

CAB2430 (LDF)
FOR DECISION
WARD(S): ALL

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

17 DECEMBER 2012

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) – UPDATE

REPORT OF HEAD OF STRATEGIC PLANNING

CONTACT OFFICER: ELIZABETH DEE TEL NO: 01962 84851

RECENT REFERENCES:

[CAB 2244](#) – Strategic Housing Land Availability Assessment (SHLAA) – Update, 10 November 2011

[CAB 2094](#) – Strategic Housing Land Availability Assessment (SHLAA) – Update , 6 December 2010

[CAB 1992](#) – Winchester District - Strategic Housing Land Availability Assessment (SHLAA) – Update, 17 March 2010

[CAB 1901](#) - Winchester District – Strategic Housing Land Availability Assessment – Update, 14 October 2009

[CAB 1773\(LDF\)](#) - Winchester District Development Framework – Strategic Housing Land Availability Assessment, Initial Results, 16 December 2008

[CAB 1522\(LDF\)](#) – Winchester District Local Development Framework – Review of Urban Capacity Study and Proposed Strategic Housing Land Availability Assessment, 11 September 2007

EXECUTIVE SUMMARY:

This report presents the annual update to the Strategic Housing Land Availability Assessment (SHLAA).

Production of the Council's first SHLAA was agreed by the Cabinet (Local Development Framework (LDF)) Committee in September 2007 and the draft SHLAA was published for consultation between March and April 2009. A Revised

SHLAA showing SHLAA sites outside the settlement boundaries was published in April 2010 and, given the emphasis on housing delivery and the importance of the SHLAA to the Local Development Framework evidence base, updates to the SHLAA were published in December 2010 and November 2011. It continues to be important for the Council to refine and update this information and the 2012 SHLAA updates previous documents to an April 2012 base date and reflects national SHLAA guidance.

This report presents an update of the SHLAA which will inform the assessment of 5 year housing land supply in the 2012 Annual Monitoring Report. It includes a number of changes since the previous SHLAA publication:-

- It includes new sites submitted up to July 2012.
- It removes any sites given planning permission between April 2011 and March 2012 as these will now be set out elsewhere in the Annual Monitoring Report's housing figures.
- It includes details of the arrangements for sites which are within the South Downs National Park and includes a table showing the capacity of these sites.

The inclusion of land in the SHLAA does not mean that it will be allocated for development. If additional land is required for housing purposes this will be undertaken through the preparation of the Local Plan Part 2 which will formally commence in December 2012. The SHLAA is a key part of the LDF evidence base but only as a means to identify sites for consideration. The SHLAA may need to continue to be updated annually to feed into Local Plan Part 2 and the Annual Monitoring Report which is published every December.

It is recommended that the updated SHLAA is now published on the Council's website and that the SHLAA be updated as necessary in future.

RECOMMENDATIONS:

1. That the 2012 SHLAA update, in accordance with Appendix A to the report, be agreed and published as part of the evidence base for the LDF.
2. That authority be delegated to the Head of Strategic Planning to add summary sheets for each site and to make any minor editorial changes necessary, prior to publication, in consultation with the Portfolio Holder for Strategic Planning and Economic Development.

CABINET (LDF) COMMITTEE

17 DECEMBER 2012

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA) – UPDATE

REPORT OF HEAD OF STRATEGIC PLANNING

DETAIL:

1 Background and Introduction

1.1 An assessment of potential housing sites within settlement boundaries was presented to Cabinet (LDF) Committee in December 2008 (report [CAB 1773\(LDF\)](#) refers) and subsequently published for consultation in March 2009. The results of the public consultation on this draft Strategic Housing Land Availability Assessment (SHLAA) were reported to Cabinet in October 2009 and included various recommendations for changes relating to sites within the built-up areas.

1.2 Following a review of deliverability and capacity of sites within the draft SHLAA and the inclusion of potential sites outside the current settlement boundaries sent in by landowners, agents and developers, this SHLAA was published in April 2010. The document showed the gross area of the sites outside the settlement boundaries, from which a rough overall housing capacity was calculated. An update to the SHLAA was then published in 2011, which refined the capacity assessment for all the sites, added any new sites submitted up to July 2011, and removed sites which had gained planning permission. The 2012 update, as set out in Appendix A to this report, carries forward and updates this work.

2 Government requirements

2.1 The assessment of housing land supply is a requirement of the National Planning Policy Framework (NPPF), to show whether the Council can maintain an adequate 5 year supply of housing land (plus 5% - 20%) and the SHLAA is a key element in assessing this. The SHLAA is also fundamental to the 'evidence base' needed for the Local Development Framework (LDF). The Council is required to consider the different opportunities for housing throughout the whole District, including all sites put forward by landowners and developers outside existing settlement boundaries, in village and rural locations. Whilst these sites are assessed in this report, it should be emphasised that housing development on them would currently be contrary to policy under the adopted Local Plan Review 2006 and emerging Local Plan Part 1. The SHLAA will not change this policy but is a crucial part of the LDF evidence base in terms of determining five year land supply and the identification of potential deliverable housing sites, which will be considered in Local Plan Part 2.

3 South Downs National Park

- 3.1 The South Downs National Park covers 40% of the Winchester District. The National Park Authority is the local planning authority for the Park area and is responsible for preparing a SHLAA, which will inform the preparation of its Local Plan (due to be adopted in 2016). However as the emerging Local Plan Part 1 housing requirement is a District-wide total, the City Council will continue to include these sites in this SHLAA until the adoption of the National Park Authority's Local Plan. Members should note that the South Downs National Park Authority will use their own methodology for assessing sites and so may calculate different capacities for sites.

4 Status of document

- 4.1 Sites are not allocated for development by their inclusion in the SHLAA. Many sites in the SHLAA will later be determined to be completely unsuitable for development. All existing statutory policies (including the settlement boundaries defined in the Local Plan Review) continue to apply. Inclusion in the SHLAA does not increase the prospect of planning permission being granted on the sites included and neither does it invite applications. If any sites need to be allocated in the future to meet the District's housing needs (currently being established through the Local Plan Part 1), this will be subject to further assessment through the process of preparing the Local Plan Part 2 (or the SDNP Local Plan where applicable). If any sites are recommended for allocation, the process requires that the Council consult with all interested parties at the appropriate time.

5 Summary of information

- 5.1 In total, 13 new site in the settlements and 25 additional sites in the countryside were submitted by landowners, developers and agents to be considered by the Council since the publication of the last SHLAA. This includes Winchester City Council's own new homes sites. Officers have mapped all the different sites submitted to the Council for consideration and for each site have considered the different constraints which would affect how 'deliverable' those sites are. For a site to be 'deliverable', it must be available now, in a suitable location for development which would also contribute to sustainable, mixed communities and be achievable within the estimated timescale. Appendix B shows the sites submitted to the Council. This is a summary of the information contained within the full SHLAA, which is being recommended for publication. The full document would include a map and schedule for each site but is very large, so is not appended.
- 5.2 All sites which have been sent in to the Council are considered as 'available', as they have been promoted by landowners/developers. For the December 2012 SHLAA, all owners/agents of sites with contact details were contacted to ask if the site was still available and when it could come forward to be developed. Responses on 138 of the sites were received and 5 stated that they no longer had any intention of developing the site. These sites were

deleted and, since then, 38 additional sites have been submitted for the Council's consideration.

- 5.3 For all remaining sites, the different constraints that may affect how suitable they are to develop have been identified. Areas of the sites that have development constraints have been removed from the gross site area to enable a more accurate estimate of capacity to be produced. To account for the fact that not all of some sites will be developed for housing (as infrastructure, open spaces, etc. will be provided on-site), a 'development ratio' has then been applied. The remaining net developable site area is then subject to a density multiplier (as in the previous SHLAA) to provide a more accurate housing capacity for each site. Each site has then been 'reality checked' and, in a small number of cases, the housing capacity has been amended to take into account the character of the surrounding areas.
- 5.4 The 2012 update continues to reflect the comments made by planning inspectors during key appeals in the District over the past few years (including Barton Farm and Pitt Manor, Winchester and Spring Gardens, Alresford). In some cases the Inspectors concluded that the estimated capacity of some sites was over optimistic and resulted in a refinement of the methodology to reflect the rural character of many of the settlements in the District.
- 5.5 The Core Strategy/Local Plan Part 1 will determine the level of housing provision needed and Local Plan Part 2/Neighbourhood Plans will determine whether housing land needs to be allocated outside current settlement boundaries. It may be that further consideration through the Local Plan Part 2 etc, would show that certain constraints could be overcome, or that new ones are identified through more detailed work. Some of the 'policy' constraints (e.g. allocations for other uses) may also potentially be reviewed through the Local Plan Part 2. Therefore, it does not automatically follow that sites which currently appear to be less constrained will be allocated (if needed) in advance of other sites.
- 5.6 One of the purposes of this SHLAA is to assess whether adequate deliverable sites are likely to be available to meet the housing needs of the District. As expected, the number of available sites within settlement boundaries, which could be developed within current policies, will not provide adequate housing to meet expected requirements. The emerging Local Plan Part 1 has made a number of 'strategic allocations' and the total number of sites submitted (including greenfield) is much higher than the number that are needed to meeting housing requirements, enabling choices to be made between the sites.

Capacity of SHLAA sites submitted in settlement boundaries

Within Settlements	2012-2017	2017-2022	2022-2027	2027+	Totals
PUSH	134	75	67	7	284
Non-PUSH	175	135	139	33	482

Capacity of SHLAA sites submitted outside settlement boundaries

Outside Settlements	2012-2017	2017-2022	2022-2027	2027+	Totals
PUSH	3,255	8,752	2,723	1,729	16,459
Non-PUSH	3,386	6,360	10,512	0	20,258

It should be noted that the above figures include some very large areas of land outside settlement boundaries. The total contribution of these sites has been spread over several five-year periods but their delivery has not at this stage been profiled in detail, given that they may not be needed and are not currently allocated.

- 5.7 As noted above, the SHLAA does not indicate which sites should be allocated, but taking all those sites which appear to be available, including sites outside settlement boundaries, the capacity is considerably more than the emerging Local Plan Part 1 housing requirement. Therefore future work on site allocations will discount many of the sites, but it is clear that adequate potential sites exist at a strategic level to meet housing needs and that, in practice, only a small proportion of the sites put forward by landowners / developers are likely to be needed. The precise level of housing needed will be finalised through the Local Plan Part 1, with the Local Plan Part 2 then using the adopted housing target to consider which SHLAA sites should be allocated.

6 Publication of the SHLAA

- 6.1 The SHLAA is part of the evidence base for the LDF and it should provide information on the sites, the constraints that exist and an estimation of potential capacity. It not an allocations document and there is not a statutory requirement to consult on this document. Consultation has taken place on earlier draft SHLAA documents, focussing on the methodology. This annual update uses this methodology, but has refined it further to provide a more accurate picture of how many houses could be provided on these sites.
- 6.2 The SHLAA may still need to be updated to inform future Annual Monitoring Reports and to include any new sites, or changes in the site information. It would not be realistic to undertake consultation each time the SHLAA is updated. It is therefore recommended that the SHLAA be published and that

interested parties, including Parish Councils, be notified of this. Any formal consultation would take place if and when allocations are needed, as part of the process of producing Local Plan Part 2 (as discussed in CAB2429(LDF) on this agenda).

OTHER CONSIDERATIONS:

7 SUSTAINABLE COMMUNITY STRATEGY AND CORPORATE BUSINESS PLAN (RELEVANCE TO):

7.1 The SHLAA is a key part of the Council's evidence base which informs both the LDF and Sustainable Community Strategy and other corporate publications as necessary.

8 RESOURCE IMPLICATIONS:

8.1 The key resources for undertaking work on the LDF have been approved as part of the budget process. However, the nature and scale of the LDF will require shared resources in terms of utilising skills and expertise from other divisions within the Council. This is now even more critical given the emphasis on delivery and viability of development schemes, and the need for up-to-date evidence such as the SHLAA.

8.2 Meetings of the Cabinet (LDF) Committee can be serviced from within existing resources in the Democratic Services Division.

9 RISK MANAGEMENT ISSUES

9.1 The SHLAA, whilst being a key part of the LDF evidence base, also informs the District's five-year housing land supply assessment which is required by the NPPF. This must assess whether there is sufficient land both available and deliverable in five year periods and failure to undertake such an assessment will put the Council in a very weak position when defending refusals of planning permission.

BACKGROUND DOCUMENTS: None

APPENDICES:

Appendix A – Methodology and summary results by settlement/area

Appendix B - Map illustrating sites submitted to the Council.

Appendix A

**Winchester District Strategic Housing Land Availability
Assessment**

Winchester City Council

December 2012

Executive Summary

The Winchester City Council Strategic Housing Land Availability Assessment (SHLAA) determines how much housing land is expected to come forward or is potentially available for future allocation within the District over the next 20 years. It will inform policy as part of the Evidence Base for the Local Development Framework, but does not constitute policy.

The SHLAA does not allocate any sites for development; it only identifies sites within the main settlements which may be suitable for development or sites within the countryside where there is development interest. Similarly, any site identified will still need a valid planning permission for development, the application for which will be assessed against the policies within the adopted development plan, which at the current time is the Winchester District Local Plan Review (2006), and other material considerations.

The SHLAA draws on various sources of information and survey work to identify sites which are developable and deliverable within the urban areas of the District. The SHLAA has been completed in line with the practice guidance published by the Department of Local Government and Communities.

The results of the SHLAA assessment for sites within existing built-up areas along with the remaining commitments from planning permissions and an allowance for future windfall sites enable an estimation to be made of how much additional land will need to be released for housing development to meet the housing needs of Winchester District. The SHLAA therefore also includes information on sites outside the existing built up areas which have been sent into the Council for consideration to meet this shortfall. These sites will be considered alongside any sites which are subsequently put forward as part of the evidence base for the Local Plan Part 2, which will be the means of allocating of any sites in future (work on this document is due to start in December 2012). The SHLAA is therefore a very important contribution to the evidence base for the Local Plan (Parts 1 and 2), for meeting the housing requirements within the District.

This report presents an update of the SHLAA published in November 2011, which will inform the 5 year housing land supply in the Council's 2012 Annual Monitoring Report. It includes a number of changes since the previous SHLAA publication:-

- It includes new sites submitted up to July 2012.
- It removes any sites given planning permission between April 2011 and March 2012 as these are now set out in the Annual Monitoring Report's figures on planning permissions.
- It provides information on the SHLAA sites identified in the South Downs National Park.

The information in the appendices of this document will be reviewed annually. The Council is not inviting comments on this publication. However if you would like to update any information in the appendices, or send in new sites for consideration in the SHLAA, please write to the following address

Winchester District Strategic Housing Land Availability Assessment

Head of Strategic Planning
Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ

or by email to ldf@winchester.gov.uk

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Introduction

- 1.1 Government advice in the National Planning Policy Framework (NPPF) requires the Council to make adequate provision for housing development by ensuring a supply of 'deliverable' housing sites. This requirement applies to the Local Development Framework, which needs to ensure adequate land is allocated for its 20-year period, and on-going monitoring where the Council is required to demonstrate a 5-year supply of development land. A key requirement to achieve this is the Strategic Housing Land Availability Assessment (SHLAA), which assesses the likely future supply of deliverable housing land.
- 1.2 The purpose of the SHLAA is to determine how much housing land is expected to come forward in the future on identified sites which are deliverable and developable. It can then be determined whether further land is required and if an allowance should be made for windfall development and/or new sites should be identified. Local authorities may make allowance for projections of windfall development in the first five years but this will be done outside the SHLAA process.
- 1.3 The SHLAA is therefore a very important contribution to the evidence base for both the Joint Core Strategy (Local Plan Part 1) and Local Plan Part 2. The SHLAA will also inform the 'trajectories' within the Annual Monitoring Report which show how housing land will be provided over the LDF period.
- 1.4 The NPPF requires that authorities identify a 5-year supply of housing land which is 'deliverable' (defined as available, suitable and achievable within 5 years), as well as a further supply of 'developable' sites for years 6-10 and 11-15 of the plan. The SHLAA can be updated annually for future Annual Monitoring Reports, but at any point in time the Council should be able to demonstrate that it has a 5-year supply of housing land (with an additional buffer of 5% or 20%, moved forward from later in the plan period).
- 1.5 The South Downs National Park covers 40% of the Winchester District, and the National Park Authority is the local planning authority for the area. Therefore it is responsible for preparing a SHLAA, which will inform the preparation of the National Park Local Plan (due to be adopted in 2016) - however as the emerging Local Plan Part 1 housing requirement is a District wide total, WCC will continue to include these sites in this SHLAA until the adoption of the National Park Authority's Local Plan. Please note the South Downs National Park Authority will use their own methodology for assessing sites and so may calculate different capacities for sites.
- 1.6 The following chapters set out the work undertaken at each stage of the SHLAA, following the Government's Practice Guidance. The Results section considers the various sources of expected housing provision and produces housing supply estimates. This covers three 5-year periods, which now run from 2012 to 2027. This accords with the advice in the Practice Guidance (to consider 3 x 5-year periods). In addition, the Council has included an additional period covering 2027 and beyond to reflect the full plan period the Local Plan Part 1 covers (up to 2031),

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- 1.7 The SHLAA has been carried out in two stages. The first stage assessed the potential of sites within the existing settlement boundaries (as defined in the Winchester District Local Plan Review 2006), which represent the larger built-up areas with the greatest number of facilities, services and transport links. The results of this stage were published for consultation in March 2009. The key issues raised through the consultation included to carry out a second stage of the SHLAA to take account of the key issues that were raised through the consultation and to provide more robust evidence base both for the emerging Local Development Documents. This second stage of the SHLAA looked at the sites submitted to the Council by landowners and developers outside the existing built up areas (i.e. within the countryside) and provided an estimated capacity based on the gross area of the sites.
- 1.8 The 2010 update refined the estimated capacity by identifying the main constraints which would prevent development on all or part of the site. In addition, a development density multiplier (based on work by URBED) was used which further reduced the developable area to account for the requirements of infrastructure and open space. This update continues to use this approach; however where it is clear that the density multiplier has calculated a density which is significantly different to what can realistically be expected to come forward on a site, an adjustment has been made.
- 1.9 This document, however, does not allocate or indicate a preferential view on any of the sites located outside the settlement boundaries. The allocation of any sites, if necessary, will be through the Local Plan Part 2. Work on this document will commence in December 2012.

2 Methodology

- 2.1 This section sets out the original methodology used in the SHLAA and, where applicable, gives updates to the process. Planning Policy Statements (PPSs) have now been replaced by the National Planning Policy Framework and therefore the references to PPS3 are historical and for information purposes only. However, the DCLG guidance 'Strategic Housing Land Availability Assessment Practice Guidance' (2007) is still relevant in the writing of the SHLAA.
- 2.2 The methods used in the SHLAA are based on the guidance: 'Strategic Housing Land Availability Assessments and Practice Guidance' July 2007 DCLG. The diagram below comes directly from this guidance, and sets out the stages in the process.

