

**Winchester District**

**Strategic Housing and Employment**

**Land Availability Assessment**

**June**

**2019**



As part of our process of continuous improvement we welcome any feedback on the content, format or any other comments.

Please send your feedback to: [planningpolicy@winchester.gov.uk](mailto:planningpolicy@winchester.gov.uk)

## Contents

1	Introduction	1
2	Policy Context	3
3	Methodology	4
4	Stage 1: Identification of sites and broad locations	6
5	Stage 2: Site/broad location assessment	9
6	Stage 3: Windfall assessment	15
7	Stage 4: Assessment review	16
8	Stage 5: Final Evidence Base	17
9	Conclusion	19
10	Monitoring	19
	Appendix 1: Excluded Sites	20
	Appendix 2: Winchester and Surrounding Parishes Site Assessments and Maps	21
	Compton and Shawford	23
	Crawley	41
	Headbourne Worthy	49
	Hursley	65
	Kings Worthy	75
	Littleton and Harestock	97
	Oliver's Battery	123
	Sparsholt	127
	Winchester	133
	Appendix 3: Colden Common and Otterbourne Parishes Site Assessments and Maps	160
	Colden Common	161
	Otterbourne	183
	Appendix 4: South Western Parishes Site Assessments and Maps	196
	Bishop's Waltham	197
	Curdrige	231
	Durley	289
	Shedfield	319
	Swanmore	375

Upham	403
Whiteley	407
Wickham	413
Appendix 5: South Eastern Parishes Site Assessments and Maps	454
Boarhunt	455
Denmead	463
Soberton	499
Southwick and Widley	509
Appendix 6: North Eastern Parishes Site Assessments and Maps	512
Itchen Stoke and Ovington	513
New Alresford	519
Old Alresford	537
Appendix 7: North Western Parishes Site Assessments and Maps	542
Itchen Valley	543
Micheldever	549
South Wonston	569
Wonston	577

## **1. Introduction**

### **1.1 What is a Strategic Housing and Employment Land Availability Assessment (SHELAA)?**

- 1.1.1 The SHELAA is a document that forms an important part of the evidence base for the preparation of Winchester's Local Plan. Its purpose is to enable realistic assumptions to be made about how much housing and employment space could come forward on sites that are suitable, available and achievable for development. This will inform decisions on whether further allocations of land are required to meet the identified need for housing and employment space over the plan period. The SHELAA also provides information for the Council's five year housing land supply assessment which it is required to maintain.
- 1.1.2 The Council considers that the SHELAA meets the guidance for assessing housing and economic land requirements set out in National Planning Practice Guidance (Housing and Economic Land Availability Assessment (Section ID3)).

### **1.2 What area does the SHELAA cover?**

- 1.2.1 The SHELAA has only assessed sites that are outside the South Downs National Park (SDNP) which covers 40% of the Winchester District see Figure 1.
- 1.2.2 The National Park Authority is the local planning authority for the SDNP and is responsible for preparing its own Strategic Housing Land Availability Assessment (SHLAA) which will inform the preparation of the National Park Local Plan (due to be adopted in 2019). Therefore, in order to avoid duplication, Winchester's SHELAA no longer includes sites within the SDNP.

### **1.3 Why do a SHELAA rather than a SHLAA?**

- 1.3.1 The Local Plan allocates land not only for housing development but for other uses as well such as employment. As the SHELAA will be used as a evidence base document for the Local Plan 2036 it was thought prudent to include all land uses in the 'Call for Sites' exercise rather than just housing.

