

Winchester Housing Land Supply

July 2026 Update

Introduction

This note provides an update on the housing land supply position for the Winchester plan area. It updates the position set out in the 2025 Authority Monitoring Report (AMR) and the Winchester Housing Land Supply March 2026 Update Note.

This note reflects the change to the Council's five year supply following the application of the 20% buffer to the housing requirement on 1 July 2026.

Application of the 20% buffer

The Council is required by the Government to apply a 20% buffer to its housing requirement under paragraph 78c of the NPPF which states:

“From 1 July 2026, for the purposes of decision-making, only 20% (buffer) where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance.”

The adopted Winchester District Local Plan 2020-2040 was examined against the NPPF published in 2023 and the annual housing requirement of 687 dwellings annum within the adopted Local Plan represents 61% of the housing requirement when calculated using the standard methodology¹. The Council is, therefore, required to apply a 20% buffer to the housing requirement for decision making purposes in accordance with paragraph 78c of the NPPF.

Tables 1 and 2 overleaf set out the revised housing requirement with the 20% buffer applied and the Council's updated five year housing land supply position.

¹ At the time of writing the annual housing requirement calculated using the standard methodology is 1,127 dwellings per annum.

Table 1 – Housing Requirement

	Number of Dwellings
Annual Housing Requirement 2024-2025 (Table 1 of the adopted Local Plan)	687
Completions 2024-2025 (2025 AMR)	834
Over Supply	147
Requirement as at 1 July 2026	
Plan housing requirement (687) x 5	3435
Less 5/15 of over supply (147*5/15)	-49
Total	3386
Buffer 20%	677
Total Requirement	4063
Annual Requirement	813

Table 2 – Housing Supply

Annual Requirement as at 1 July 2026	813
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	5.5

Following this revision, the five year supply position for the Winchester plan area at 1 July 2026 is 5.5 years.