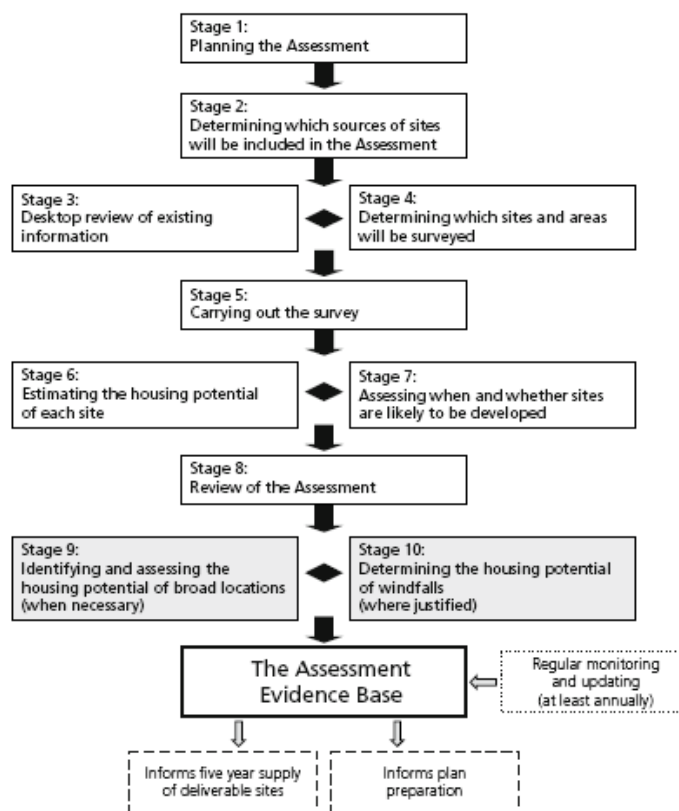


Figure 1 - Stage 1: Planning the Assessment

- 2.3 The DCLG guidance recommends that local authorities should work with neighbouring authorities, existing housing market partnerships and other stakeholders. Neighbouring Local Authorities were invited to work together on the SHLAA.
- 2.4 The methodology was subsequently produced in conjunction with East Hampshire District Council which was at a similar stage of producing a SHLAA. Together, a Stakeholder Group was set up to which other local authorities (Eastleigh, Basingstoke and Deane and New Forest) alongside representatives from housing developers and agents, housing associations and Winchester District Association of Parish Councils were invited. A meeting of the Stakeholder Group was held in November 2007 to discuss the methodology, and again in February 2009 to discuss the draft results.

Project team

- 2.5 Winchester City Council carried out the SHLAA work in-house. Survey work was undertaken by planning officers in the Strategic Planning team and other officers within the Council provided advice as necessary. This ensures that there is a consistent approach in the survey and analysis of the data.

Stage 2: Determining which sources of sites will be included in the Assessment

- 2.6 The different sources of information used in the assessment are listed below. To ensure consistency between the various data sources, the different types of information have been broadly prioritised by how likely they are to result in housing, as shown below (where Level 1 shows sources of sites which have a greater probability of being developed than Level 2 etc.).

Level 1: Sites in the planning process

Within the settlement boundaries:

- planning permissions/sites under construction (particularly those being developed in phases) and dwelling starts and completion records
- sites with planning permission: outstanding (under construction and not started)
- recently lapsed planning permissions (within last 3 years)
- sites which have had preliminary planning enquiries
- planning application refusals (if principle of development acceptable)
- site allocations not yet subject of planning permission

Level 2: Sites not in the planning process

Within the settlement boundaries:

- vacant and available brownfield
- employment/commercial land – no longer ‘fit for purpose’ according to results of the Employment Land Review
- sites identified from consultation with builders and developers
- car parks

Level 3: New Sites

Within the settlement boundaries:

- unidentified land including new sites identified using aerial photos and GIS and new sites identified through the site survey
- Local Planning Authority Urban Capacity Study – larger UCS sites which have not come forward but which have potential
- Register of Surplus Public Sector Land (only 3 sites for Winchester)

Level 4: Sites outside the settlement boundaries

- Sites which have been submitted to the Council by landowners, prospective purchasers or their agents within the countryside.

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- Local Reserve Sites from the Adopted Local Plan Review 2006 (subsequently all granted planning permission)
 - Council-owned land which may be considered surplus to requirements.
- 2.7 A number of the sites listed above fall within the defined boundaries of settlements, as defined by Policy H.3 of the Winchester District Local Plan Review 2006. These settlements have been found to be sustainable locations for development (following the Local Plan Inquiry) and development is, in principle, permissible within their boundaries.
- 2.8 National Planning Policy Statement 3 stated that ‘the priority for development should be previously developed land, in particular vacant and derelict sites and buildings’. The focus initially has therefore been on identifying new housing sites within the current settlement boundaries (as defined in the Adopted Local Plan Review 2006) rather than on greenfield sites.
- 2.9 Sites outside existing settlement boundaries have been looked at through subsequent stages of the SHLAA, following the conclusion of the first stage that there would be inadequate available and suitable sites within these boundaries to meet the requirements for housing in the District. Consultations with landowners and developers, through directly contacting known site owners, developers and agents or through advertising on the Council’s website and LDF e-bulletin, have provided a wealth of potential sites outside the current settlement boundaries. However, the release of sites outside settlement boundaries (other than those already allocated/reserved) will require a change of planning policy and this will be done through the LDF Local Plan Part 1 – Joint Core Strategy or Local Plan Part 2 – Development Allocations.

2012 Update

- 2.10 The SHLAA has informed the Local Plan Part 1 and will also be used to identify sites, where needed in Local Plan Part 2. These two planning documents will ultimately replace the 2006 Local Plan Review. Therefore, one of the SHLAA’s main purposes is to determine the amount of housing that is expected within these sustainable locations, so that the amount of additional greenfield development that is required can be determined. This also reflects the ‘sustainable brownfield sites first’ thrust of Government advice.

Stage 3: Desktop review of existing information

- 2.11 An Urban Capacity Study (UCS) was completed in 2001 by Winchester City Council. The study assessed the potential housing opportunities within the Winchester District. In September 2007 a review of the Urban Capacity Study was presented to the Council’s Cabinet (LDF) Committee. This document reviewed how successful the Urban Capacity Study was in anticipating sites which were likely to be brought forward for development and in particular, looked at:
- Which of the sites predicted in the UCS were brought forward for development (given planning permission or completed);
 - Which sites predicted in the UCS did not come forward for development and why;

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- Which sites have been developed, but were not identified within the Urban Capacity Study (windfall sites).
- 2.12 The information from this review was used to help determine a suitable methodology for the SHLAA. The information helped with the identification of potential new sites in the SHLAA by examining whether there are patterns in the type and location of sites which came forward for development since 2001.
- 2.13 Following this, a review of existing planning permissions was carried out in Oct-Nov 2007. A letter was sent out to all registered landowners/developers who had submitted a planning application within the last three years. This included all applicants who had received permission, but had either not implemented the permission, or where construction had started but had not yet been completed. In addition, a letter was sent to all those where planning permission had been refused.
- 2.14 The letter asked for information on whether the permission was likely to be implemented or completed, and when, or whether the applicant was planning to submit an amended application. In total, this resulted in 1,012 of letters being sent out; 69 people responded (7% response rate). 1 of the 69 people who responded said that they were no longer interested in developing their site (1.4%).
- 2.15 The information gathered on developments started and completed can help build up a picture of development hotspots which, due to existing policies, are predominantly in Winchester Town and larger settlements. During this time additional sites were identified using aerial photography based on the recommendations from the Urban Potential Review.

Initial Sieve of Sites: Applying initial constraint level

Sites within settlement boundaries

- 2.16 In accordance with the DCLG guidance (2007), an initial broad evaluation of the sites was made and particular types of land were excluded from the assessment. All sites were plotted on a Geographical Information System (GIS) so that the same constraints could be used to look at the suitability of sites. Land which had major constraints on the site was excluded at this stage as the sites are considered to be unlikely to provide for future housing. These initial constraints are:
- Important recreation and amenity areas identified within the 2006 Local Plan Review (policies RT1 or RT2 site (open areas with an important amenity value or recreation value, Policy RT3 is also an important implication, but these sites have not been identified and this will have to be considered at a later stage).
 - Where the site is within a nationally or internationally designated site (for nature or geological interest):- Ramsar, Special Areas of Conservation, Special Protection Area and Sites of Special Scientific Interest sites, or National Nature Reserves
 - The site is a listed building or within the curtilage of a listed building.

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- On the site of a scheduled monument, English Heritage registered park or garden or on a battlefield.
- The site is within the curtilage of a place of worship (i.e. consecrated ground)
- The site is a key facility or service (e.g. school, village hall, medical or health care service)
- Where there are Tree Preservation Order (TPO) on the sites which are likely to constrain any development
- Where the site is significantly compromised by overhead cables

2.17 A more refined sieve of sites was undertaken as part of Stage 7a: Assessing the suitability of housing. Table 1 below shows how the different issues were considered through an initial rough assessment of the sites in Stage 3 and the finer sieve carried out in stage 7a.

Table 1 -Issues considered at stage 3 and stage 7a of the site assessment process

Sites within the settlement boundaries	Issue does not affect suitability of site	Issues which may affect site suitability Finer Sieve stage 7a:	Issue affects site suitability (legislative, physical or policy constraint) Initial Sieve Stage 3:
Issues considered:			
Site size: Could the site accommodate 5 or more dwellings (using the density criteria set out in Table 2)?	The site will accommodate \geq 5 dwellings or is:		The site will accommodate less than 5 dwellings.
Location	The site is within a H.3 Settlement boundary		The site is outside the H.3 settlement boundaries. – These sites are reviewed through stage 2 of the SHLAA
Current Land use			
Current site use for sites currently outside the planning process	Land that could be part of a mixed development; Over shops/businesses; Significant areas of empty homes; Vacant and derelict land and buildings; Surplus Public Sector Land.	Outdoor amenity and open spaces; allotments and city farms; agriculture, forestry or fisheries; car parks; garage blocks; land allocated for employment or other land uses which are no longer required for those uses; large scale	Key facilities and services (including school buildings, village halls, medical and health care services).

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		redevelopment and re-design of existing residential areas.	
Built and Natural Environment			
Open space	The site is not on a public open space	The site is on a public open space, but not a RT1 or RT2 site.	Sites identified as an RT1 or RT2 site (open areas with an important amenity value or recreation value). If the site has been put forward specifically by a potential developer/ landowner then the site has been put forward for further consideration.
Ecology, Geology and Landscape	The site is not within or near to a designated site SSSI, SAC, SPA, Ramsar, LNR, NNR	Within the National Park (within a settlement), or there is a possible impact on designated sites including European, national and local sites. Site is within a SINC or BAP habitat or will affect protected species.	Within a national or internationally designated site:- SSSI, NNR, SAC, SPA, or Ramsar.
Tree Preservation Order (TPO)	Site is not affected by a TPO		Will directly affect trees with TPO.
Built Environment - Conservation Areas and listed buildings	Site is not in a conservation area.	Site is within a conservation area.	The building is listed (including places of worship, cemeteries)
Built Environment – Historic Monuments	Not on a scheduled monument, English Heritage registered park, garden or battlefield.	May have some impact on a scheduled monument, English Heritage registered park or garden, or battlefield.	On a site of a scheduled monument, English Heritage registered park or garden or battlefield.
Flooding	Within Floodzone1		Within a zone 2 or 3 SFRA which will needs flood risk assessment but which is not suitable for vulnerable use (which includes

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			housing).
Infrastructure and Access			
Access:	There is direct access to an adopted road.	There is some form of access via a track/private road.	No obvious way to access site – landlocked.
Other Constraints			
Site ownership/developer intentions	The site appears to be in single ownership, and site identified by owner/ developer/ agent.	The site crosses multiple ownership boundaries.	Known landowner opposition to development.
Pollution Prevention Control			
Air Quality	Outside an air quality management area.	Within an air quality management area.	
Landfill	Not on a landfill site.	On a restored landfill site, suitable for development.	On an active landfill site or a landfill site which still requires remediation.
Contamination	No contamination risk.	Low risk contamination.	Contaminated, with no remediation solution.
Infrastructure			
Oil Pipeline	No pipeline.		Site significantly compromised by oil pipeline.
Overhead Cable/ Pylon	No overhead pylon/ cables.		Site significantly compromised by overhead cables.
Infrastructure requirements: Water Roads Power Pylons	No issues have been raised regarding water, waste, power and transport supply or management..	Issues have been raised which will require mitigation.	

Sites outside the Settlement Boundaries

2.18 A similar methodology was used to identify the main constraints on sites outside the defined build up areas. The constraints have been split into those which are restrictive due to stringent statutory requirements, those which are physical constraints and those which would require a change of policy for the site to be brought forward for development.

2.19 Statutory Constraints

- Sites of Special Scientific Interest (SSSI) as protected by the Wildlife and Countryside Act (amended by CROW Act 2000)
- Special Areas of Conservation, Special Protection Area and incorporating Ramsar sites as protected through [The Conservation \(Natural Habitats, &c.\) Regulations 1994](#)
- Listed buildings on the site
- On the site of a Scheduled Ancient Monument,
- Within the National Park
- Tree Preservation Orders on site

2.20 Physical Constraints

- Flood zones 2 and 3 where, through the sequential approach, vulnerable uses are not suitable within these flood zones.
- Overhead power cables

2.21 Policy Constraints

- English Heritage registered park, garden or battlefield.
- Sites within open areas with an important amenity value or recreation value (Local Plan Policies RT1, RT2 or RT5 site and sites identified within the Open Space Strategy 2009-2010).
- Sites within a local or strategic gap (Local Plan Policies CE1,2 or 3)
- Sites of Importance for Nature Conservation (SINC)
- Ancient Woodland site
- Sites within a Conservation Area
- Sites within an Air Quality Management Area

2.22 Other Constraints identified included:-

- Employment site
- Agricultural Land Value
- Greenfield Land

2.23 These constraints use available information which may affect the net developable area of the sites. There may be other issues which could affect the net developable area, such as other archaeological features, non-designated biodiversity interest, sites over minerals resources and other forms of flooding such as groundwater flooding. Information on such issues will be considered, if appropriate, through the Local Plan Part 2.

Stage 4: Determining which sites and areas will be surveyed

- 2.24 The guidance states that as a minimum, all sites identified by the desk-top review should be visited. It was decided that a pragmatic approach was needed, given the resources available, which removed those sites within settlement boundaries that were obviously unsuitable for any development from the survey list. Therefore the coarse filter described in Stage 2 was applied to the initial sites identified, which allowed a focus on sites which are likely to deliver more dwellings and are in more sustainable locations.
- 2.25 The work on reviewing the UCS had already concluded that a size threshold of 5 should be used, below which sites would not be surveyed. Any sites which could not provide 5 dwellings or more (calculated using different densities as described below) were excluded from the survey as being impractical to identify such small sites. This decision also reflects SEERA guidance existing at the time, which was used in the review of the UCS. Some Local Authorities have used a site threshold of 10 or more dwellings, however as many of sites developed in the District are small (as shown through the UCS Review) a lower threshold was used which will pick up more sites than the 10 dwelling threshold. Although this will still exclude a high percentage of smaller sites, the need to be pragmatic about the identification of sites and the resources needed to carry out a full assessment on these, required a threshold to be set.

Stage 5: Carrying out the Survey

- 2.26 Between October 2007 to April 2008 sites above the 5 dwelling threshold were visited where access allowed, bar those that were excluded from the initial sieve as having major constraints which would seriously impede any development (as explained in Stage 2). Due to the difficulty of multiple ownerships it was considered that the delivery of these sites is significantly constrained and therefore unless a landowner had specifically identified their site as having potential, these sites were not visited. Due to the nature of the District and the resources available, it was not feasible to do a detailed street by street survey, but a general examination of the area was carried out during the site survey, through which some additional sites were also identified.
- 2.27 The survey team consisted of officers from the Strategic Planning Division. Surveyors were also asked to record where development had started, and give an estimation of completion dates so that the timing of housing delivery can be considered. All sites both within and outside the settlement boundaries from the March 2010 SHLAA were visited for the 2010 update. The survey was used to identify any additional constraints on these sites. This assessment does not attempt to consider matters such as landscape and visual impact, which would be important considerations in the future consideration of which sites should be allocated.

Stage 6: Estimating the housing potential of each site.

- 2.28 Estimating the housing potential for each site identified and surveyed is the next stage in the process. The gross area of the sites was reduced to take account of

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the legislative, physical and policy constraints. For sites outside the settlement boundaries, the Local Plan policy areas were not removed as a constraint as these sites are contrary to policy H3 and would all therefore be reduced to zero capacity. In addition, these Local Plan policies will all be reviewed through the emerging LDF documents, these constraints were therefore noted, but not removed from the gross area.

- 2.29 The remaining net area was then multiplied by an estimated development density. 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. The guidance states that the estimations should be guided by existing or emerging plan policy. For Winchester, Policy H7 is therefore relevant. It is considered that while the Local Plan densities provided a useful initial assessment, a more robust method of calculating housing density would be more useful. 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.
- 2.30 With this in mind, the current 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 (then emerging) settlement hierarchy for the Core Strategy. 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.

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 SF1 area)	75
	Within 100m of town centre	50
	Elsewhere within the settlement	40
Bishops Waltham and New Alresford	Town/Village Centre (Policy SF1 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

- 2.31 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.
- 2.32 The resulting housing estimates for the sites were then refined further by using a

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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 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

Stage 7: Assessing when and whether sites are likely to be developed

2.33 To determine when a site is likely to be developed, when the site will be available, and whether it is in a suitable location must be assessed. The guidance states that ‘where it is unknown when a site could be developed, then it should be regarded as not currently developable’.

2.34 When the site is available depends on whether it is owned by someone with an interest in developing the site. This is carried out in Stage 7b. The suitability of the location is assessed through Stage 7a, which also looks at whether the site will contribute to sustainable, mixed communities.

Stage 7a – Assessing the suitability for housing

2.35 The requirement for a suitable housing site (at the time) was that it ‘offers a suitable location for development and would contribute to the creation of sustainable, mixed communities’ (PPS3).

2.36 During Stage 4 of the SHLAA, any site within the defined settlement boundaries with an obvious major constraint was excluded from the survey. No sites outside defined settlement boundaries have been excluded through this stage. As described in Stage 6, the suitability of the sites was assessed through the identification of the main statutory, physical and policy constraints as well as additional information from the site visits which helped to pick up information that cannot be assessed from a desk survey, such as areas of mature trees, slopes and access issues. This stage therefore also takes into account any new information received through the site surveys and other evidence base studies produced for the LDF.

2.37 The following information was used to filter out sites which were not suitable for development, taking account of:-

- Winchester District Economic and Employment Land Supply Report 2007
- Sites recorded in the Rural Facilities survey 2008
- Small open spaces were excluded at this stage, where these are deemed to serve the needs of local residents.

- Active landfill site
- Land-locked sites
- Known landowner opposition to development.

2.38 Sites in multiple ownership were excluded from the survey unless owners have jointly put the site forward for development, due to the potential difficulties in assembling land and access.