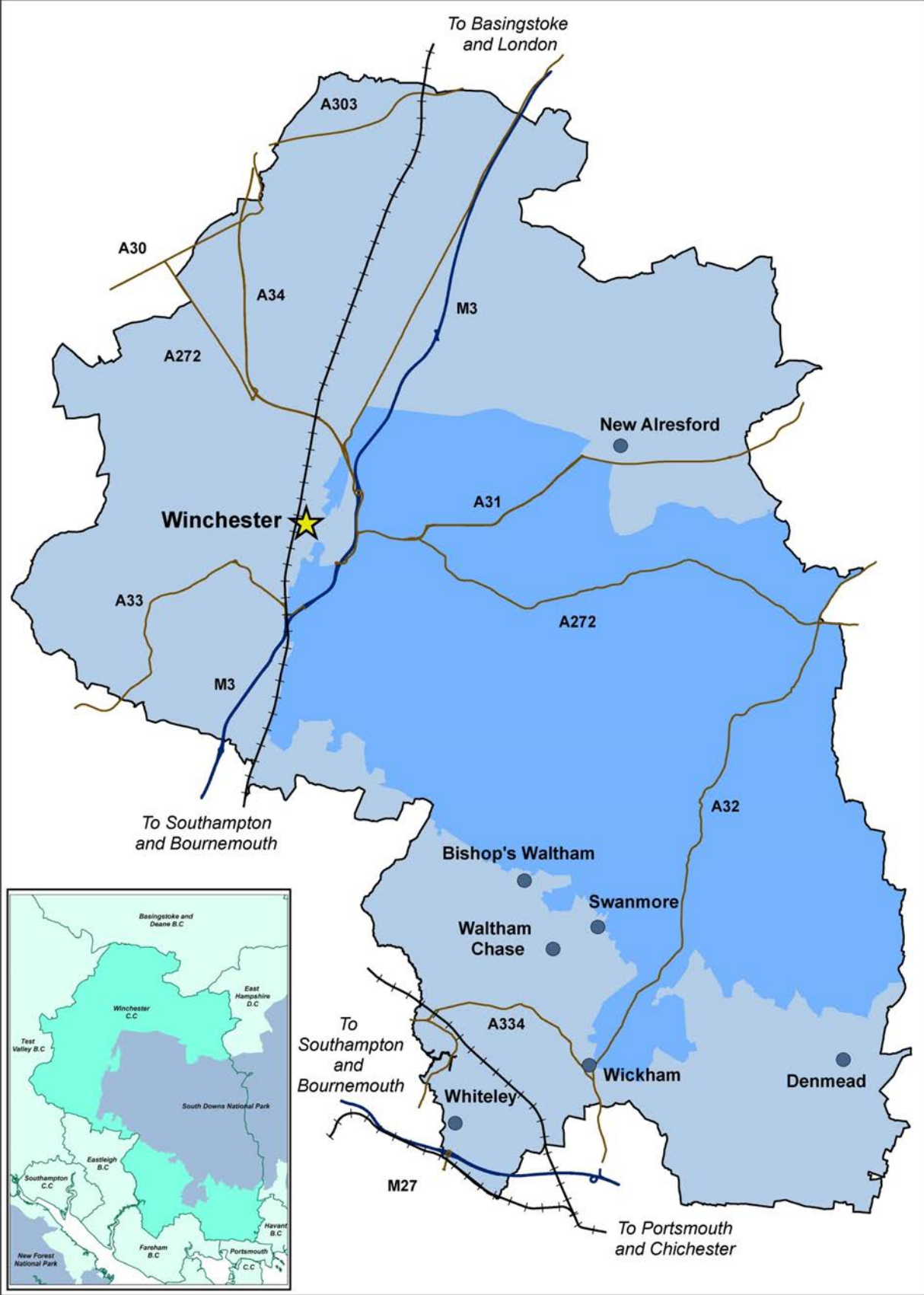


Figure 1: Winchester City Council Boundaries

## **2. Policy Context**

### **2.1 National Planning Policy Framework**

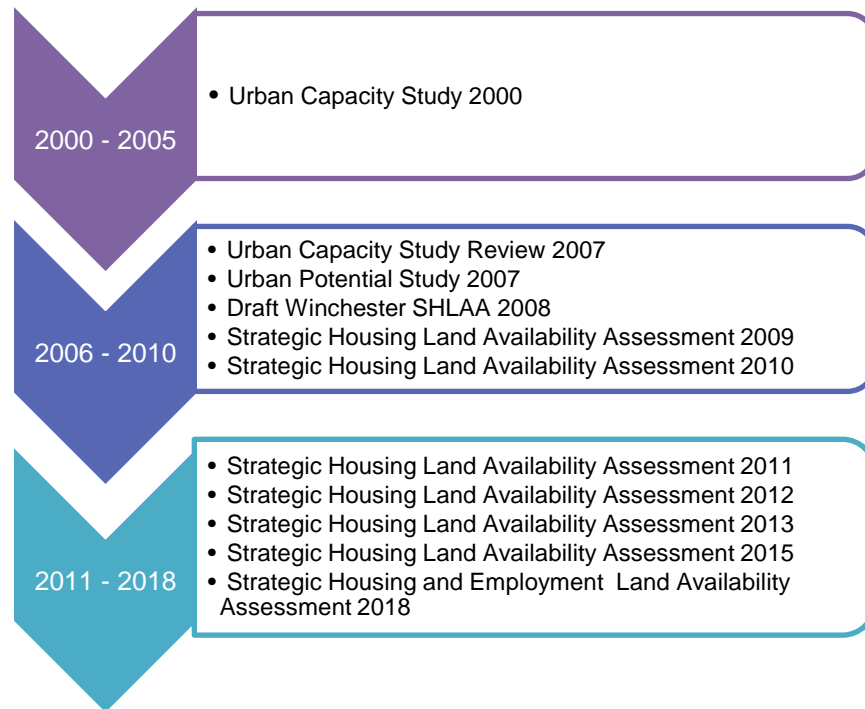
- 2.1.1 The requirement to undertake a SHELAA is contained in the National Planning Policy Framework (NPPF) (February 2019) which supersedes previous statements on this topic. The NPPF states that Local Planning Authorities should have a clear understanding of available land in their area through the preparation of a SHELAA to establish realistic assumptions about the suitability, availability and the economic viability of land to meet the identified need for housing over the plan period.
- 2.1.2 In accordance with the NPPF, the Council has undertaken and updated a SHELAA to form part of the evidence base for its Local Plan Review to identify potential opportunities for residential and economic development. The NPPF also requires the Council to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of their housing requirements (with an additional buffer of 5% or 20%, moved forward from later in the plan period, if required) - as well as identify a supply of specific developable sites or broad locations for growth for years 6-10 and where possible, for years 11-15. This is set out in the Council's Annual Monitoring Report which is updated in December each year.
- 2.1.3 The NPPF (para 70) acknowledges that Local Planning Authorities may need to make an allowance for windfall sites in the five year housing land supply if there is compelling evidence that such sites will continue to provide a reliable source of supply. Any windfall allowance should have regard to the SHLAA, historic windfall delivery rates and expected future trends, and consideration should be given to policies to resist development of residential gardens.

