

**Save Barton Farm Group**  
**Further Statement for the Winchester District Local Plan – Joint Core Strategy**

**Introduction**

In general we shall prefer to rely on our previous representations and on oral statements at the hearings. We wish to avoid repetition but two points have emerged from reading recently published information. These are set out in brief note form, indicating their relevance to our position on some of the issues identified for the hearing sessions.

**District Housing Numbers**

We have pointed out previously that a target of 11,000 new homes is too high. DTZ (Aug., 2011) also said so.

DTZ (2012) [*Winchester Housing Market and Housing Need Assessment Update*] now elaborates on the interaction between the performance of the economy, nationally and locally, and housing demand and growth. Chapters 4 and 5 refer.

An addition of 1% p.a. is generally considered a healthy rate of housing growth (relative to England as a whole) [5.1.]. However, the effect of the present performance of the economy will almost certainly have a depressant effect on the need for housing, as explained in DTZ (Aug.,2011). Growth will not be 'healthy'.

A significant factor is employment and during a recession this affects housing demand. Post-recession economies tend to return quite quickly to their long-term growth path, once they have recovered. But the current recession has not yet recovered. Furthermore, financial-caused recessions (such as this one) have even more long-lasting effects. Recovery, when it comes, will be gradual rather than a rapid rebound and hence employment forecast figures mentioned by DTZ (quoting Oxford Economics, 2009) seem optimistic [4.11 and 4.12].

DTZ further suggest [8.7] that growth in home ownership may now have peaked, although private renting may continue to grow.

Factors such as these mean projections or forecasts are at this time particularly uncertain. When there is doubt about the robustness of the 11,000 figure, from which WCC derive the sub-district figures, it seems important and safer to settle for a more certain number. Our previous representations proposed this.

This Note is applicable to:

- Issue 1 (DS1)
- Issue 3 (CP1, WT1 and SH1)
- Issue 7 (WT2)
- Issue 8 (MTRA 1-5)

It also could have consequential relevance to other Issues related to Housing numbers.

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**Sources of housing supply**

Our previous representation (July 2012) explained why we believe that windfalls will contribute reliably and significantly to the housing supply. WCC's 'Supplement B' to their Background Paper on Housing... now confirms this.

However, WCC have have applied part only of the windfall figures; and then only to make up their predetermined housing allocations.

At BP1 – Supplement B, para. 9.2 they say:

*“... less than 1,000 dwellings need to be provided from windfall sites and/or LPP2 allocations in order to meet the Local Plan requirement”.*

The highly likely remainder would only be taken into account as a 'buffer' against under-delivery elsewhere or, more likely, to emerge as an over-delivery against the Plan's figure [*paras. 9.2 and 9.3*].

In fact the windfalls will certainly supply a sufficient source of housing supply, even when judged against the 11,000, to obviate the need for major greenfield strategic developments except those already committed at West of Waterlooville and North of Whiteley. This scenario could and should have been considered as an alternative strategy to a major allocation North of Winchester.

We have proposed this alternative strategy.

This Note is applicable to:

- Issue 1 (DS1)
- Issue 3 (CP1, WT1 and SH1)
- Issue 7 (WT2)

It also could have consequential relevance to other Issues related to Winchester and Barton Farm.