Winchester District Economic and Employment Land Supply Report 2007 (updated 2011)

2.39 The information from the economic and employment land studies shows a need for additional employment land and to retain most existing sites. This validates the removal of all SHLAA sites which have been identified on current employment sites or existing employment allocations.

2.40 Within the Economic and Employment Land Report, sites were classified using a traffic light system where green indicated employment sites which are still suitable for employment use, amber indicated employment sites which needed some sort of modification to meet employment needs, and red sites which were no longer suitable for employment. For the purposes of the SHLAA, any employment sites which were given a green traffic light in the Economic and Employment Land Study were filtered out of the SHLAA as not being suitable for housing. Amber and red sites were considered as having potential to be suitable for housing. The sites which had no potential were removed from the study.

2.41 For sites outside the defined settlement boundaries, areas which have been put forward for housing on current employment land have not been excluded at this stage. Those put forward for mixed use have also been included with the initial assumption in the estimated capacities that these sites could be used for residential. Further work on these sites will be needed to test these assumptions before any allocations are made in the Local Plan Part 2.

Rural Settlement Strategy

2.42 The core planning principles in the NPPF include supporting thriving rural communities, focusing significant development in locations which are or can be made sustainable, and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. A rural development strategy is set out in the emerging Local Plan Part 1. The strategy names the settlements which are considered the most sustainable and can accommodate the further housing development needed.

2.43 For the sites outside the defined settlement boundaries, the distance to the nearest of these defined settlement boundaries and the nearest defined town centre boundary has been measured as an indicator of the sustainability of the sites.

Internal Consultation

- 2.44 Development Control officers were invited to look at the mapped sites within the defined settlement boundaries, and provide additional information on sites in the planning system, that may not have been picked up, or where circumstances had changed. A briefing session for City Councillors was held in July 2008 on the SHLAA, where maps showing the sites were provided for comment. A number of new sites were identified through this process. In addition to this, Strategic Housing officers provided further information on affordable housing need in different settlements.
- 2.45 Following this, existing Village or Neighbourhood Design Statements for each settlement or neighbourhood were used to identify any further constraints and identify the development aspirations for the development of those areas. In addition, relevant information from Design Briefs was added to the information on each site. All sites with a planning permission will be deemed automatically as being suitable as they have already been through the planning process.

Stage 7b: Assessing the availability for housing

- 2.46 For sites to be included within the SHLAA they have to be 'available', that is to say, the owners must have an interest in developing the site. This process required that owners were identified (through Land Registry searches where necessary) and sent a map showing the site identified with a letter asking whether they have any intention or interest in developing their site for housing and, if so, the likely timescale. Any legal or ownership problems with the sites also needed to be identified through this process. At this point, the information and, more specifically, the maps for the SHLAA started to emerge into the public domain and City Councillors were briefed on this in advance.
- 2.47 A large number of sites within settlement boundaries had been excluded from the survey prior to contacting owners, due to their constraints. This focused contact only on the owners of sites that had some potential for housing development. Any site where the landowner expressed resistance to developing the site over the next 20 years was taken to be not 'deliverable' and was therefore excluded from the estimated supply of sites. For sites where the landowner has not responded, the site has been included in the final results, but the delivery date is set at a later time scale.
- 2.48 All landowners and developers with planning permissions which had not been implemented or completed had already been contacted (see paragraph 2.13 above) to establish their intentions. This stage therefore only involved contacting landowners of new sites identified. In addition, various sites have been promoted by the landowners. However, not all site ownership details are on the Land Registry and identifying ownership for all the sites has proved difficult.
- 2.49 For this 2012 update, the owners or agents of all sites were contacted and asked for an update on the deliverability of their sites. This was not to imply a view as to whether the site is considered suitable for development or not. Indeed, the inclusion of a site within the SHLAA does not mean that the site is being promoted for development by the Council, nor will it confer any special status regarding the

likelihood of planning permission being granted on that site. Instead, this was to gather up-to-date information on the sites. If no response has been received, the site has been moved back to the next five year period.

Stage 7c Assessing the achievability for housing

- 2.50 An achievable site is defined as having a 'reasonable prospect that housing will be developed on the site at a particular point in time'. This involves a judgement on 'economic viability and the ability of the developer to complete and sell the housing over a certain time period'.
- 2.51 The guidance advises that market factors, cost factors and delivery factors should all be considered through this process. A meeting with the Estates Division was held to discuss how these objectives could be achieved. It was advised that there was not much benefit in calculating land values for a sample of sites and extrapolating these values to other sites, as each site would have a unique land value based on its individual characteristics.
- 2.52 There are market reports available from commercial agents which, although not specific to Winchester, provide a general overview of the current market conditions. In general the demand for flatted development is felt to be curtailed in the short term due to an oversupply, but otherwise the demand for family and other housing continues to be high.
- 2.53 The Council has commissioned several reports in recent years to assess the viability of its proposed affordable housing and other policies, especially for small sites. This work confirms that housing development is normally commercially attractive in all areas of the District.
- 2.54 Any assessment of costs would have to consider the construction costs, including any remediation work required, ground conditions, any planning contributions/tariffs required as well as all the building costs, legal and sales fees. Some of these costs will be unique to the site and therefore difficult to estimate across the board. Therefore the assessment of costs will be limited to those sites which have a number of constraints and which lie on the borderline of being suitable for housing.

Deliverability

- 2.55 To be deliverable, sites must be available now. Therefore, the owners of all sites (where the owners could be located) were contacted to ask whether they were interested in developing their site for housing and, if so, during which five-year period they anticipate that they may develop the land. This included internal consultations on land owned by Winchester City Council.

Achievable within 5 years

2.56 In general the following criteria were used to assess the availability of sites.

- 1-5 Year Availability - sites which are expected to come forward (sites currently within the planning process and where owners/developers have indicated that this is their intention to develop within 5 years);
- 5-10 Year Availability - sites which are likely to come forward (sites not currently within the planning process, but which have had development interest) and
- 10+ Year Availability sites which may come forward for development in future (new sites which have been identified through survey)

2.57 However, there are a number of issues which have been taken into account as they may constrain whether development is achievable within 5 years. These include:-

- Weak markets – the current economic climate needs to be taken into consideration. However, the indications are that the Winchester District housing market is relatively strong, most recently confirmed by the Winchester Viability Study 2012 and CIL Residential Viability Assessment. The SHLAA must be concerned primarily with ensuring an adequate supply of land for house-building and, if general market conditions preclude development, no amount of available land will help, but the SHLAA has sought to ensure that any particular local or site constraints are taken into account.
- Site specific costs of infrastructure, demolition or developer contributions may constrain some sites. This has been taken into account where the site characteristics suggest abnormal costs. Generally within the District development costs are not prohibitive and it will be one of the tests of future policy requirements that they are not so onerous as to affect viability of development.
- Changes of use of employment, facilities and services or car parking sites, for example, may not meet policy requirements and have not therefore generally been included. Where there is clear development interest and sites are considered deliverable these sites are included, but the site capacity is usually reduced to allow for the potential retention of the existing use and the estimated phasing of development is adjusted accordingly.
- Some of the sites have multiple owners or covenants on them which may affect whether the site becomes available. Sites in multiple ownership are only included if the owners have indicated a joint interest in developing. Otherwise the phasing of site development is adjusted, or the site is discounted altogether, depending on the severity of this constraint.
- Most people who submitted sites outside the settlement boundary have suggested timescales for the development of their site, and these have been used in the report.

Stage 7d Overcoming constraints

2.58 For all sites, the constraints were identified from GIS information provided by other agencies and the Council's policy maps as well as through site visits. The

approach taken in this SHLAA was to avoid areas with known key constraints and thereby reduce the net developable area of the sites. Local Plan policies were not excluded from the site area for sites outside settlement boundaries, but were identified for future consideration.

Stage 8: Review of the assessment

- 2.59 The draft SHLAA was published for consultation in March 2009. Following the results of the consultation period and an advisory visit from the Planning Inspectorate (PINs), a number of the sources of housing supply were brought into question and this resulted in a substantial reduction in the number of dwellings originally estimated through the SHLAA. Consequently, land outside the settlement boundaries and potential greenfield sites were considered and identified within the SHLAA.
- 2.60 The main reductions in supply resulted from the removal of the small sites allowance and the re-phasing of sites to take account of comments and evidence about their deliverability. Since the publication of the November 2011 SHLAA, additional sites have been added to the SHLAA, and those granted planning permission up to March 2012 have been removed as they will be accounted for within the Council's Annual Monitoring Report.
- 2.61 The information from the SHLAA will contribute to the housing trajectories that are produced as part of the Annual Monitoring Report, for the PUSH area and for the rest of the District.
- 2.62 Given the scale of the housing requirement for the District over the next 20 years it is clear that sites identified within the settlements that are deliverable, developable and achievable will not be sufficient alone to meet the housing requirement. The overall housing needs of the District will be established in Local Plan Part 1, but the LDF may need to release sites outside policy boundaries and the SHLAA assesses potential greenfield sites which may be needed to maintain a 5/10/15/etc year land supply.
- 2.63 The SHLAA only considers sites capable of accommodating 5 or more dwellings, but smaller sites have typically made a substantial contribution to housing completions in the District. Government advice, in the NPPF, now 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. An assessment of the potential contribution of windfall sites has been taken into account in developing Local Plan Part 1 and will be refined further within Local Plan Part 2. The SHLAA does not, therefore, include an assessment of, or allowance for, windfall sites.

Stage 9: Identifying broad locations

- 2.64 There are a number of areas within the settlements where, on the basis of the character of the area and the planning policies applying, development is inevitable over the coming 15 years. These areas typically consist of lower-density housing, with buildings which are typically not of great architectural merit or financial value,

often dating from the inter-war period. Much of the value of these properties is in the land they occupy, rather than the building. It is, therefore, expected that some of these properties will be redeveloped at higher densities. At the same time, these are often popular types of housing, so not all will be redeveloped and it is impossible to say precisely which properties will be developed.

- 2.65 Accordingly, the draft SHLAA identified a number of 'broad locations', which were expected to contribute some housing over the SHLAA period, but which were not expected to be developed comprehensively. Eight such areas were identified in various settlements, but as a result of comments made on the draft SHLAA, including from the occupiers of properties in these areas, the 'broad locations' have been removed from the published SHLAA.
- 2.66 The SHLAA Practice Guidance also refers to the possibility of broad locations being identified outside of settlement boundaries. The Core Strategy sets out the expected range of development in various categories of settlements and also identifies strategic site allocations, with the Development Allocations DPD allocating smaller sites. It is not appropriate to make an allowance for broad location areas outside settlement boundaries at present, as it is one of the purposes of the SHLAA to identify the scale of greenfield releases needed.

Stage 10: Determining the windfall potential

- 2.67 The SHLAA Practice Guidance and PPS3 advised against making allowances for windfall sites. Following the comments made through the consultation on the draft SHLAA, advice from PINs and the ongoing discussion with the (former) Minister for Planning, no allowance for windfall was made in the previous SHLAA.
- 2.68 However, the NPPF now allows 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. An assessment of the potential contribution of windfall sites has been taken into account in developing Local Plan Part 1 and will be refined further within Local Plan Part 2. Therefore, the SHLAA does not include an assessment of the potential capacity of windfall sites, although allowance for these will be made in accordance with government advice in Local Plan Part 2.

3 Housing Land Supply

3.1 The Tables below summarise the estimated housing capacity of SHLAA sites, broken down into the PUSH and Non-PUSH areas (Table 4 - Estimated Housing Capacity (Summary) Within Settlements, Table 5 - Estimated Housing Capacity (Summary) Outside Settlements) and Table 6 - Estimated Housing Capacity by Settlement (PUSH) and Table 7 - Estimated Housing Capacity by Settlement (Non-PUSH)

Table 4 - Estimated Housing Capacity (Summary) Within Settlements

Within Settlements	2012-2017	2017-2022	2022-2027	2027 and Beyond	Totals
PUSH	134	75	67	7	284
Non-PUSH	175	135	139	33	482

Table 5 - Estimated Housing Capacity (Summary) Outside Settlements

Outside Settlements	2012-2017	2017-2022	2022-2027	2027 and Beyond	Totals
PUSH	3,255	8,752	2,723	1,729	16,459
Non-PUSH	3,386	6,360	10,512	0	20,258

Table 6 - Estimated Housing Capacity by Settlement (PUSH)

PUSH	2012-2017	2017-2022	2022-2027	2027 and Beyond	Total
Within settlements					
Bishops Waltham	18	49	6	0	
Colden Common	64	15	8	0	
Denmead	0	6	8	7	
Knowle	0	0	0	0	
Swanmore	0	6	17	0	
Waltham Chase	0	0	15	0	
Whiteley	46	0	13	0	
Wickham	6	0	0	0	
Totals	134	75	67	7	284
Outside settlements					
Bishops Waltham	580	2008	0	0	
Boarhunt	6	0	0	0	
Botley	0	487	0	0	
Colden Common	174	97	0	0	
Curbridge	81	0	16	0	
Curridge	0	329	0	0	
Denmead	800	524	37	0	
Durley	0	1951	0	0	
Knowle	0	543	63	0	
Portsdown	0	131	0	0	

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Purbrook Heath	0	0	249	0	
Shedfield	50	0	0	0	
Shirrel Heath	108	44	0	0	
Soberton Heath	0	12	0	0	
Swanmore	208	34	75	0	
Waltham Chase	411	389	6	0	
Whiteley	484	1269	2277	1729	
Wickham	343	936	0	0	
Wickham Common	10	0	0	0	
Totals	3,255	8,752	2,723	1,729	16,459

Table 7 - Estimated Housing Capacity by Settlement (Non-PUSH)

Non PUSH	2012-2017	2017-2022	2022-2027	2027 and Beyond	Total
Within settlements					
Compton Down	0	0	0	0	
Corhampton	25	0	0	0	
Droxford	15	0	0	0	
Hambledon	0	0	0	0	
Hursley	0	0	0	0	
Itchen Abbass	5	0	0	0	
Kings Worthy	30	13	0	0	
Littleton	0	0	0	0	
Micheldever	0	0	0	0	
Micheldever Station	0	0	0	0	
New Alresford	0	0	22	0	
Old Alresford	0	0	0	0	
Otterbourne	0	0	0	0	
South Wonston	0	0	0	0	
Sparsholt	8	0	7	0	
Sutton Scotney	56	0	0	0	
Twyford	0	0	0	0	
West Meon	0	0	18	0	
Winchester	37	122	93	33	
Totals	175	135	139	33	482
Outside settlements					
Bishops Sutton	10	0	0	0	
Compton Down	0	143	0	0	
Corhampton	0	22	0	0	
Droxford	90	21	0	0	
Hambledon	0	0	0	0	
Hursley	11	0	0	0	
Itchen Abbass	26	0	0	0	
Kings Worthy	0	613	0	0	
Littleton	49	56	0	0	
Micheldever	8	0	0	0	
Micheldever Station	0	105	8276	0	
New Alresford	75	885	85	0	
Northington	18	0	0	0	
Old Alresford	35	0	0	0	

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Otterbourne	578	0	0	0	
South Wonston	0	0	50	0	
Sparsholt	81	15	0	0	
Sutton Scotney	0	124	0	0	
Twyford	195	56	0	0	
West Meon	38	0	0	0	
Winchester	2121	4319	2101	0	
Warnford	52	0	0	0	
	3386	6360	10512	0	20258

Sites in the South Downs National Park

3.2 The South Downs National Park Authority is the local planning authority for 40% of the District. Therefore the Park is now responsible for producing its own Strategic Housing Land Availability Assessment. However as the emerging Local Plan Part 1 housing requirement is a District wide total, WCC will continue to include these sites in this SHLAA until the adoption of the National Park Authority's Local Plan in 2016. Please note the South Downs National Park Authority will use their own methodology for assessing sites and so may calculate different capacities for sites.

3.3 The Table below summarise the estimated housing capacity of SHLAA sites within the National Park

Table 8 - Estimated Housing Capacity (Summary) South Downs National Park

South Downs National Park	2012-2017	2017-2022	2022-2027	2027 and Beyond	Totals
Within Settlements	189	0	73	0	262
Outside Settlements	483	138	0	0	621

Sites removed from the SHLAA

3.4 A total of 10 sites have been removed from this update; either because planning permission has now been granted or the owner is no longer interested in developing the site.

Table 9 - Sites removed from the SHLAA (non-Push)

Non PUSH			
Within settlements			
New Alresford	2006	Former Railway Cutting, New Farm Road/Bridge Road	planning permission
Winchester	1833	'Grounds of Rotherley Boarding House, Links Road	Hampshire County Council are now considering the site for other uses
Outside settlements			

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Kings worthy	2429	Land to the south of Hookpit Farm Lane and west of Springvale Road	Site promoter no longer interested in site
Winchester	1935	Pitt Manor	Planning Permission

Table 10 - Sites removed from the SHLAA (Push)

PUSH			
Within settlements			
Colden Common	1885	Rear off 65 Main Road - Old village Store	Unlikeley to come forward
Hambledon	2235	Paddock House, East Street, Hambledon, Waterlooville	Owner no longer interested
Swanmore	1725	Ivydene, Swanmore	A planning application (11/00115/FUL) for 1 dwelling was recently refused, with reasons including residential development on the site considered to be out of character with the semi-rural nature of the area.
Outside settlements			
Curdrige	293	Land at Calcot Land Curdrige.	Site sold
Curdrige	376	Woollams House, Botley Road, Curdrige	Owners request
Denmead	294	Land at Anmore Lodge, Edneys Lane, Denmead	Owner no longer interseted

4 Conclusion

- 4.1 The SHLAA results indicate that there is enough capacity within the settlement boundaries in the District to deliver 766 dwellings over the Local Plan Part 1 plan period. The emerging Local Plan Part 1 has assessed the housing required for the District to be about 11,000 dwellings (2011-2031), subject to the Inspectors' report due in early 2013. However, the South East Plan is still the regional plan at the current time and the total District-wide South East Plan requirement is 12,240 (6740 in PUSH and 5500 in Non-PUSH) dwellings (2006-2026).
- 4.2 Some of the required dwellings have already been provided and others are currently under construction or benefit from planning permission. Nevertheless, depending on the outcome of the Inspectors' report, the LDF will need to identify more sites to provide for the additional dwellings required. This work will be undertaken through the process of producing the Local Plan Part 2, which will formally commence in December 2012.
- 4.3 Some of the sites to be identified would need to be allocated on greenfield sites, unless current (2006 Local Plan) policies are changed to more actively promote increased densities, or land which is currently protected for other uses (e.g. employment sites, facilities and service, car parking) is released.
- 4.4 The emerging Local Plan Part 1 proposes Strategic Allocations, in order to help meet the emerging housing requirements. Nevertheless, the Local Plan Part 1 is not just about being able to provide a specific amount of new housing: it involves 'place-making' for the future of the District. Therefore while the Council will need to have regard to the broad levels of housing capacity indicated by the results of the SHLAA, it will also need to consider its aspirations for the local economy and other needs within the District.
- 4.5 The emerging Local Plan Part 1 concludes that the most sustainable way to provide a large greenfield requirement is by large-scale 'strategic allocations' on the edge of existing urban areas. It therefore promotes strategic allocations for housing or mixed use at West of Waterlooville, North Winchester and North Whiteley. The City Council has re-affirmed its commitment to the PUSH economic strategy and to providing the bulk of its PUSH housing need by way of strategic allocations at North Whiteley and West of Waterlooville. Other than this, housing needs and allocations are under review and the results of the SHLAA will feed into this review.
- 4.6 The SHLAA update considers the proposed Strategic Allocation sites, as well as other sites put forward for consideration to meet housing needs. The SHLAA does not recommend which sites are most suited to meet the remaining requirement as it is not a policy document and does not allocate sites. This will be done through the Local Plan Part 1 (strategic allocations) and the Local Plan Part 2 (smaller sites).
- 4.7 Based on net developable area, the sites in the countryside could provide a total of 36,968 dwellings (16,439 in PUSH and 20,558 in Non PUSH). The potentially suitable and developable area is considerably more than Local Plan Part 1

suggests will be needed, therefore many of the sites in the countryside which have been put forward will not need to be allocated for development during this plan period. Further work to allocate suitable sites and to refine the net developable areas, taking account of the statutory, physical and policy constraints as well as existing housing, will take place through Local Plan Part 2. This will take account of the need to build flexibility into the housing land supply to address risks to delivery and the need to avoid under-providing for housing development.