### **2.2 Planning Practice Guidance**

- 2.2.1 On 6 March 2014, the Department of Communities and Local Government (DCLG) published Planning Practice Guidance (PPG). PPG provides guidance on housing and economic land availability assessment and, in relation to potential housing land, sets out a methodology to identify a future supply of land which is suitable, available and achievable for housing over the plan period. This SHELAA has been undertaken in the context of the latest guidance contained in PPG updated in September 2018.

### 3. Methodology

3.1.1 The SHELAA 2019 is the latest iteration of a number of land availability studies undertaken by the Council over the last 18 years or so. The “timeline” of studies is as follows;



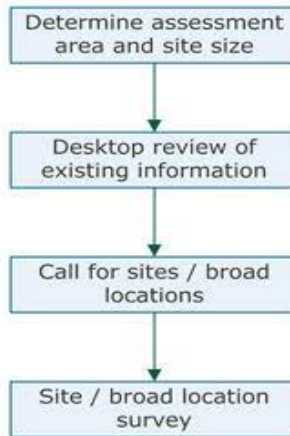
3.1.2 Previous SHLAA’s were originally undertaken in accordance with “Strategic Housing Land Availability Assessments and Practice Guidance” (2007) which was the guidance in force when the majority of the work on the SHLAA was done. This update takes place in the context of the more recent guidance contained in the PPG. Whilst the methodology recommended in the PPG varies from that in the 2007 guidance, the principles are similar, and the main components are common to both. The update has been drafted in accordance with the methodology set out in PPG in Figure 2. The Council also consulted with stakeholders on the methodology for the SHELAA and has taken the results into account in refining the methodology and undertaking the assessment.

3.1.3 The following chapters set out the work undertaken at each stage of the SHELAA and the Housing Land Supply section considers the various sources of expected housing provision, and covers three 5-year periods, which now run from 2018-2033 and accord with government advice to consider 5-year periods.

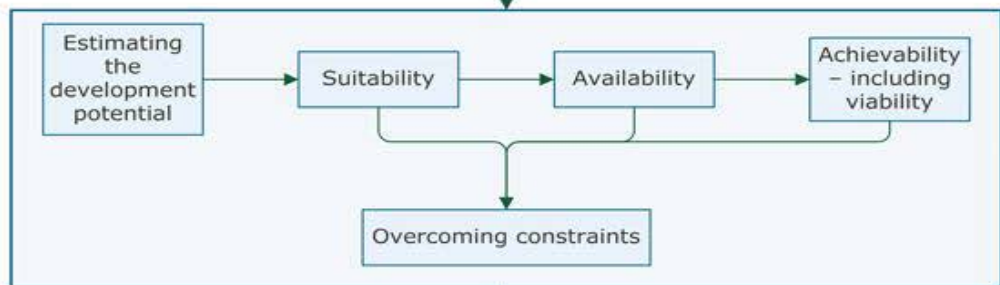


**Figure 2 - Housing and Economic Land Availability Assessment-Methodology Flowchart  
(Planning Practice Guidance 2014)**

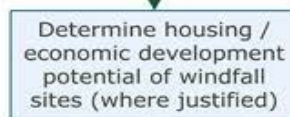
**Stage 1 - Site / broad location identification**



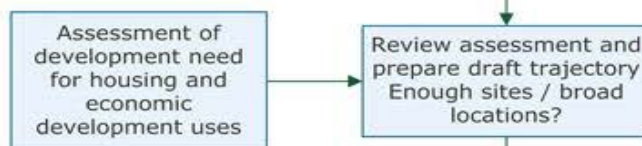
**Stage 2 - Site / broad location assessment**



