

Winchester Housing Land Supply

March 2026 Update

Introduction

This note sets out an update on the housing land supply position for the Winchester Plan area. It updates the position set out in the 2025 Authority Monitoring Reportⁱ (AMR).

It contains two changes from the position reported in the 2025 AMR.

1. Revisions to the housing requirement for the Winchester plan area, following the adoption of the Plan; and
2. Minor revisions to the housing supply following the application of the nationally-derived ratios for communal accommodation.

1. Housing Requirement

The 2025 AMR sets out a calculation of housing requirements and supply, with a detailed methodology set out in Appendix 4.1. This explains that due to the imminent adoption of the 2020-2040 Local Plan, the Council has applied a hybrid approach to calculating the housing requirement which took this into account.

Following adoption of the Plan, the housing target for the Winchester plan area is that set out in the 2040 Plan, which is 687 dwellings per annum.

Therefore, for the purposes of housing land supply calculations, the revised housing requirement following adoption of the Plan is as follows.

Housing requirement and completions 2024-2025	
Requirement 2024-2025 (Table H1 adopted Plan)	687
Completions 2024-2025 (2025 AMR)	834
Over supply	147
Requirement as at 31 March 2025	
Plan housing requirement (687) x 5	3435
Less 5/15 of over supply (147*5/15)	-49
Total	3386
Buffer 5%	169
Total requirement	3555
Annual Requirement as at 31 March 2025	711

2. Communal accommodation

The Housing Delivery Test measurement rule bookⁱⁱ was updated in December 2024. It sets out how housing requirements and delivery is assessed. It sets out how adjustments for communal accommodation are calculated, and provides ratios used in determining the contribution made by student and other forms of communal accommodation. For student accommodation, the ratio has been calculated by dividing the total number of students living in student only households by the total number of student only households in England. The current ratio is 2.4. For other communal accommodation, the ratio has been calculated by dividing the total number of adults living in all households by the total number of households in England. The current ratio is 1.9.

The 2025 AMR sets out the housing land supply position for the five years to 31 March 2030. That includes a contribution from communal accommodation, set out in Appendix 4.5 equivalent to 93 dwellings – which is comprised of a net *loss* of 11 dwellings from student housing schemes and an anticipated contribution equivalent to 104 dwellings from other communal accommodation. However, that contribution was calculated using ratios applied during the production of the Plan (namely 2.5 and 1.4 for student and other accommodation respectively). For the purposes of calculating a five-year supply position it is considered more appropriate the ratios set out in the Housing Delivery Test measurement rule book (2.4 and 1.9).

Applying the ratios in the Housing Delivery Test measurement rule book results in a net loss of 11 dwellings from student accommodation (i.e. no change) and an anticipated contribution of 76 dwellings from other communal accommodation (i.e. a reduction from the figure in the 2025 AMR).

Therefore the effect of applying the ratios set out in the Housing Delivery Test measurement rule book is to reduce the contribution made by communal accommodation over the five years to 31 March 2030 from 93 dwelling equivalents to 65 dwelling equivalents.

Conclusion – five-year housing land supply as at 31 March 2025

Following both of these revisions, the five year housing land supply position for the Winchester Plan area at 31 March 2025 is as follows -

Annual Requirement as at 31 March 2025	711
Small site permissions (B)	291
Large Sites with Full Planning Permission (C)	325
Existing Local Plan Allocations with Full Planning Permission (D)	379
Existing Local Plan Strategic Allocations (E)	2600
Large Sites with Outline Planning Permission (F)	0
Communal Planning Permissions (Dwelling Equivalents) (G)	65
Local Plan 2040 Allocations (H)	417
Other Existing Allocations (I)	18
Windfall Allowance (J)	345
Total supply	4440
Years Supply	6.2

ⁱ Available at <https://www.winchester.gov.uk/planning-policy/monitoring-and-other-planning-documents/annual-monitoring-report-amr>

ⁱⁱ Available at <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>