5 Monitoring

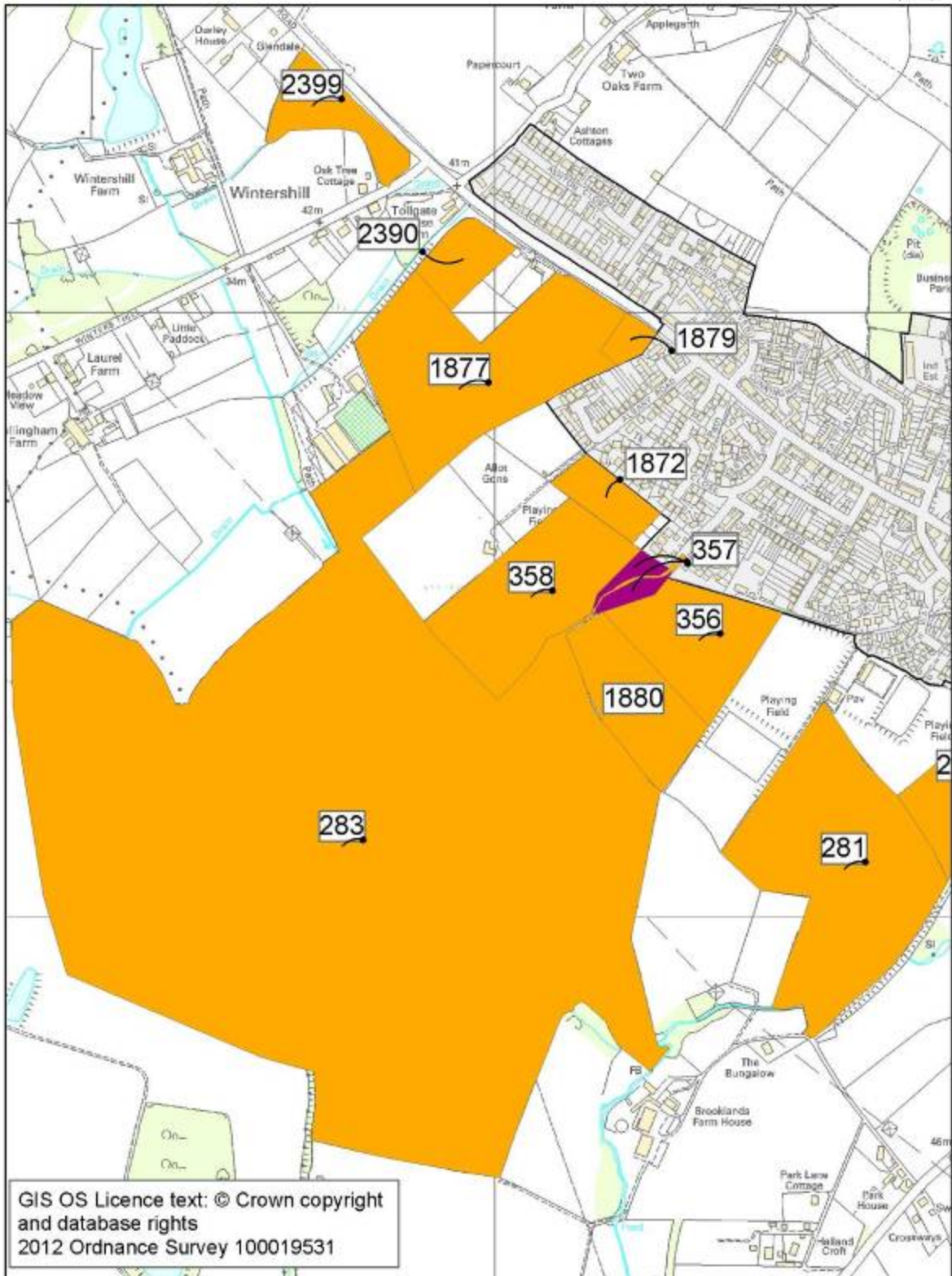
- 5.1 This information will be monitored annually through the Annual Monitoring Report. A periodic update of the SHLAA will also be necessary as at any point in time the Council should be able to demonstrate that it has a 5-year supply of housing land, or identify the measures being taken to release land to ensure that it does have such a supply. Depending on government advice and best practice at the time, the SHLAA may need to be updated on an annual basis.

Appendix B: Maps of sites by settlement

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Bishops Waltham 1

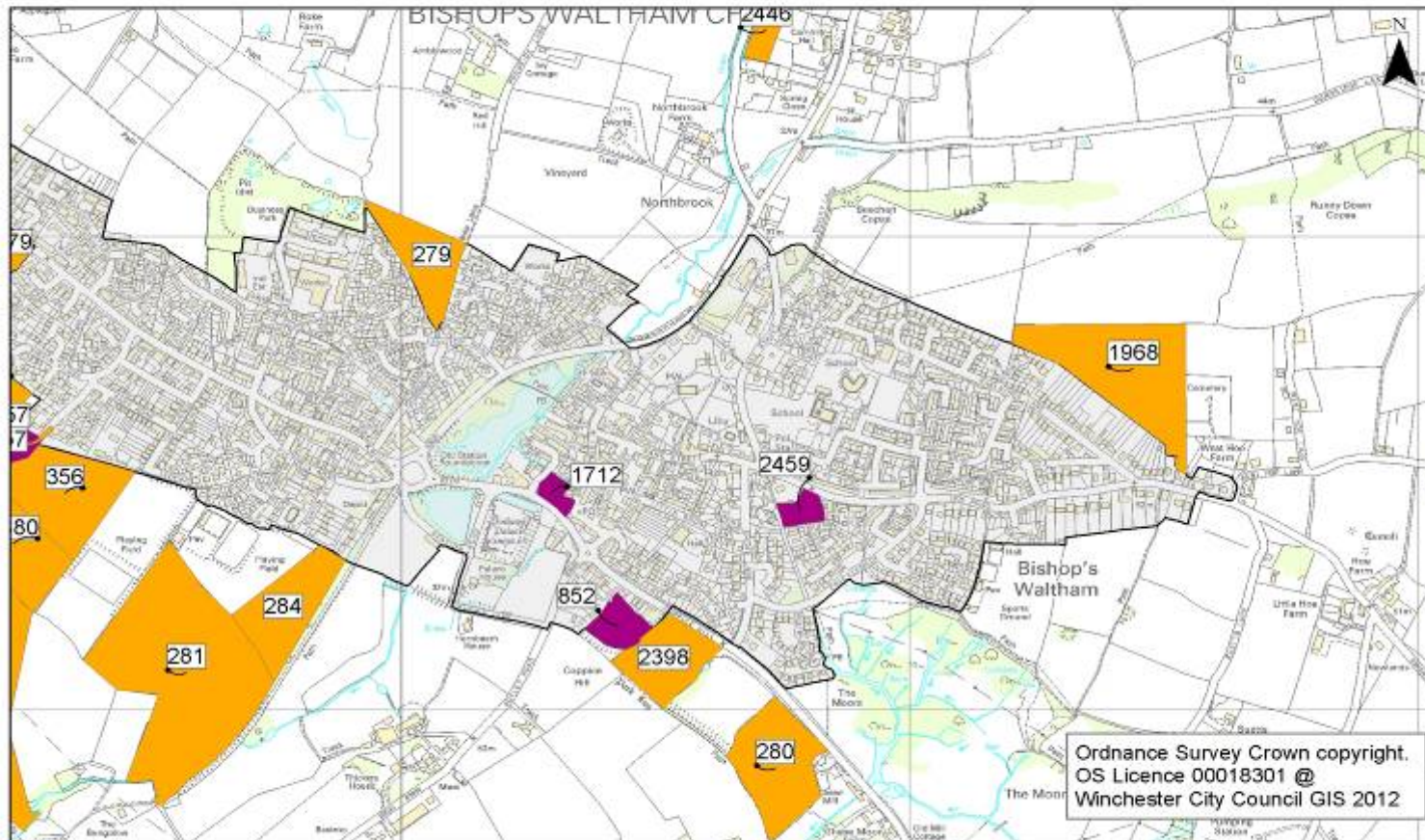
N



MAP 1 – BISHOPS WALTHAM 1

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

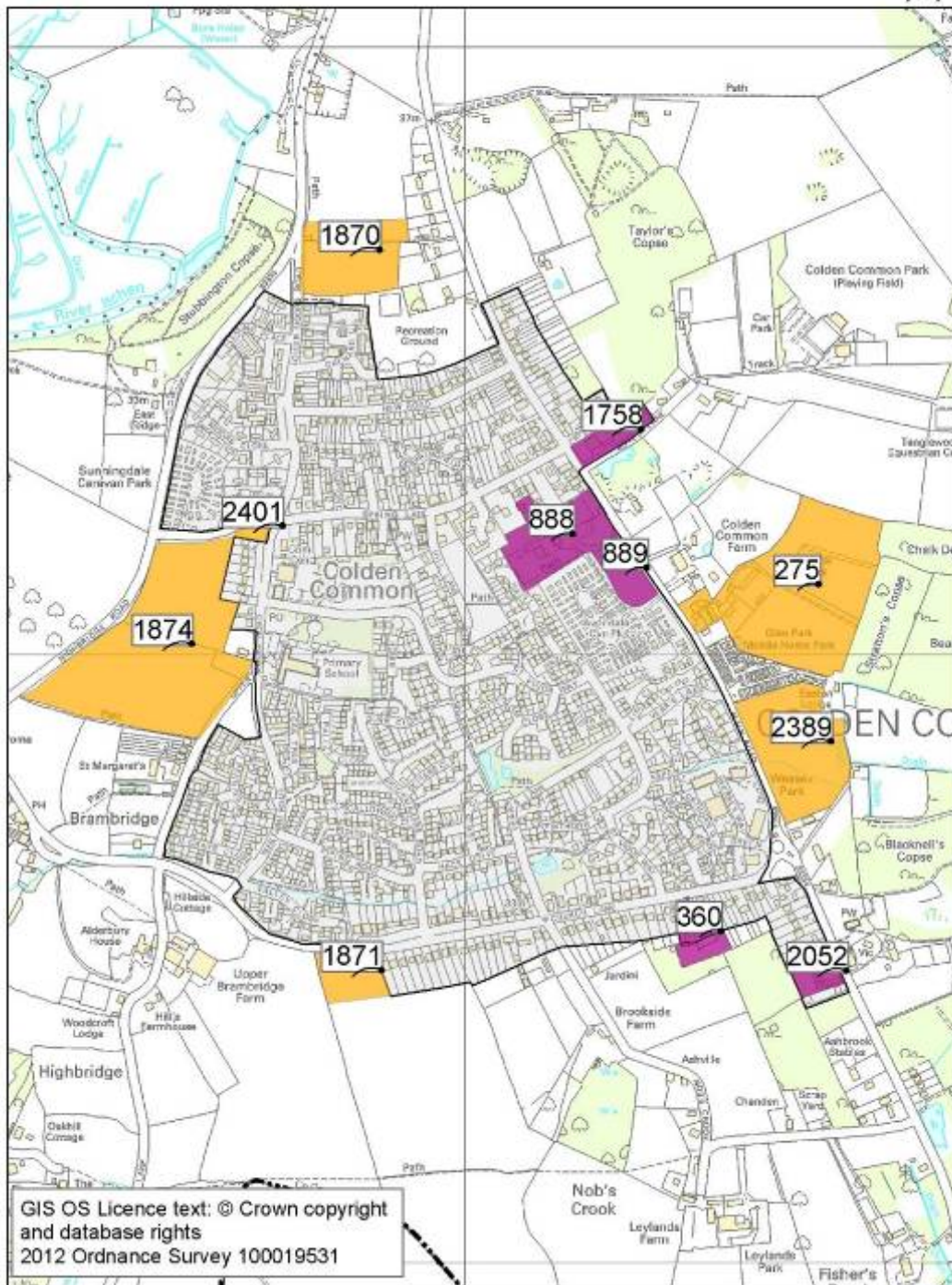
Bishops Waltham 2



MAP 2 – BISHOPS WALTHAM 2

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Colden Common



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MAP 3 – COLDEN COMMON

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Compton and Compton Down

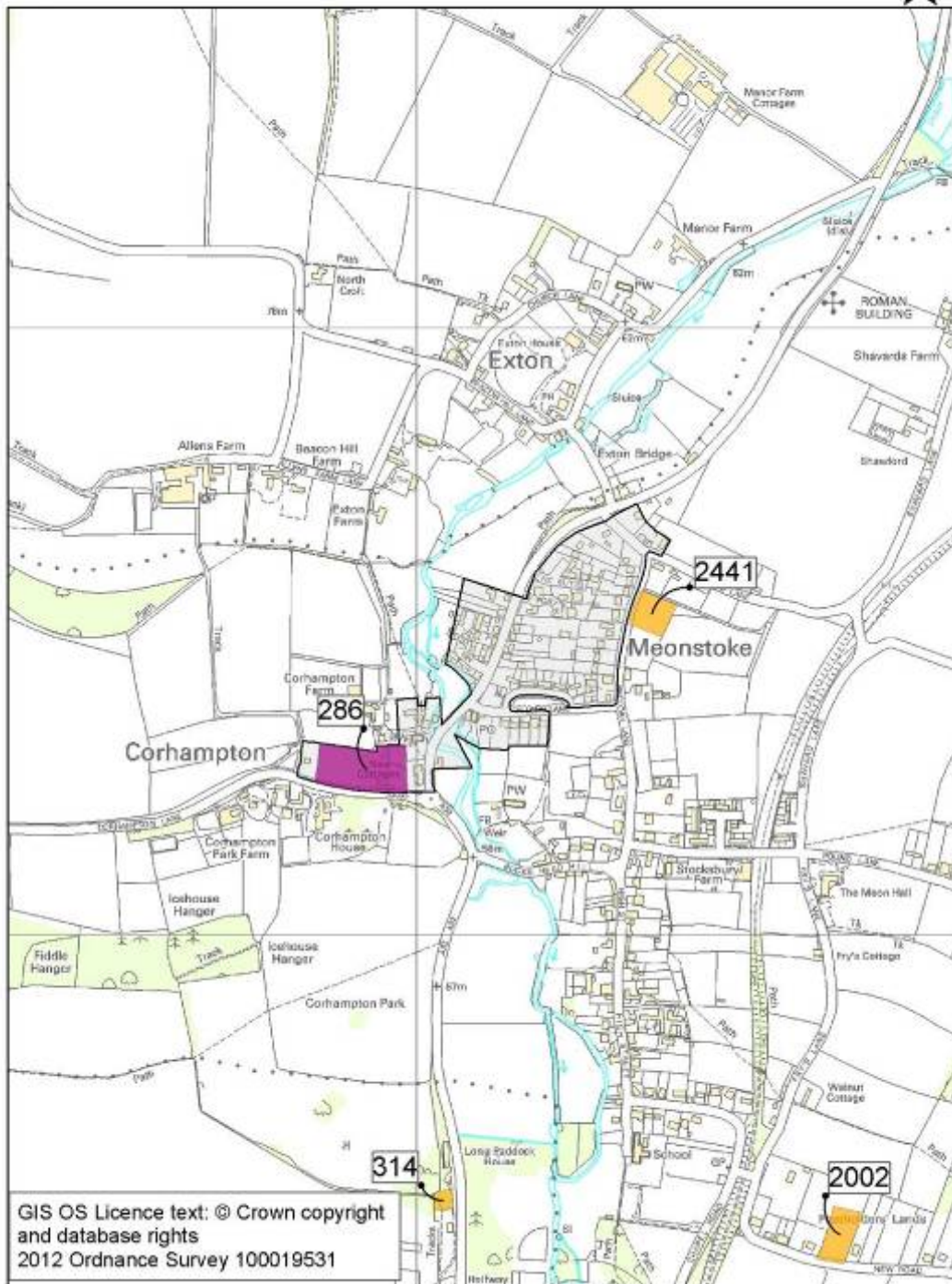


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MAP 4 – COMPTON AND COMPTON DOWN