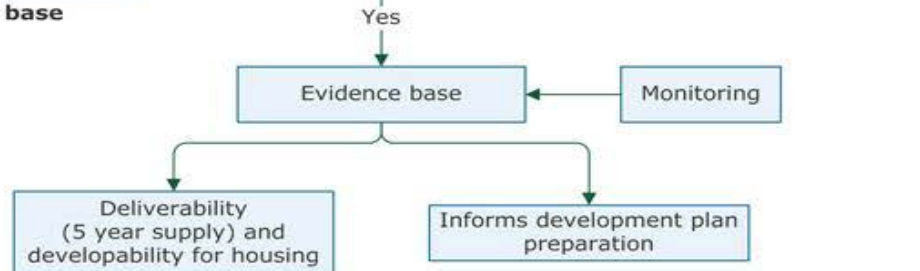
**Stage 3 - Windfall assessment**



**Stage 4 - Assessment review**



**Stage 5 - Final evidence base**



## **4. Stage 1: Identification of sites and broad locations**

### **4.1 Determine assessment area and site size**

- 4.1.1 The PPG indicates that the area selected for assessment should be based on the housing market area and functional economic market area - this could be the local planning authority area or an alternative area. Local Planning Authorities in Hampshire have produced their own SHELAA/SHLAA and more recently, the SDNP Authority has published its own SHLAA.
- 4.1.2 Winchester relates to two housing market areas – Central, and South Hampshire (Winchester Housing Market and Housing Need Assessment Update 2012). The NPPF (2018) moves away from using housing market areas towards local authority areas, so this SHELAA relates only to the Winchester District. In some circumstances sites have been submitted both to Winchester and a neighbouring local authority, in these instances the Council's are working together in line with the Duty to Cooperate.
- 4.1.3 Winchester City Council carried out the SHELAA work in-house. Survey work was undertaken by planning officers in the Strategic Planning team and other officers within the Council provided advice and information as necessary. This approach ensured that there was a consistent approach in the survey work and subsequent analysis of the data.
- 4.1.4 The PPG encourages plan makers to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate. The NPPF gives greater encouragement to the development of small sites so for the first time the SHELAA will not have a threshold of more than five dwellings or more than 0.25 hectares.

### **4.2 Desktop Review of Existing Information**

- 4.2.1 Over the last ten years studies to assess potential housing opportunities have been undertaken by the Council, initially with the Urban Capacity Study in 2001 which evolved to inform the original SHLAA published in 2008.

4.2.2 SHLAA sites have been included as a source of housing supply and monitored annually through the assessment of 5-year land supply and published in the Councils' Monitoring Report each December. Experience has indicated that typically sites identified through sources such as desktop reviews (e.g. from aerial photography, GIS and the former UCS) are less likely to be developed than those promoted by landowners through the call for sites. Therefore, the only sites that are included in this SHELAA as a result of the desktop review are those from the 'Brownfield Register'. This is consistent with Government advice and adopted planning policy in LPP1, which give priority to the development of previously developed land - in particular vacant and derelict sites and buildings.

### **4.3 Call for Sites/Broad Locations**

4.3.1 As part of the evidence base for the SHELAA and Local Plan 2036 the Council undertook a call for sites exercise between January to March 2019. The process involved the Council writing to all planning agents and landowners who have promoted sites for inclusion within the previous SHELAA document. In addition publication of the call for sites was promoted on the planning policy pages of the Council's website and included as an item in e-bulletins.

4.3.2 The 'Call for Sites' emphasised that this SHELAA was to supersede the Council's Strategic Housing Employment Land Availability Assessment published in December 2018 and any previous Call for Sites exercise. If the Council did not receive a response confirming the inclusion of a site, it was assumed that the site was no longer available for consideration for development and consequently these are not included in the SHELAA.

4.3.3 The Call for sites encouraged sites to be submitted online (through Citizenspace). The information requested comprised of:

- Site Capacity (number of dwellings and/or amount of employment/retail/leisure floor space in square meters)
- Site Constraints (what constraints are there to development, what is needed to overcome there and how long might this take)
- Availability (is the site currently available and proposed for development, if not when would it likely be available, is there interest from a developer)

- Time Period (when the site could be brought forward and the likely completion rate (1-5 years, 6-10, or 11-15)
- Map/Site Plan (to identify the site and to confirm the boundaries)

4.3.4 The information provided has been used to inform the site assessments and these are presented in a standard template format for consistency purposes. Each site assessed together with a location map is set out in Appendix 2 to this document.

#### **4.4 Site/Broad Location Survey**

4.4.1 All sites were plotted on a Geographical Information System (GIS) so that the constraints could be used to look at the suitability of sites.

4.4.2 This stage of the survey assessment comprised of assessing all sites against key constraints as listed in the following paragraph, with those sites that were located wholly or largely within one of the constraints being immediately excluded. Sites that are already allocated for development were excluded. A list of those sites that were excluded and at what stage can be found in the Appendix 1 to this document. A total of seven sites were excluded at this stage.

