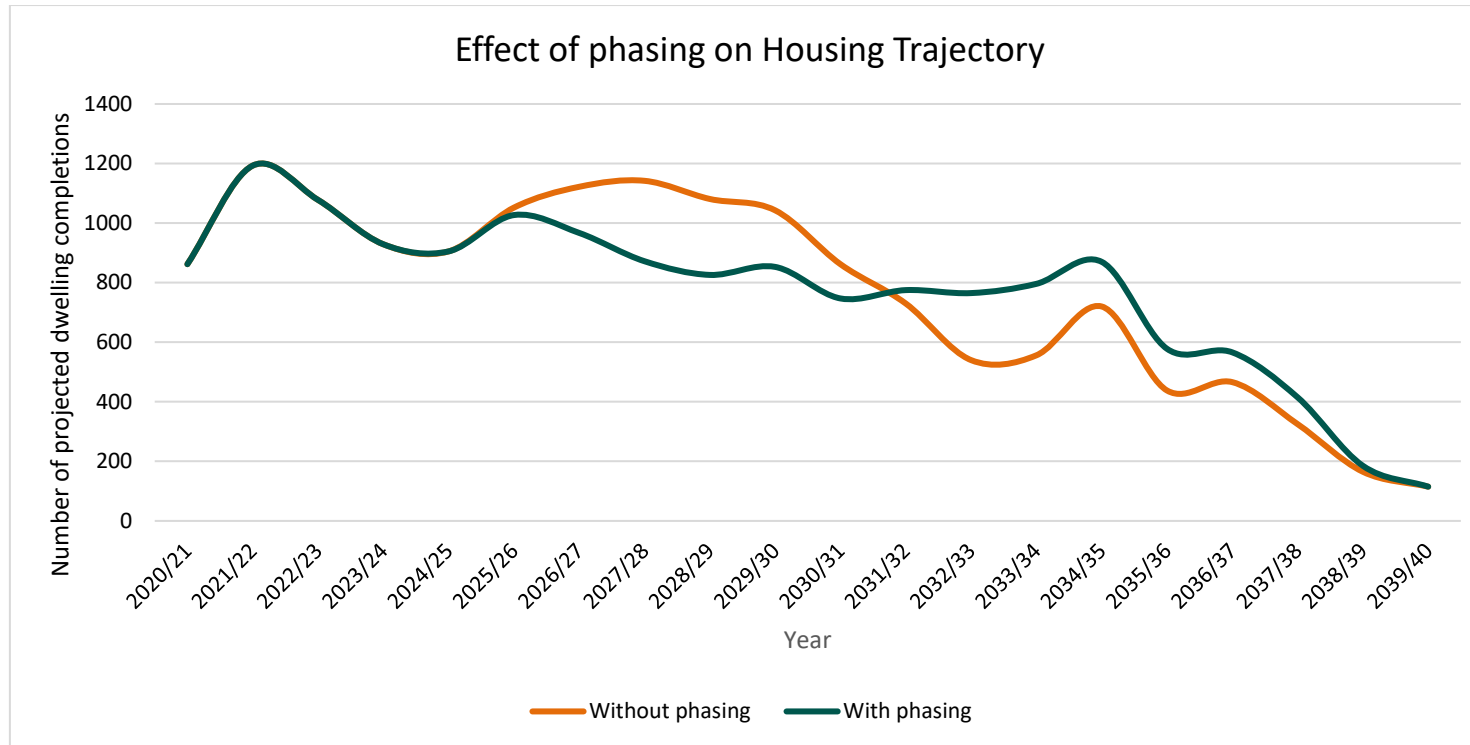
Phasing will be applied to **new greenfield housing sites allocated by this Plan** as set out in the relevant site allocation policies, so as to prioritise the development of previously developed land and achieve a suitable housing trajectory, by holding back most allocated greenfield sites until the later parts of the Plan period. **The following** sites will not be permitted in advance of **April 2030**~~the specified phasing~~ unless they are needed to overcome a District-level housing land supply shortfall or would deliver housing which is demonstrated to be in priority need in the locality at the time:

- **W4 – Courtenay Road, Winchester (150 dwellings)**
- **BW4 – North of Rareridge Lane, Bishops Waltham (100 dwellings)**
- **NA3 – Alresford Neighbourhood Plan, New Alresford (100 dwellings)**
- **CC2 – Colden Common Farm, Colden Common (45 dwellings)**
- **CC3 – Land at Main Road, Colden Common (35 dwellings)**
- **CC4 – Land adj 85 Church Lane, Colden Common (10 dwellings)**
- **DEN1 – Denmead Neighbourhood Plan, Denmead (100 dwellings)**
- **WK5 – Mill Lane, Wickham (40 dwellings)**
- **WK6 – Southwick Road / School Road, Wickham (60 dwellings)**
- **OT01 – Land East of Main Road, Otterbourne (55 dwellings)**
- **SW01 – Land at West Hill Road North, South Wonston (40 dwellings)**
- **SU01 – Brightlands, Sutton Scotney (60 dwellings)**

Amendments to explanatory text

9.21 A large part of the housing supply benefits from planning consent or has already been completed. Allowance is also made for windfall development, which the evidence expects to be a reliable source of housing supply. There is no scope to phase these elements of the housing supply, so it is expected that most housing from these sources will be developed in the first half of the Local Plan period (~~2019-2029~~ **2020-2030**).

Update table at page 231 (Effect of Phasing on Housing Trajectory):



9.23 The NPPF expects that at least 10% of the housing requirement (about ~~1,511,570~~ 151,157 dwellings) should be provided on sites no larger than 1 hectare. In Winchester District about ~~4540~~ 45.4% of the **Local Plan** housing requirement will be provided on three strategic-scale sites over the Plan period. Nevertheless, it is expected that the Government’s aspiration can be exceeded when account is taken of existing completions and commitments on smaller sites, windfall sites and Local Plan allocations, which total over ~~2,400,700~~ 240,070 dwellings or ~~1647~~ 16.47% of the **Local Plan** housing requirement.

Update Table H3 – Delivery of Small Housing Sites, as follows:

Expected source of small sites	Dwellings*
Completions 2020-2023 2019-2024 (sites under 10 dwellings)	388 245
Planning consents at April 2023 2024 (sites under 10 dwellings)	283 487
Windfall allowance (all assumed to be sites under 1ha.)	1,7251,975
Local Plan allocations under 1ha. (policy W3 and CC4 only)	40
Local Plan Area Winchester District Total	2,4362,747

* Figures include ~~SDNP~~ part of Winchester District and exclude 'communal' dwellings.

Add a housing trajectory as an appendix to the Local Plan.