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

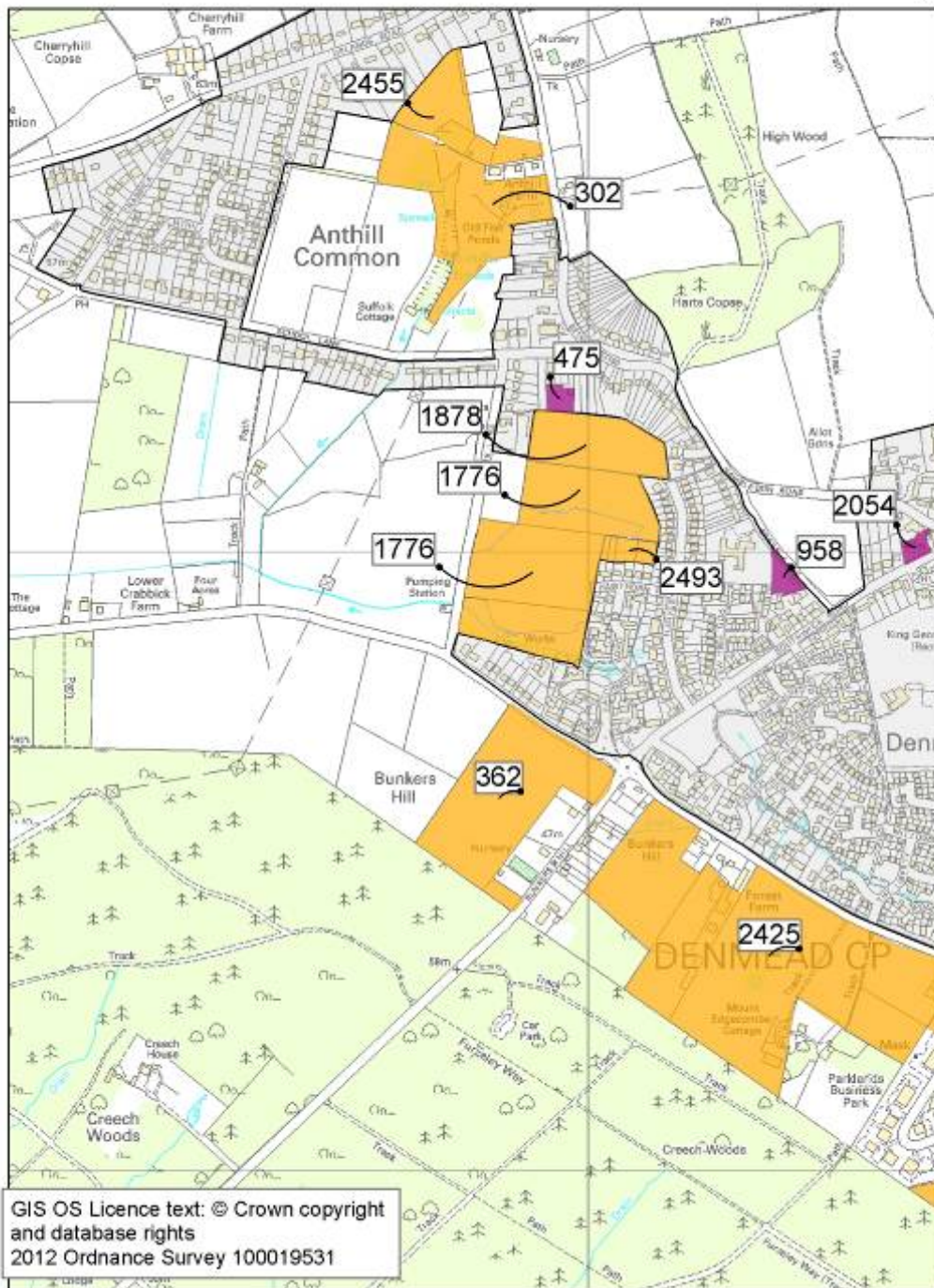
Corhampton & Meonstoke



MAP 5 – CORHAMPTON & MEONSTOKE

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Denmead 1

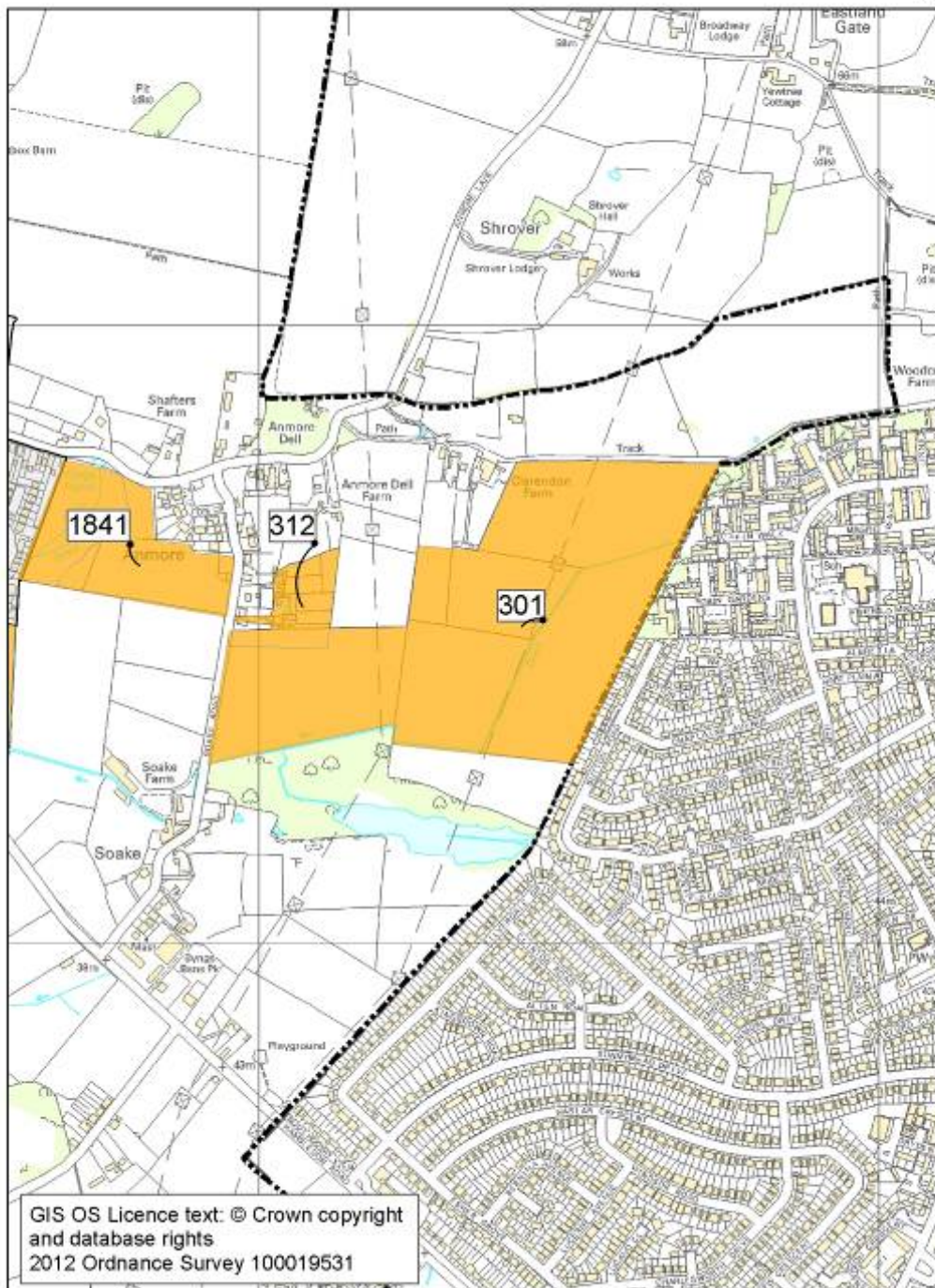


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
MAP 6 – DENMEAD 1

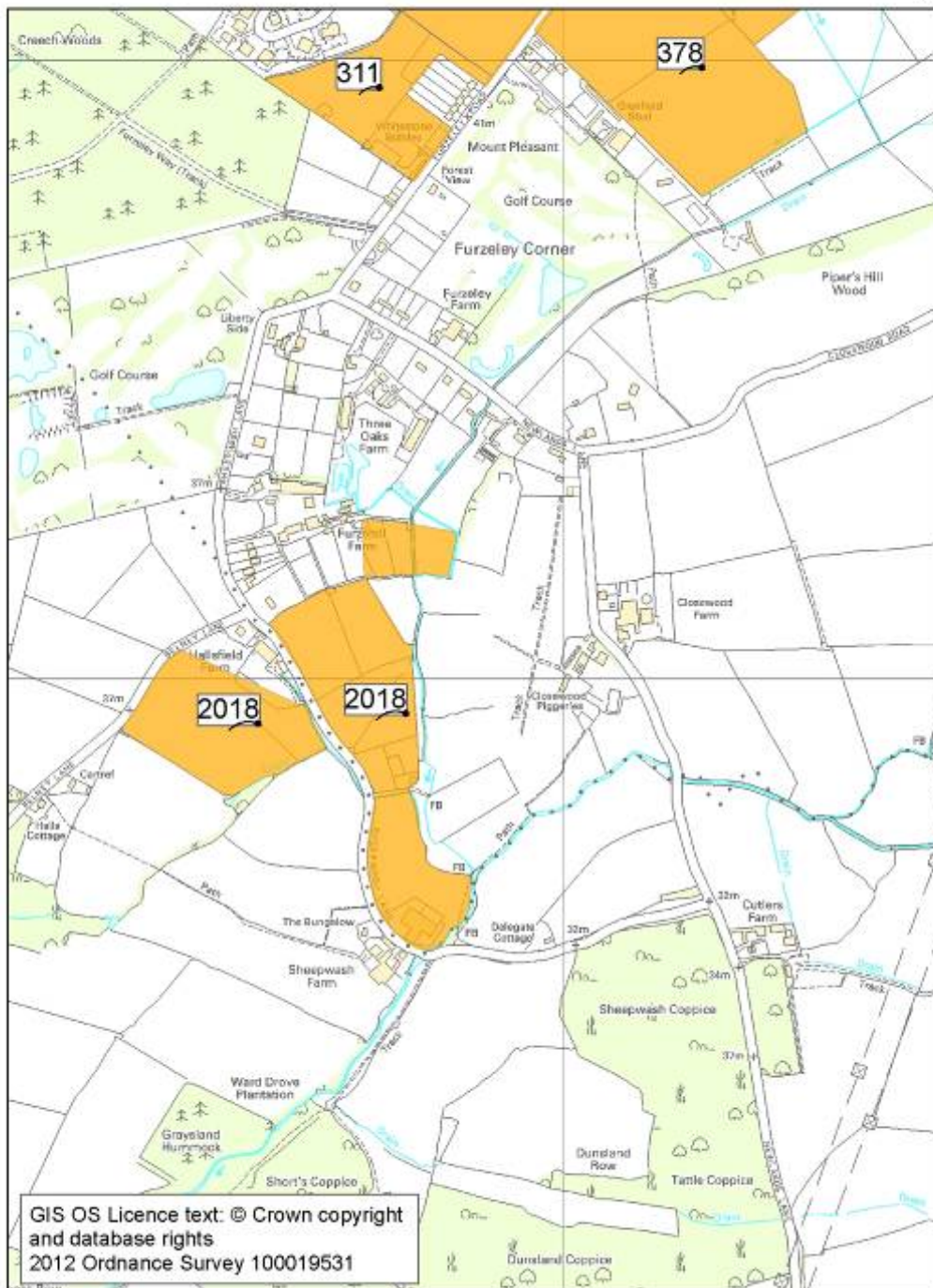
Denmead 3

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries



MAP 8 – DENMEAD 3

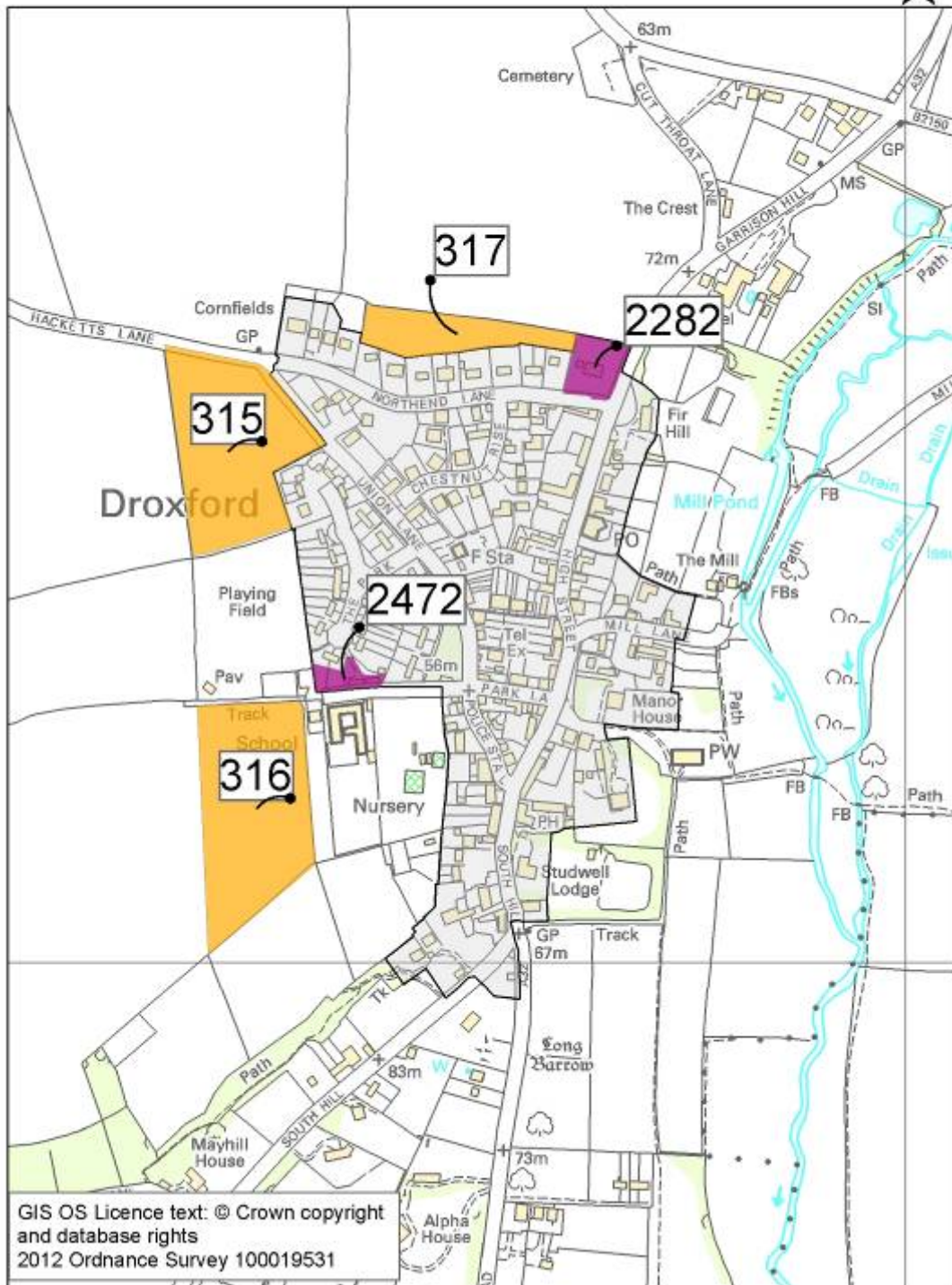
-  Sites within Settlement boundaries (Policy H3)
-  Sites within the Countryside
-  Settlement Boundaries