4.4.3 Sites located wholly or largely within any one of the following designations were excluded:

- Ancient Woodland
- Sites of Importance for Nature Conservation (SINCs)
- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- Ramsar Sites
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- Scheduled Ancient Monuments
- Sites on the English Heritage Register of Historic Parks and Gardens

## 5. Stage 2: Site/broad location assessment

### 5.1 Estimating the development potential of each site

- 5.1.1 An estimated development density was calculated for each site based on the net developable area. This density differs depending on the location (as set out in Table 2 below) to take account of the diverse nature of the settlements and land supply across the District. The PPG states that the estimates should be guided by existing or emerging plan policy. Whilst, the 2006 Local Plan Review policy on density (H7) is no longer saved, the densities referred to provide a useful guide for the initial assessment. , Other local authorities have used different densities depending on the site location (distance to services) and characteristics of the surrounding area, or have used exemplar sites as examples of densities they would wish to achieve.
- 5.1.2 With this in mind, the 2006 Local Plan policies were therefore used as an initial guide for housing densities and the following average densities were applied to the sites based on the settlement hierarchy of LPP1. The 2011 update reduced the estimated densities for sites in Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase and Wickham from 40 dwellings per hectare to 30 to reflect the general character of these settlements. These densities were applied to all sites, except in a small number of cases where site specific information indicated that an alternative density was more realistic.

**Table 2 - Average densities used for sites in the District**

Location of site		Estimated density dwellings per Hectare
Winchester Town and Whiteley	Town Centre (Policy DM7 area)	75
	Within 100m of town centre	50
	Elsewhere within the settlement	40
Bishops Waltham and New Alresford	Town/Village Centre (Policy DM7 area)	50
	Elsewhere within and outside the settlement	40
Colden Common, Denmead, Kings Worthy, Swanmore, Waltham Chase, Wickham	Within the settlement	30
All other settlements	Within the settlement	30
Outside remaining settlement boundaries	Outside any settlement	30

5.1.3 The resulting housing estimates for the sites were then refined further by using a density multiplier recommended by URBED (“Tapping the Potential: Best Practice in Assessing Urban Housing Capacity”, 1999, The Urban and Economic Development Group) to produce a more accurate estimate of the housing capacity for each site. The density multiplier (shown in Table 3 below) accounts for the requirement for infrastructure and open space, which increases with the size of the site, therefore a larger site is more likely to require more land to be used for open space, for example.

**Table 3 - Density Matrix based on URBED estimations**

Site Area (Ha)	0 - 0.4	0.4 - 1	1 - 1.5	1.5 - 2	2 - 4	4 - 6	6 - 8	8 - ∞+
Density multiplier	1	0.9	0.8	0.75	0.65	0.6	0.55	0.5

5.1.4 The stakeholder consultation included questions on density assumptions, which revealed some criticism of the use of blanket density assumptions, but conflicting views on appropriate density levels, particularly in rural areas. Work on preparation of Local Plan Part 2 during 2012/14 confirmed that the existing density estimates produced a good starting point for estimating the density of sites that were taken forward as Local Plan allocations. Given the role of the SHELAA as an initial site assessment it is considered appropriate for the existing broad categories of densities to be retained as appropriate to assess the potential capacity of the sites. Where sites are taken forward as potential allocations these estimates will be refined to take account of constraints, opportunities and local character.

## 5.2 Assessing the suitability for housing

5.2.1 The PPG suggests that assessing the suitability of sites or broad locations for development should be guided by:

- the development plan, emerging planning policy and national policy
- market and industry requirements

5.2.2 When assessing the sites against the adopted development plan, the PPG advises the need to take account of how up to date the plan policies are and consider the appropriateness of identified constraints on sites/broad location and whether such constraints may be overcome.

5.2.3 In addition to the above considerations, the following factors should be considered to assess a site's suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

5.2.4 Those sites which were not screened out at Stage 1 were then assessed against the criteria listed in Table 3 which was set up in line with the PPG as stated above. Sites within the countryside have been included as few sites were submitted within the defined settlement boundaries during the 'Call for Sites'. These could not be developed under current planning policies but can be considered as potential Local Plan allocations to meet identified development needs.

5.2.5 A total of seven sites were excluded at this stage, see Appendix 1.

Table 3 – Suitability Assessment Criteria

<b>Constraint</b>	<b>Criteria</b>	<b>Action</b>
<b>Neighbouring Land Uses</b>	Is the site affected or has the potential to be affected, by neighbouring development and current uses?	Yes – Can there be mitigation? If yes include No – Include in SHELAA
<b>Previous Use</b>	Will the previous use of the land affect development of the site?	Yes – Can there be mitigation? If yes include No – Include in SHELAA
<b>Planning Policy</b>	Is the site within the designated Countryside (Policy MTRA4)? Is the site located adjacent to the Settlement Boundary?	Include site and note for further consideration when looking at allocations.
	Is the site a designated Protected Open Space (Policy DM5)?	Yes – Exclude from SHELAA No – Include in SHELAA
<b>Flood Risk</b>	Is the site located wholly within Flood Zone 2 or 3?	Yes – Exclude from SHELAA No – Include in SHELAA
<b>Land Contamination</b>	Is the site affected by any potential land contamination? Will land contamination severely affect deliverability of the site or is there potential for mitigation?	Yes – Exclude from SHELAA No – Include in SHELAA
<b>Minerals and Waste</b>	Is the site within a Minerals Safeguarding Area or Mineral Consultation Area?	Include site and note for further consideration when looking at allocations.
<b>Tree Preservation Orders</b>	Are there any Tree Preservations Orders on the site or on the boundary of the site?	Include site and note for further consideration when looking at allocations.
<b>Agricultural Land</b>	If the site is currently in agricultural use, what grade is the land?	Include site and note for further consideration when looking at allocations.
<b>Archaeology</b>	Does the site have any archaeological potential which may require investigation prior to development or during construction?	Include site and note for further consideration when looking at allocations.
<b>Listed Buildings/Heritage Assets</b>	Could development potentially adversely affect listed buildings or heritage assets?	Include site and note for further consideration when looking at allocations.
<b>Conservation Areas</b>	Is the site within a Conservation Area?	Include site and note for further consideration when looking at allocations.



### **5.3 Assessing the availability for development**

5.3.1 The PPG states that a site is considered available for development:

*“when on the best information available, (confirmed by the call for sites and information from landowners and legal searches where appropriate) there is confidence that there are no legal or ownership problems, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop or the landowner has expressed an intention to sell.”*

5.3.2 Consideration should also be given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions. A site which benefits from planning permission will not automatically be assumed to be available, because persons who do not have an interest in the land can submit planning applications.

5.3.3 Therefore, all the sites which have been received through the call for sites are considered available unless information has been provided indicating that this is not the case. Those sites with availability restrictions will have this noted in the sites constraints. Further updates to the assessment and any subsequent call for sites will help to better inform the availability of new sites as well as those previously assessed.

### **5.4 Assessing achievability - including economic viability**

5.4.1 An achievable site is one where there is a reasonable prospect that the particular proposal will be developed on the site at a particular point in time. This includes a judgement about the economic viability of a site, and the capacity of the developer to complete, let or sell the development over a certain period.

5.4.2 The stakeholder consultation asked about issues affecting achievability and viability but the responses are most relevant to the more detailed assessments of viability that will need to be undertaken for those sites taken forward into the Local Plan. Table 4 sets out the criteria for assessing the achievability of the sites; this was done using the information provided by promoters. No sites were excluded at this stage.

Table 4 – Achievability Assessment Criteria

<b>Constraint</b>	<b>Criteria</b>	<b>Action</b>
<b>Planning Status</b>	Is the site currently allocated for other development?	Yes – Is the development likely to come forward? If no include. No – Include in SHELAA
	Is there other planning history which is relevant to the assessment? (e.g. pre-application enquiries, lapsed permissions)	Include site and note for further consideration when looking at allocations.
<b>Legal Constraints</b>	Are there any legal matters which may prevent the site from being available?	Yes – Exclude from SHELAA No – Include in SHELAA
<b>Marketability</b>	Could the current use of adjoining sites impact on the marketability of the site?	Yes – Exclude from SHELAA No – Include in SHELAA
	Is the location of the site likely to have an effect on the marketability of the site?	Include site and note for further consideration when looking at allocations.
<b>Highways</b>	Could development on the site impact on the Strategic Road Network?	Include site and note for further consideration when looking at allocations.
	Are there any potential highways issues associated with the site?	Include site and note for further consideration when looking at allocations.
<b>Access</b>	Is there an existing access point to the site?	Yes – Include from SHELAA No – Exclude in SHELAA
	Are there opportunities for alternative access points to the site?	Yes – Include from SHELAA No – Exclude in SHELAA
	If no access currently exists, are there opportunities to create a safe access to the site?	Yes – Include from SHELAA No – Exclude in SHELAA
<b>Exceptional Costs</b>	Are there any exceptional works necessary to enable development?	Include site and note for further consideration when looking at allocations.
<b>Site Preparation Costs</b>	Are site preparation costs expected to affect the site being successfully developed?	Include site and note for further consideration when looking at allocations.
<b>Third Party Land</b>	Is third party land required to deliver sites? (e.g. access land)	Include site and note for further consideration when looking at allocations.
<b>Economic Viability</b>	Does the economic viability of the current use of the site make development less or more attractive?	Include site and note for further consideration when looking at allocations.

## **5.5 Overcoming constraints**

- 5.5.1 For all sites, the constraints were identified from GIS information provided by other agencies and the Council's policy maps. The approach taken in the SHELAA was to exclude areas with known key constraints and thereby reduce the net developable area of the sites affected. Local Plan policies were not excluded from the site area for sites outside settlement boundaries, but were identified for future consideration.