MAP 9 – DENMEAD 4

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Droxford



MAP 10 –DROXFORD

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

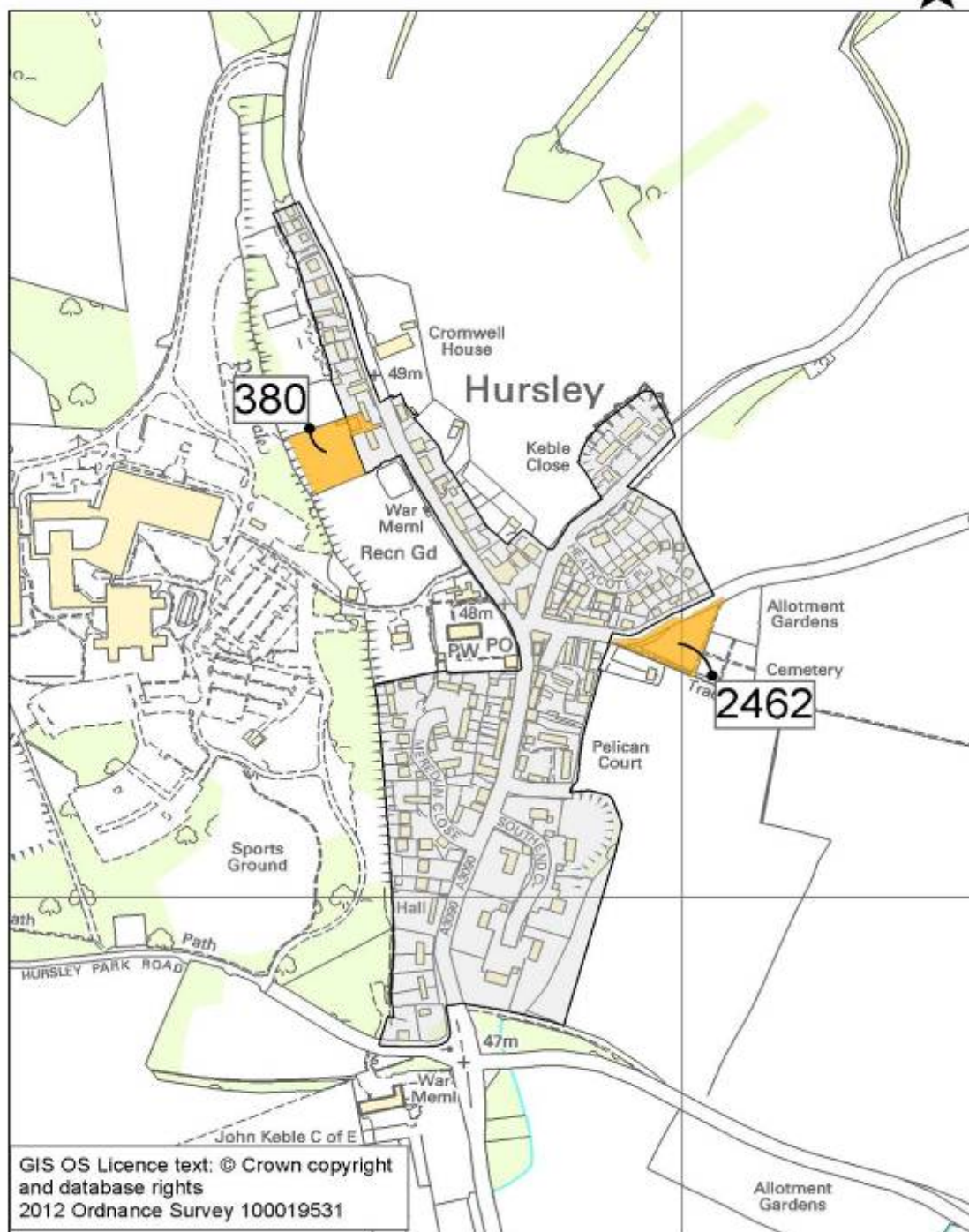
Hambleton



MAP 11 – HAMBLETON

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

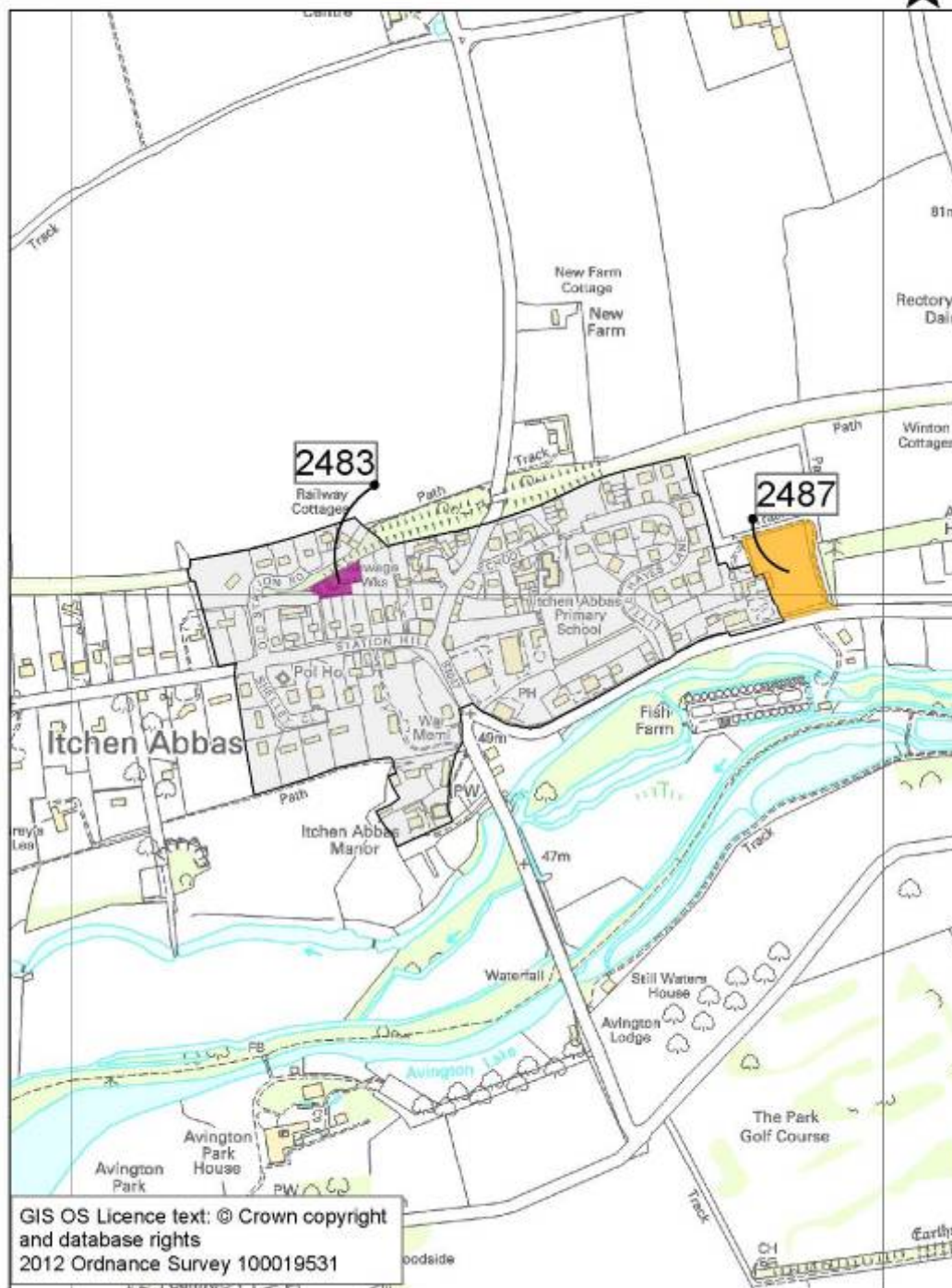
Hursley



MAP 12 – HURSLEY

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Itchen Abbas

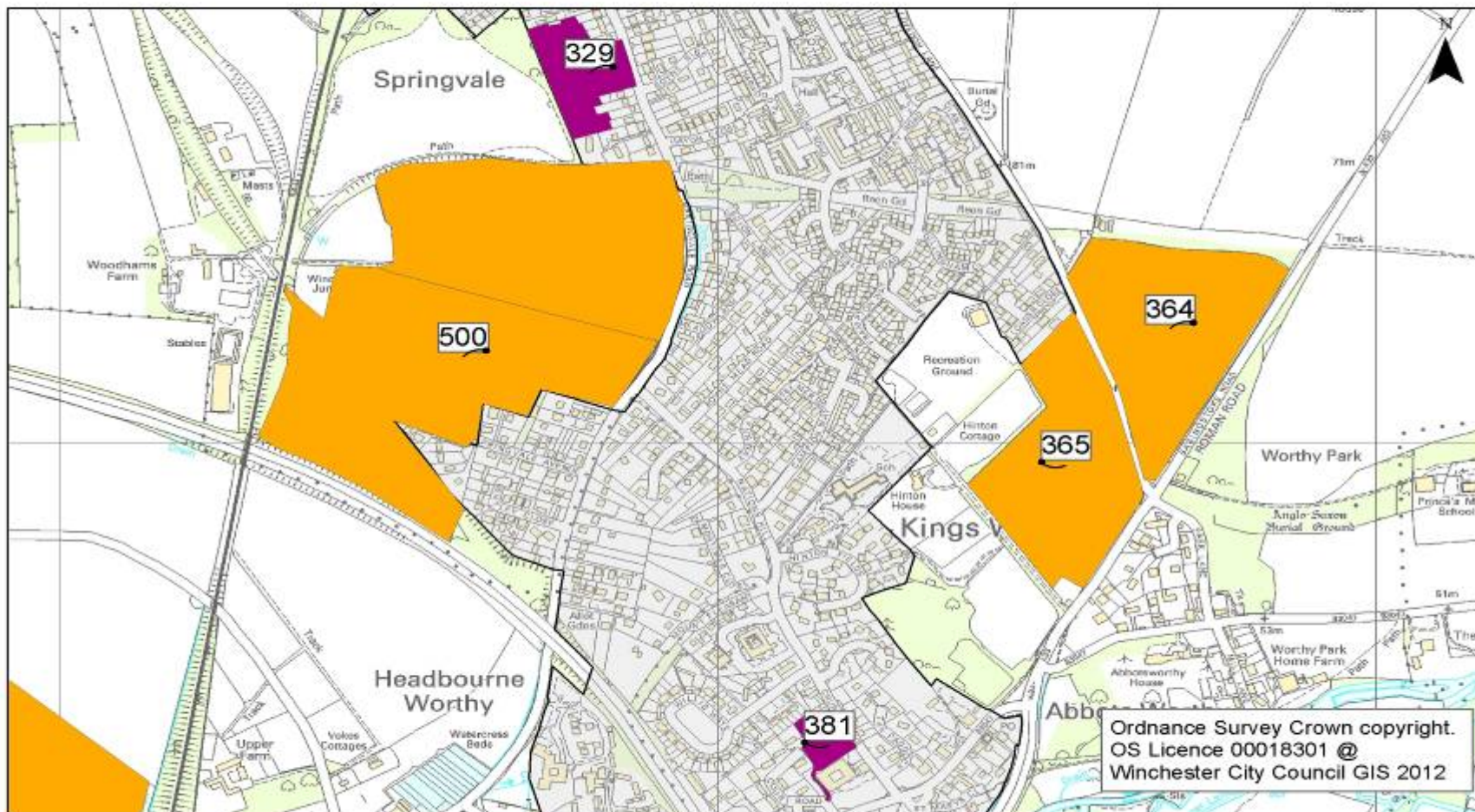


MAP 13 - ITCHEN ABBAS

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

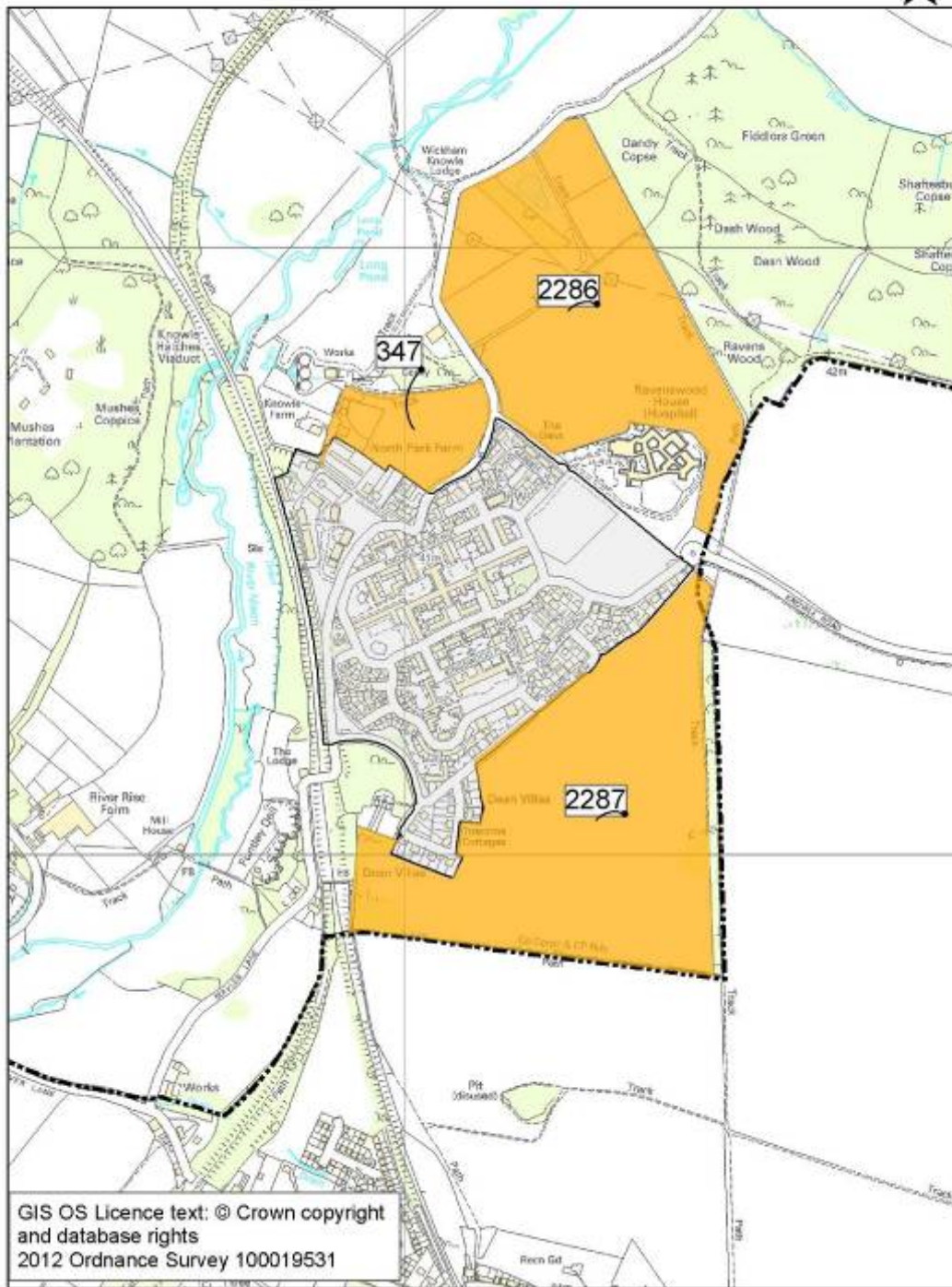
MAP 14 – KINGS WORTHY

Kings Worthy



- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Knowle

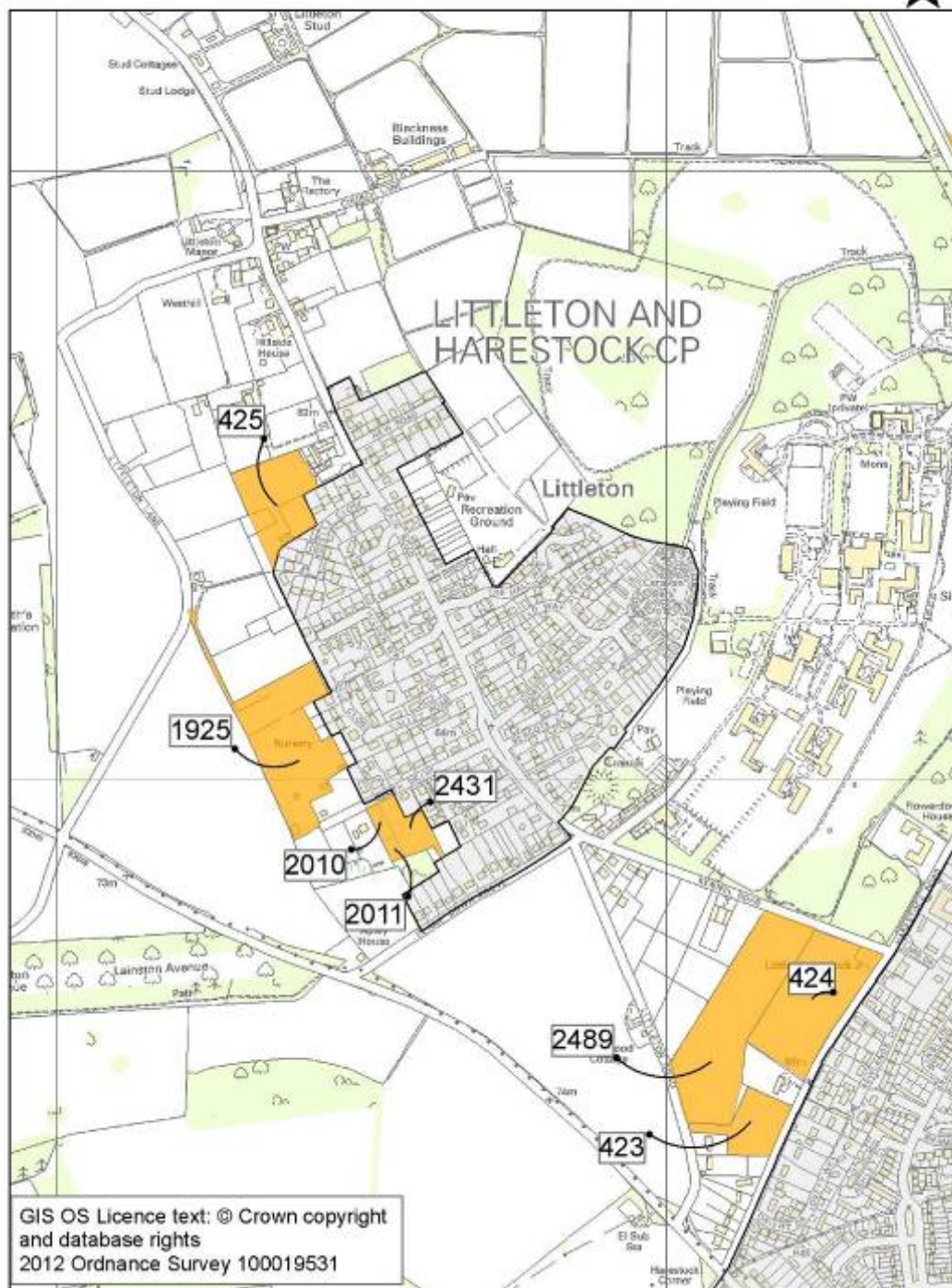


MAP 15 – KNOWLE

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Littleton

N



MAP 16 – LITTLETON

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

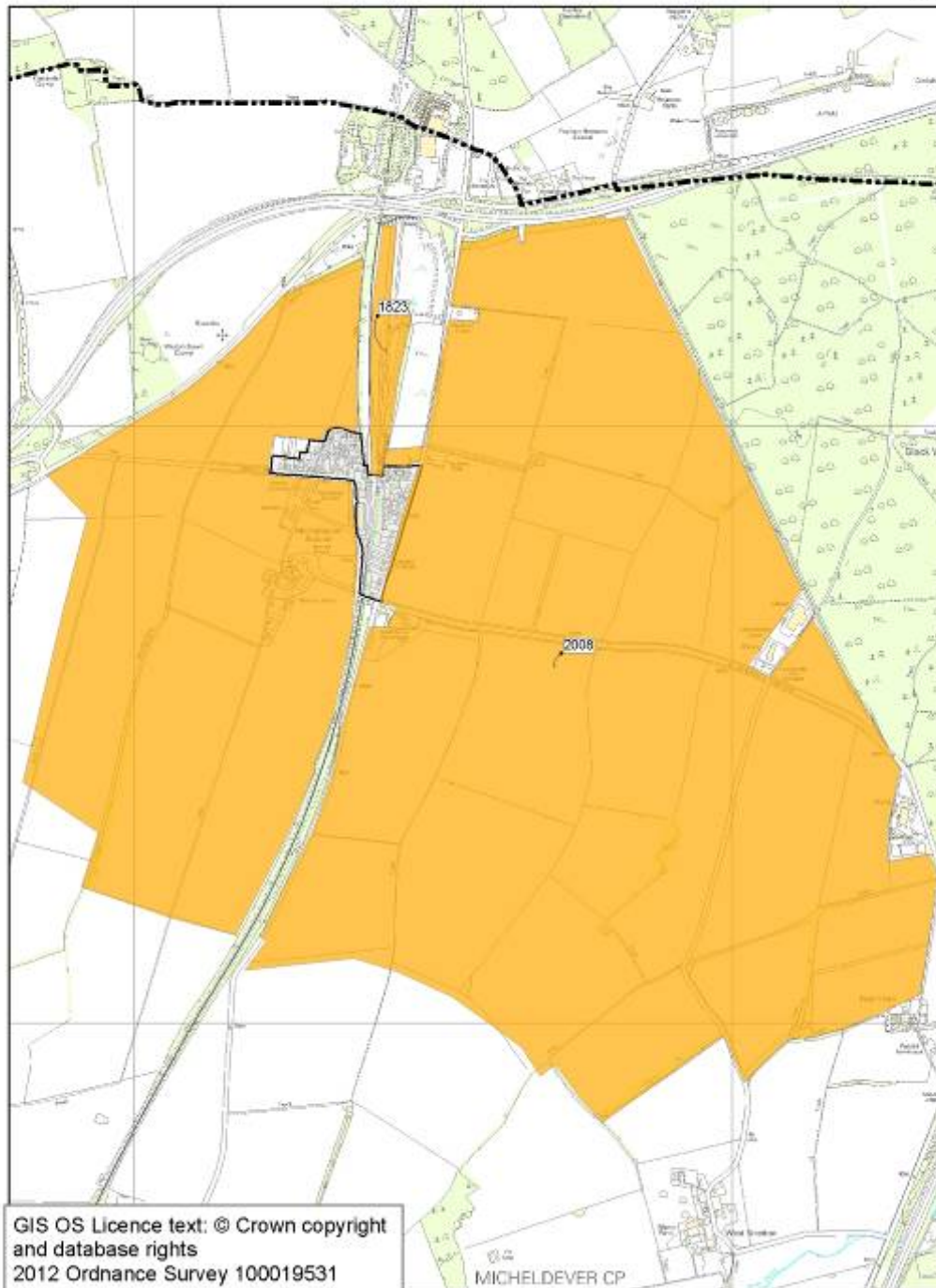
Micheldever



MAP 17 – MICHELDEVER

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

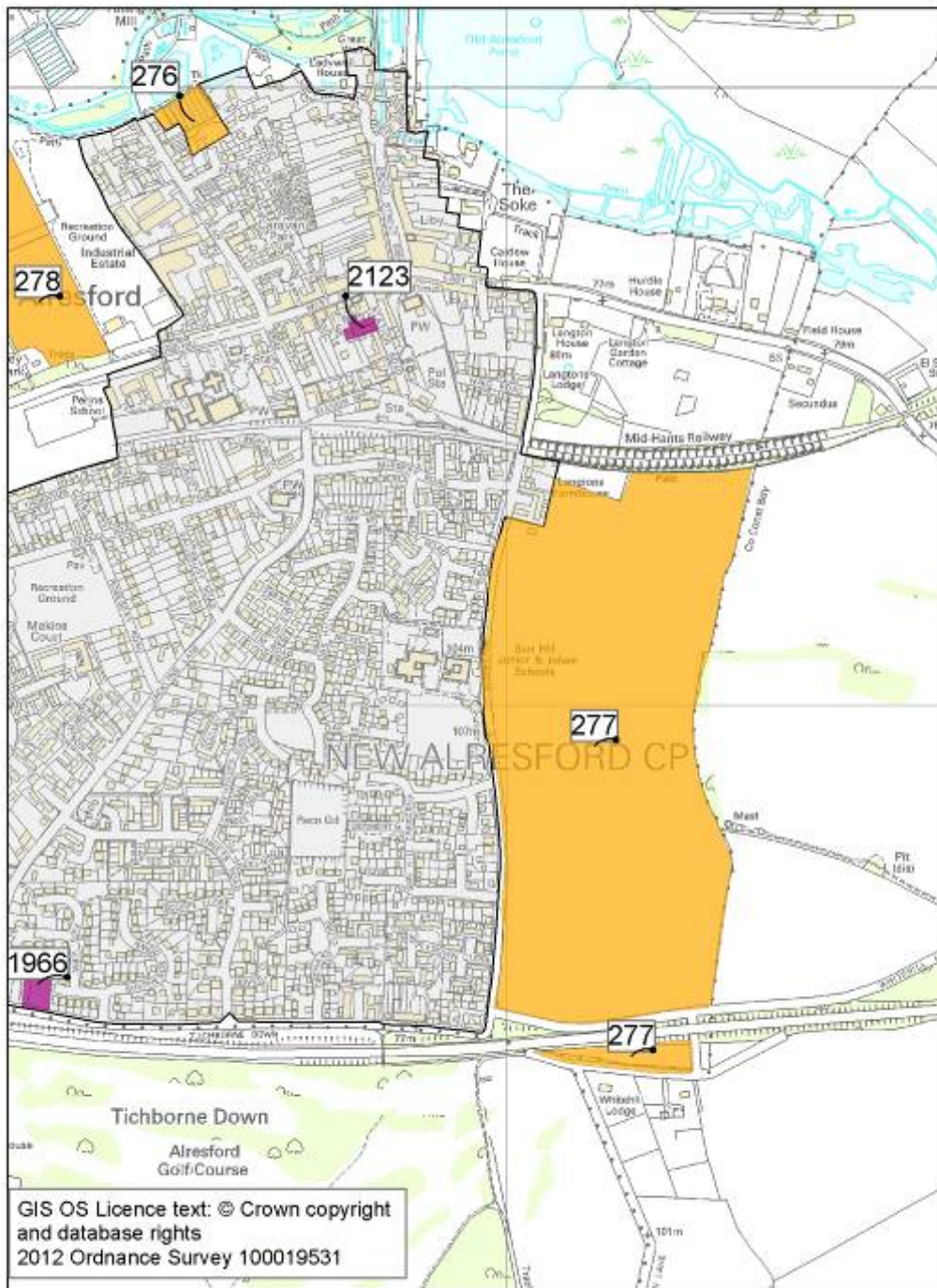
Micheldever Station



MAP 18 – MICHELDEVER STATION

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

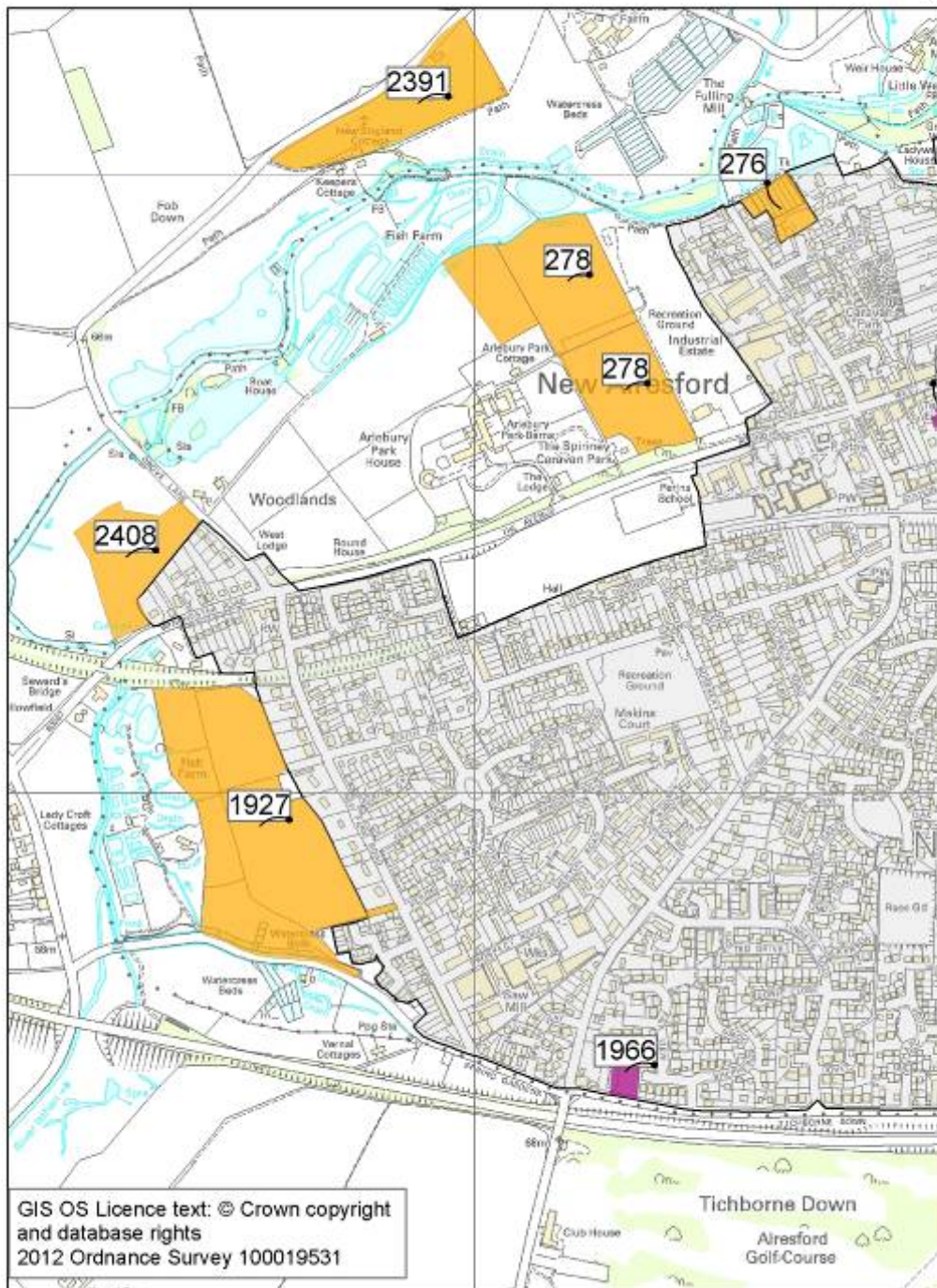
New Alresford - East



MAP 19 – NEW ALRESFORD – EAST

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

New Alresford - West



MAP 20 – NEW ALRESFORD – WEST

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Old Alresford

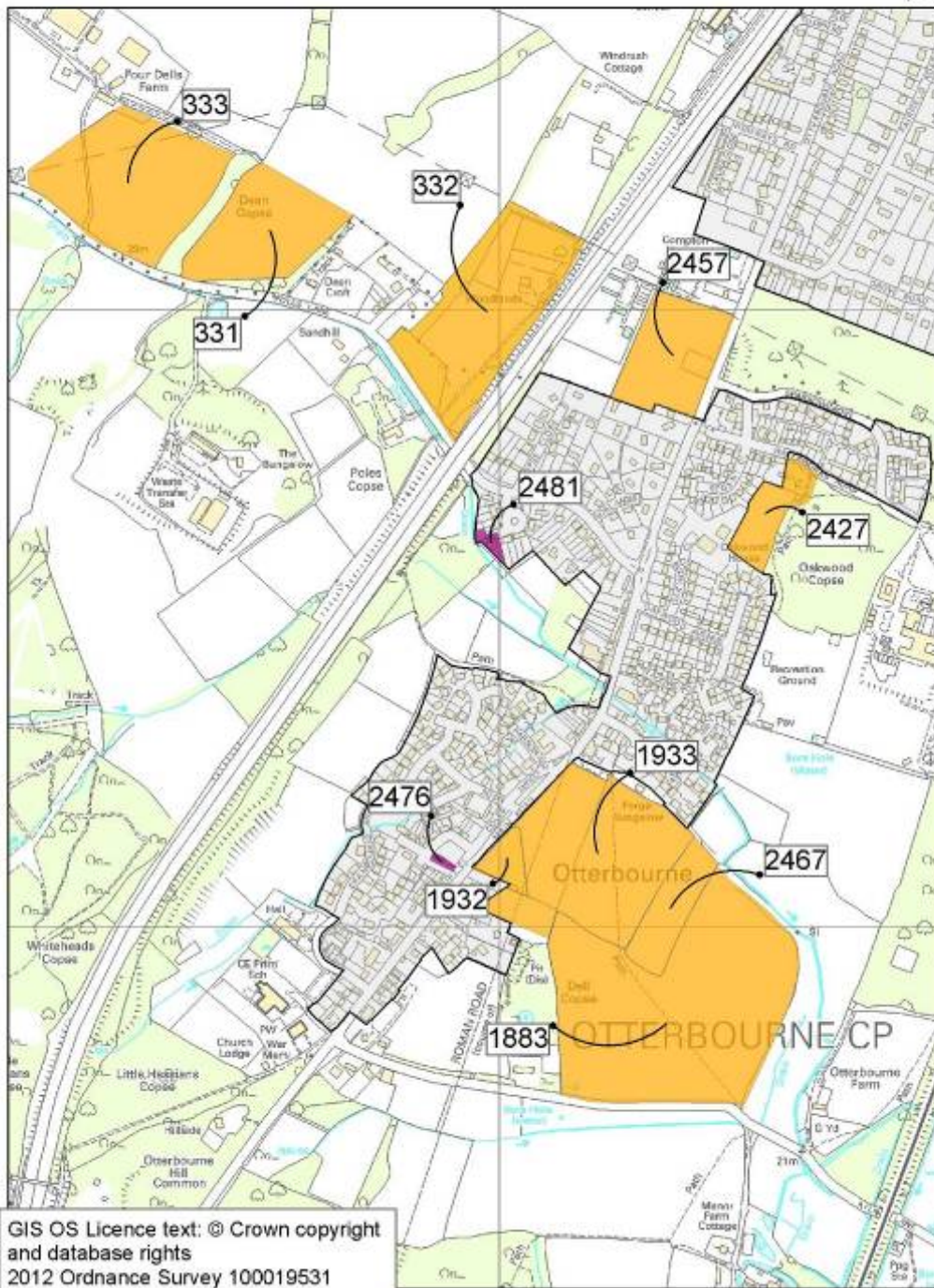


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MAP 21 – OLD ALRESFORD

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Otterbourne



MAP 22 – OTTERBOURNE

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

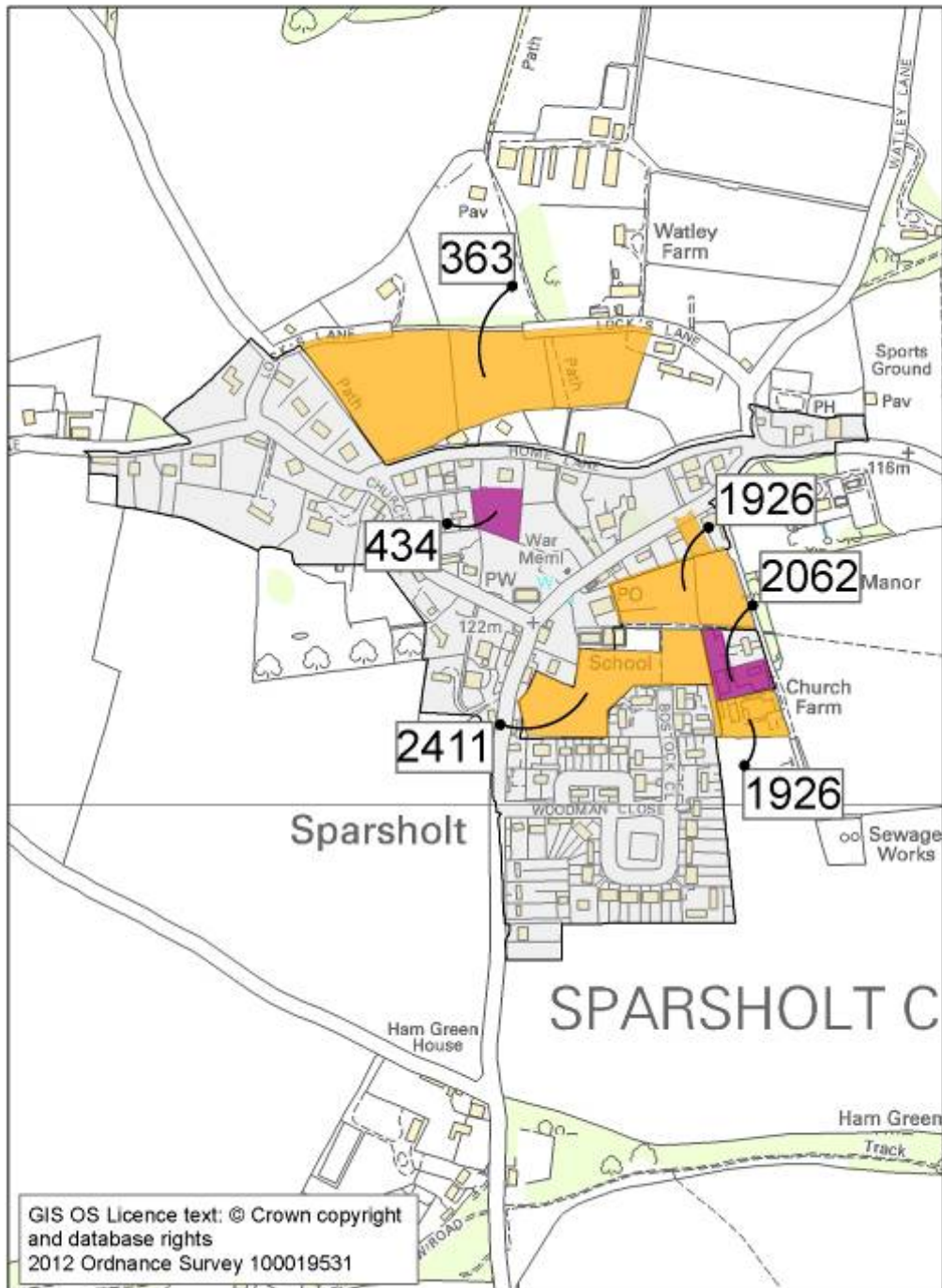
South Wonston



MAP 23 – SOUTH WONSTON

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