## **6. Stage 3: Windfall assessment**

- 6.1.1 The PPG indicates that the housing/economic development potential of windfall sites can be included in the SHELAA where justified. Windfall assessments have been carried out for each of the main settlements during the LPP2 process. These concluded that a windfall allowance could only be justified for Kings Worthy and Winchester Town. These are not counted within the SHELAA figures, but are set out in the AMR in the calculation of land supply and also informed the LPP2 housing requirements. The windfall assessments can be found through the following web page:- <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/development-needs-and-site-allocations/>
- 6.1.2 The NPPF continues to provide for windfall allowances to be made where there is 'compelling evidence', such as was demonstrated through the LPP2 windfall studies. The stakeholder consultation asked about the contribution of windfall sites and a variety of views were received ranging from those who thought the current windfall assessments were too high, too low, or about right. A new windfall assessment will be needed to provide up to date information for the Local Plan 2036, taking account of the comments made. This will be undertaken outside the SHELAA process, so as to avoid the SHELAA being held up, and will be included in future assessments of housing land supply undertaken through the AMR.

## 7. Stage 4: Assessment review

- 7.1.1 The SHLAA has evolved since the first draft SHLAA was published for consultation in 2008. In the early stages there was consultation on the draft SHLAA and an advisory visit from the Planning Inspectorate (PINs), as the SHLAA has evolved and been updated additional sites have been added and those granted planning permission have been removed as they are accounted for separately within the Council's Annual Monitoring Report.
- 7.1.2 The information from the SHELAA will form an important part of the evidence base for the Local Plan 2036, indicating where there are sites available within the settlement boundaries, which could be brought forward within current planning policies, and other sites which have potential to be allocated to meet future development needs. Sites which are available and can be brought forward within current planning policies will contribute to the housing supply for Local Plan 2036 and form part of the housing trajectories that are produced as part of the Annual Monitoring Report for the District.
- 7.1.3 The scale of the housing requirement for the District over the next 20 years will be determined through a standard methodology set by Government – the 'local housing need assessment'. While the methodology and results of this are not yet finalised, it is possible that sites currently identified or allocated within the settlements as suitable, available and achievable will not be sufficient alone to meet the entire housing requirement. The overall housing needs of the District will be established by the local housing need assessment and incorporated into the Local Plan 2036. The SHELAA provides a 'long list' of sites that are available to be allocated in the Local Plan should it be necessary to bring forward sites outside of the established settlement boundaries to meet the targets. However, the number of sites available is expected to be far in excess of what will be needed, so the process of assessing in detail how many and which sites should be allocated will be undertaken through the Local Plan process rather than the SHELAA.
- 7.1.4 Government advice, in the NPPF and PPG also provides for an allowance to be made for 'windfall' sites, where there is compelling evidence that such sites have consistently been available in the local area and will continue to provide a reliable source of supply. Sites with planning permission, whether large or small, are

accounted for separately in the assessments of housing land supply in the AMR and are not included in the SHELAA.

## 8. Stage 5: Final Evidence Base

8.1.1 The Tables below summarise the estimated housing capacity of all the SHELAA sites, by parish.

**Table 4 - Estimated Housing Capacity (Summary) Within Settlements**

	2019 - 2024	2024 - 2029	2029- 2034	2034 and beyond	Totals
<b>Within Settlements</b>	135	20	0	0	<b>155</b>
<b>Outside Settlements</b>	37146	4132	1071	0	<b>42349</b>
<b>Total</b>	37281	4152	1071	0	<b>42504</b>

8.1.2 The table below shows the sites submitted for employment uses and the amount of floor space proposed.

**Table 5 – Sites proposed for Employment Uses**

Site Ref	Address	Floor Space Proposed
CS3	Land South West of Winchester	26,0000 m <sup>2</sup>
CS9	Land at Woodlands Park, Poles Lane, Otterbourne	390m <sup>2</sup>
HW06	Meyrick Estates, Upper Farm, Headbourne Worthy	100,000 sqm
IS01	Folly Hill Farm, Itchen Stoke	1000 – 1500 sqm
KW06	Land north of North Winchester Farm	3000 – 4500 sqm

**Table 6 - Estimated Housing Capacity by Parish (Within Settlements)**

Parish	2019-2024	2024-2029	2029-2034	Total
<b>Within settlements</b>				
Bishops Waltham	25	0	0	25
Boarhunt	0	0	0	0
Colden Common	0	0	0	0
Compton and Shawford	14	0	0	14
Crawley	0	0	0	0
Curdridge	0	0	0	0
Denmead	0	0	0	0
Durley	0	0	0	0
Headbourne Worthy	0	0	0	0
Hursley	0	0	0	0
Itchen Stoke and Ovington	0	0	0	0
Itchen Valley	0	0	0	0
Kings Worthy	62	0	0	62
Littleton and Harestock	0	0	0	0
Micheldever	0	0	0	0
New Alresford	6	0	0	6
Northington	0	0	0	0
Old Alresford	0	0	0	0
Olivers Battery	0	0	0	0
Otterbourne	0	0	0	0
Shedfield	0	0	0	0
Soberton	0	0	0	0
South Wonston	0	0	0	0
Southwick and Widley	0	0	0	0
Sparsholt	0	0	0	0
Swanmore	0	0	0	0
Upham	0	0	0	0
Whiteley	0	0	0	0
Wickham	0	0	0	0
Winchester	28	20	0	48
Wonston	0	0	0	0
<b>Totals</b>	<b>135</b>	<b>20</b>	<b>0</b>	<b>155</b>

**Table 7 - Estimated Housing Capacity by Parish (Outside Settlements)**

Parish	2019-2024	2024-2029	2029-2034	Total
<b>Outside settlements</b>				
Bishops Waltham	1889	510	0	2399
Boarhunt	52	0	0	52
Colden Common	319	102	0	421
Compton and Shawford	141	25	0	166
Crawley	168	0	0	168
Curdridge	2926	176	0	3102
Denmead	2086	0	0	2086
Durley	2898	1033	0	3931
Headbourne Worthy	2599	0	0	2599
Hursley	5324	0	1071	6395
Itchen Stoke and Ovington	10	0	0	10
Itchen Valley	25	22	0	47
Kings Worthy	615	0	0	615
Littleton and Harestock	1477	1264	0	2741
Micheldever	8388	0	0	8388
New Alresford	350	0	0	350
Old Alresford	67	0	0	67
Olivers Battery	188	0	0	188
Otterbourne	516	0	0	516
Shedfield	2154	1000	0	3154
Soberton	129	0	0	129
South Wonston	256	0	0	256
Southwick and Widley	243	0	0	243
Sparsholt	204	0	0	204
Swanmore	907	0	0	907
Upham	29	0	0	29
Whiteley	51	0	0	51
Wickham	2341	0	0	2341
Winchester	595	0	0	595
Wonston	199	0	0	199
<b>Totals</b>	<b>37146</b>	<b>4132</b>	<b>1071</b>	<b>42349</b>

## **9. Conclusion**

- 9.1.1 The SHELAA results indicate that there is enough capacity within the District to deliver over 42,504 dwellings over the period 2019-2034 on sites promoted as 'available' through the SHELAA. In addition, there are many other sites that already have planning consent, are allocated in current Local Plans, or will come forward through windfall. The 'local housing needs assessment' will establish the housing requirement for the District that will be incorporated into the Local Plan 2036. Through application of the standard methodology this is in the region of 667 dwellings per annum and whilst this is likely to change it will still be the case that only a fraction of the sites that are potentially available will be needed.
- 9.1.2 The Local Plan period will run from April 2016, so some of the required dwellings have already been provided and others are currently under construction or benefit from planning permission or current Local Plan allocations. Nevertheless, more sites may need to be allocated, depending on how many additional dwellings are required to meet the final 'local housing need assessment'.
- 9.1.3 The SHELAA does not recommend which sites are most suited to meet any remaining requirement as it is not a policy document and does not allocate sites. This will be done through the Local Plan 2036 using the information provided by the SHELAA on potentially available, achievable and suitable sites..

## **10. Monitoring**

- 10.1.1 Housing land availability information will be monitored annually through the Annual Monitoring Report. It is likely that the SHELAA will be updated on an annual basis ongoing so that at any point in time the Council can demonstrate that it has a 5-year supply of housing land, or identify the measures being taken to release land to ensure that it does have such a supply.

## Appendix 1: Excluded Sites

SHELAA ID	Site Address	Stage Excluded	Reason
BW16	The Orchard, Forest Farm, Winchester Rd	2	Covered by Floodzone's 2 and 3
BW23	Land at Lower Chase Road	2	Covered by Floodzone's 2 and 3
CC01	Land Opposite Scotts Close, Main Road	1	Site covered by SINC
DE01	The Elms, Tanners Lane , Denmead	1	Already Allocated in DNP
DE07	Land at end of Harvest Road, Denmead	2	Covered by Floodzone's 2 and 3
DE18	Inhams Field Inhams Lane	2	Covered by Floodzone's 2 and 3
HW04	Headbourne Worthy Allotments, Springvale Rd	2	Designated Open Space
NO02	Land adjacent West Lodge, Northington Road	1	Within a designated Historic Park and Garden
SH31	Land adjoining St John the Baptist Primary School, Solomons Lane	1	Already Allocated in LPP2
SWA06	Land adjacent Belmont Farm, The Lakes	1	Site covered by SINC
WH02	Land at Cornerstone Primary School	1	Allocated in LPP2
WH03	Land at Lady Betty Drive	1	Allocated in LPP2
WIN05	Blackbridge Yard, College Walk	2	Covered by Floodzone's 2 and 3
WIN14	Land at The Durngate, Durngate Place, Winchester	2	Covered by Floodzone's 2 and 3