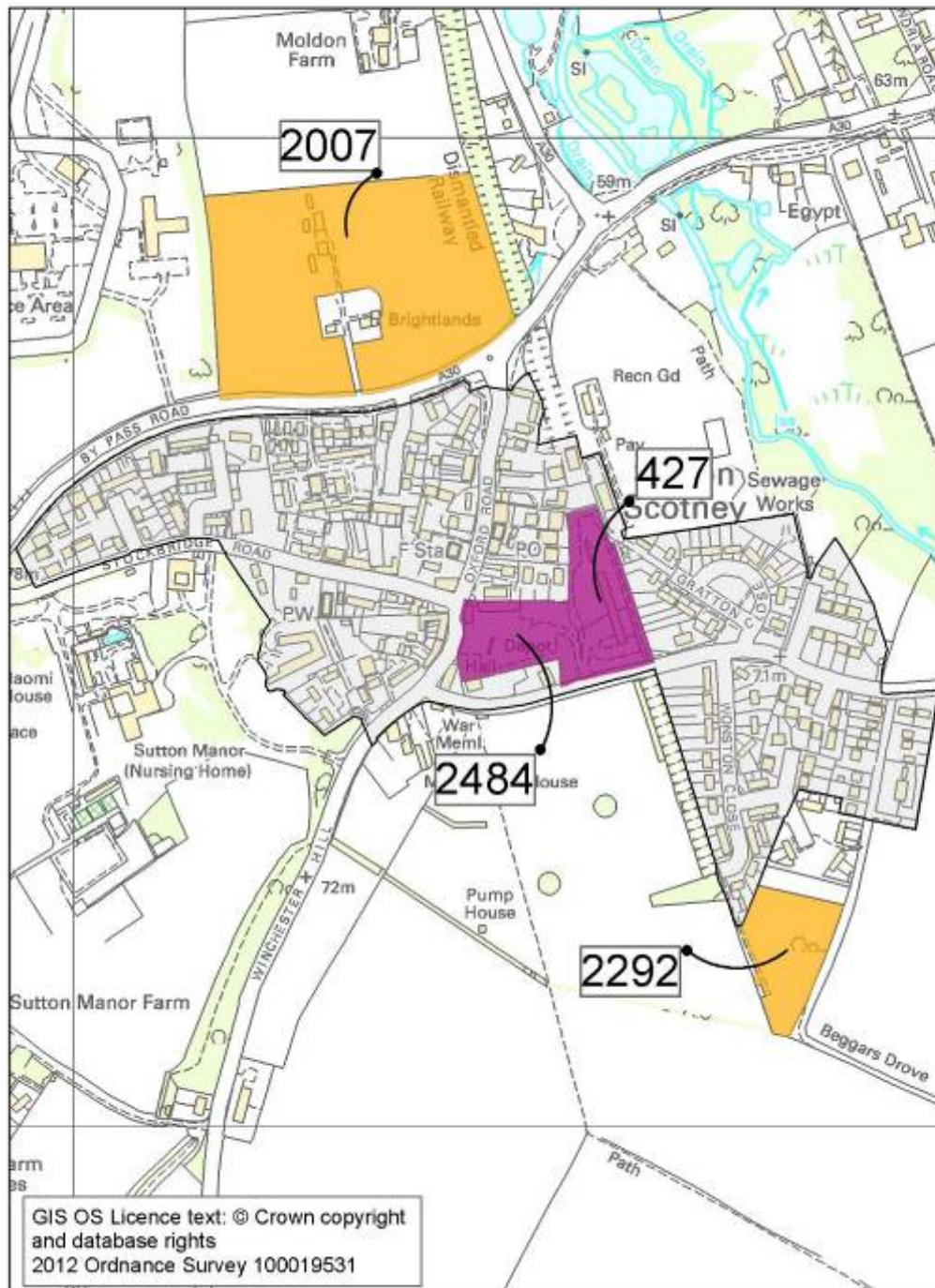
Sparsholt



MAP 24 – SPARSHOLT

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

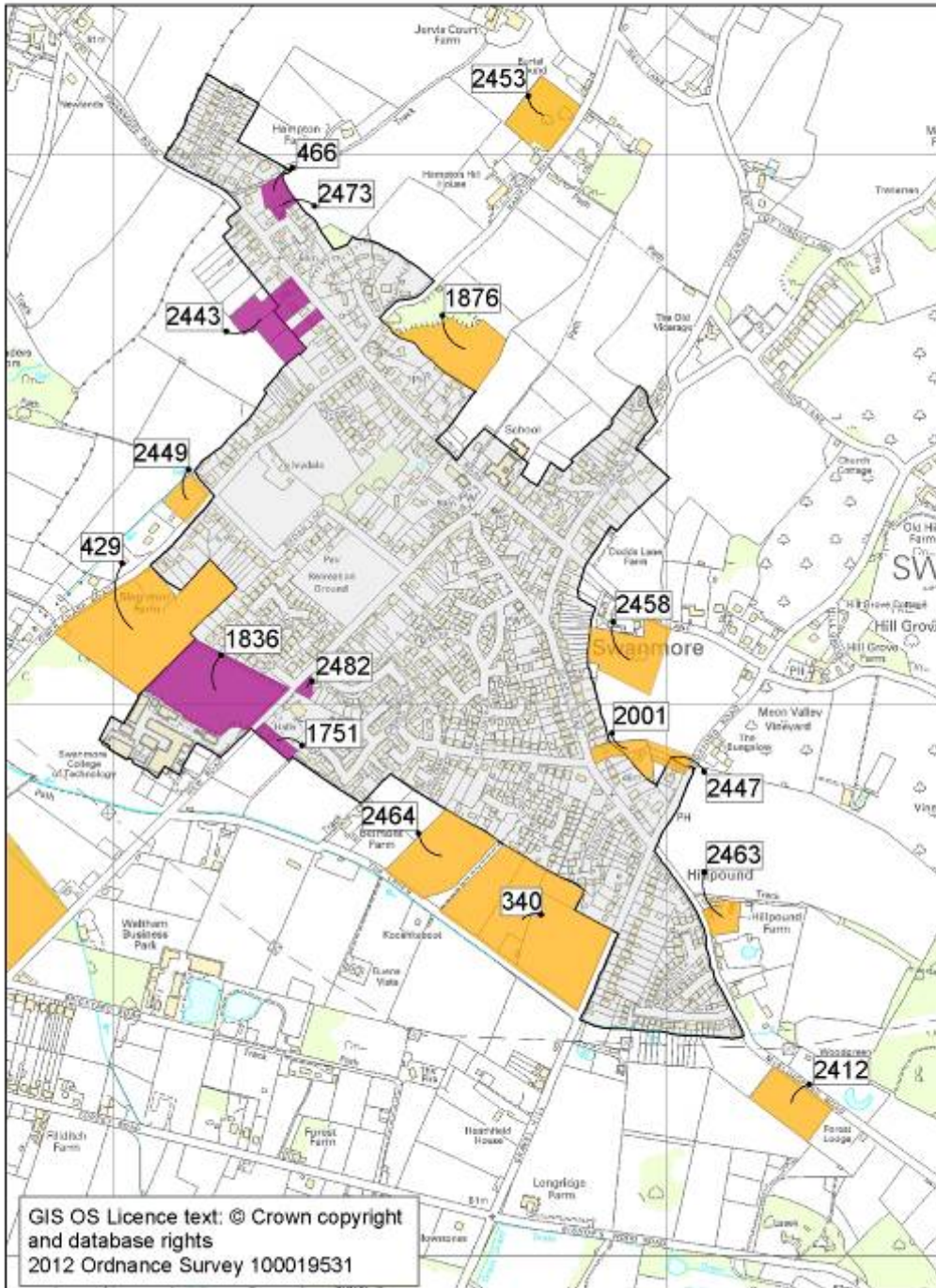
Sutton Scotney



MAP 25 – SUTTON SCOTNEY

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Swanmore

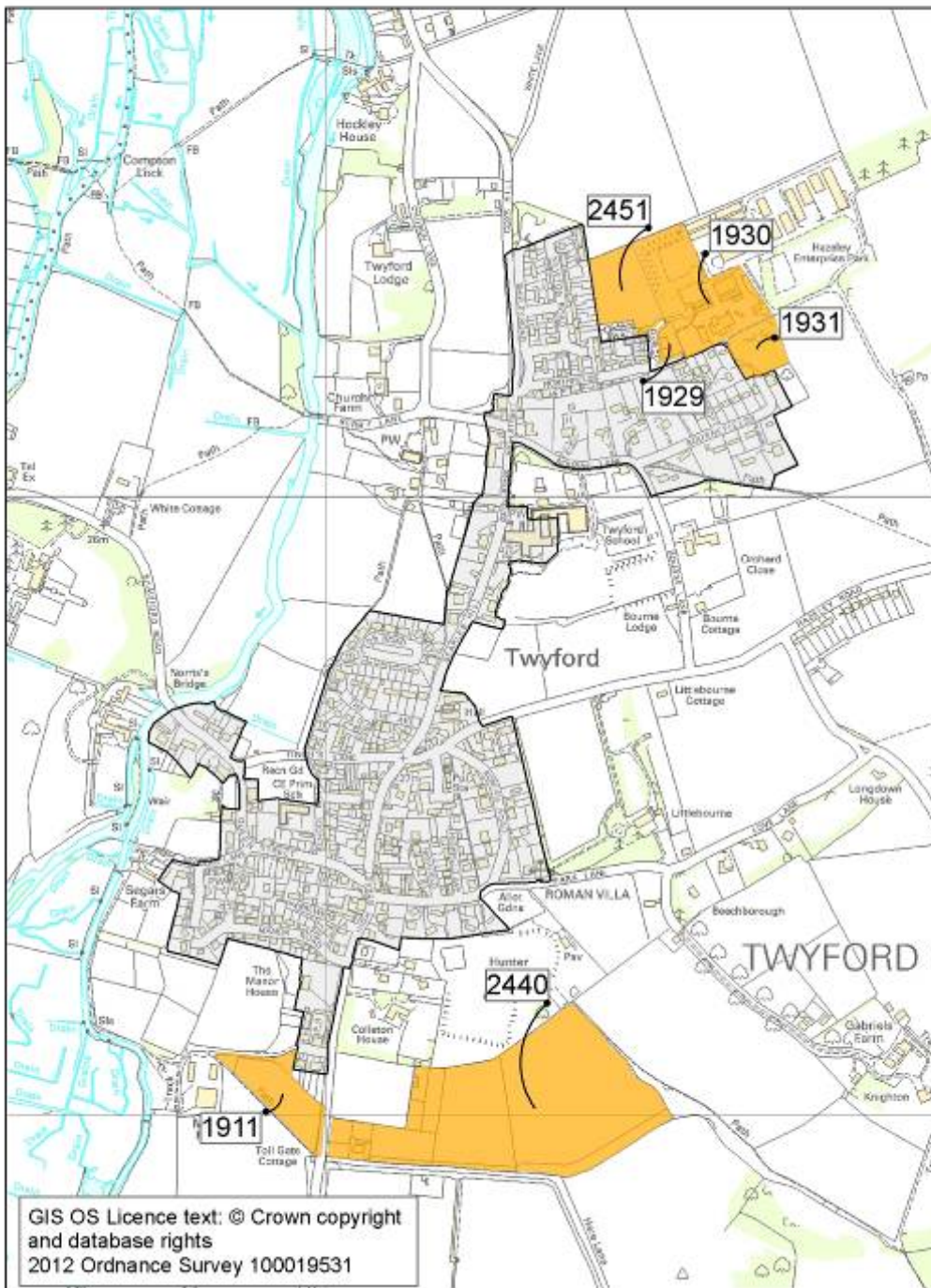


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MAP 26 – SWANMORE

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

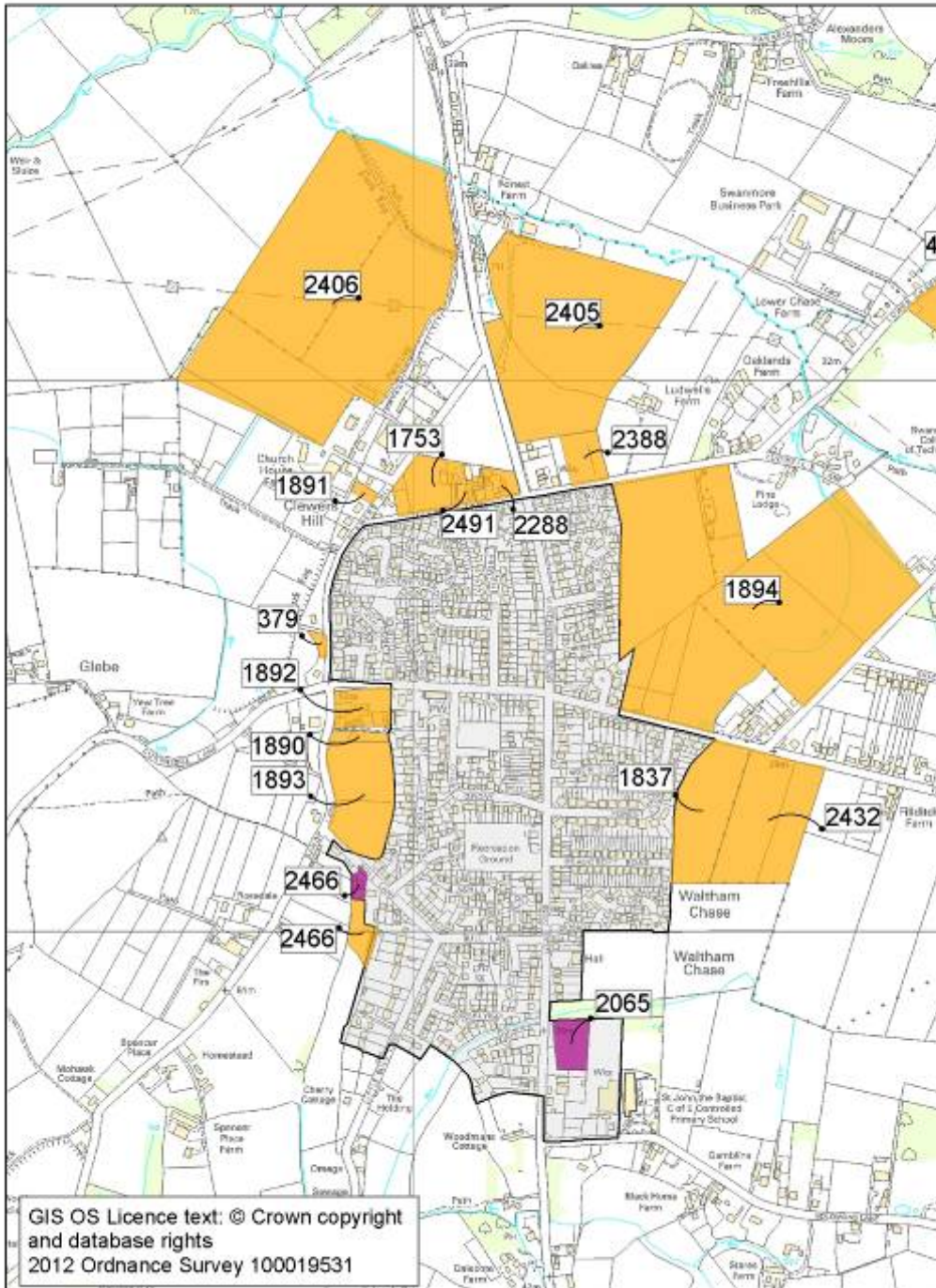
Twyford



MAP 27 – TWYFORD

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Waltham Chase

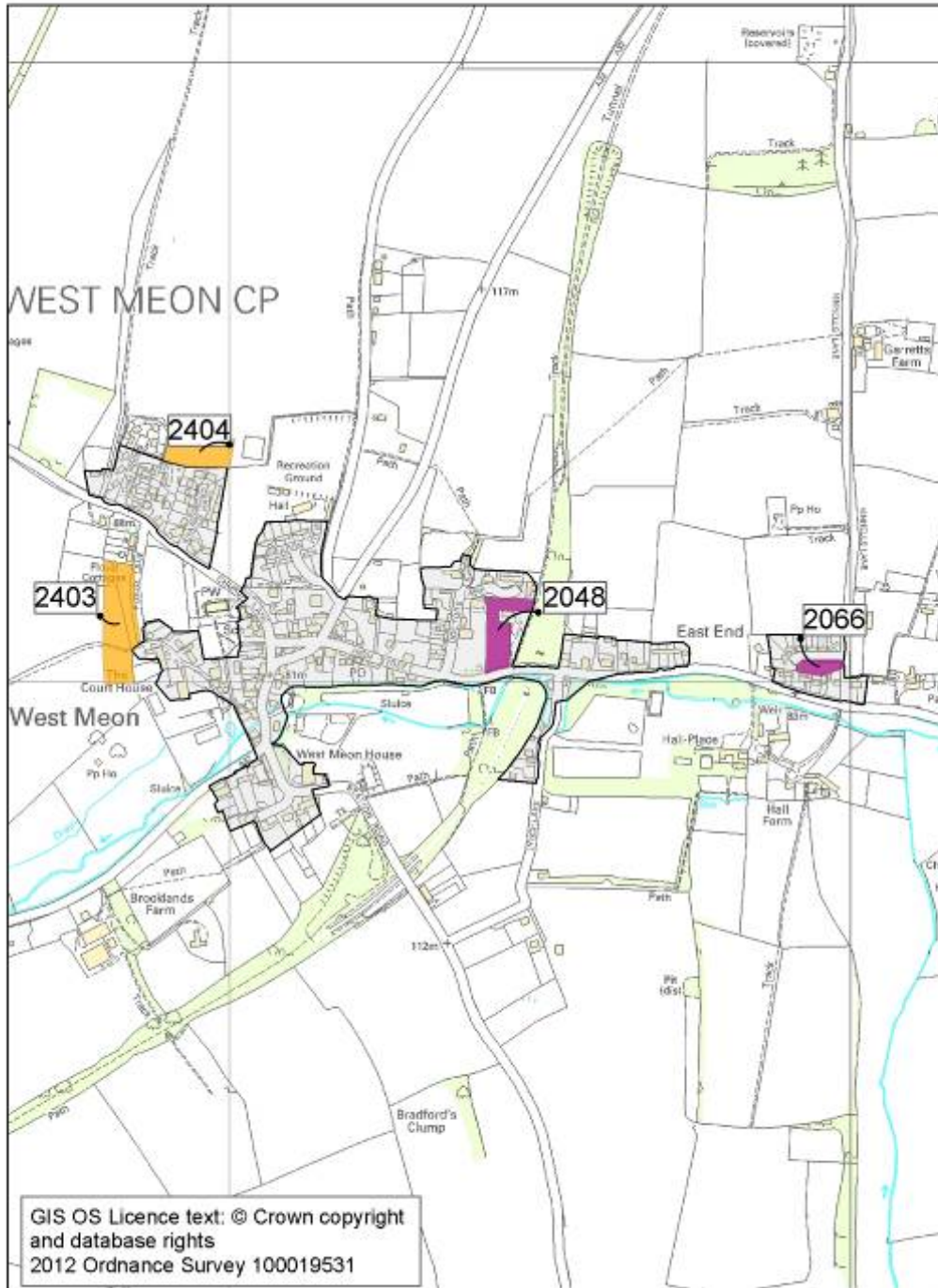


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MAP 28 –WALTHAM CHASE

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

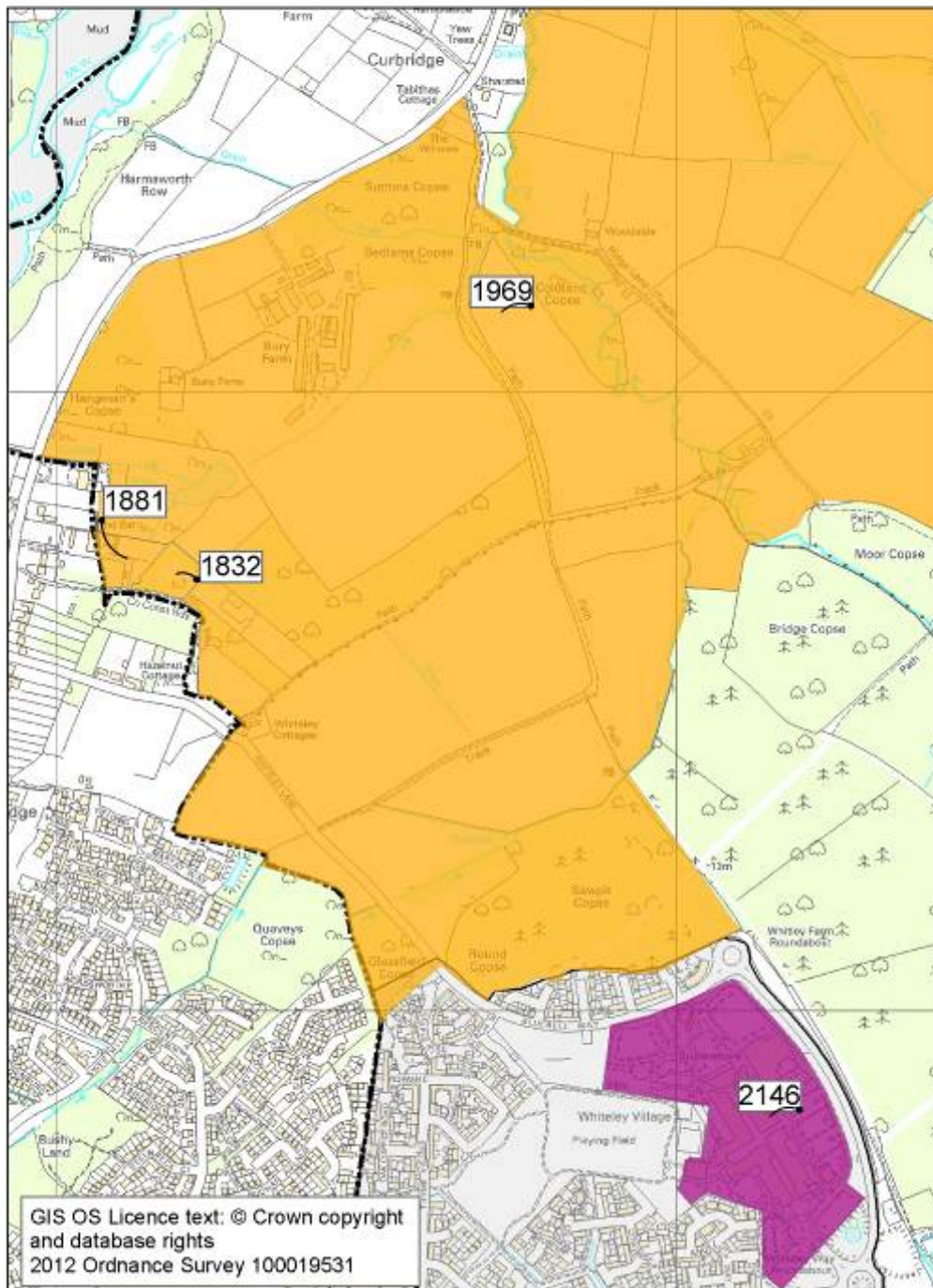
West Meon



MAP 29 – WEST MEON

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

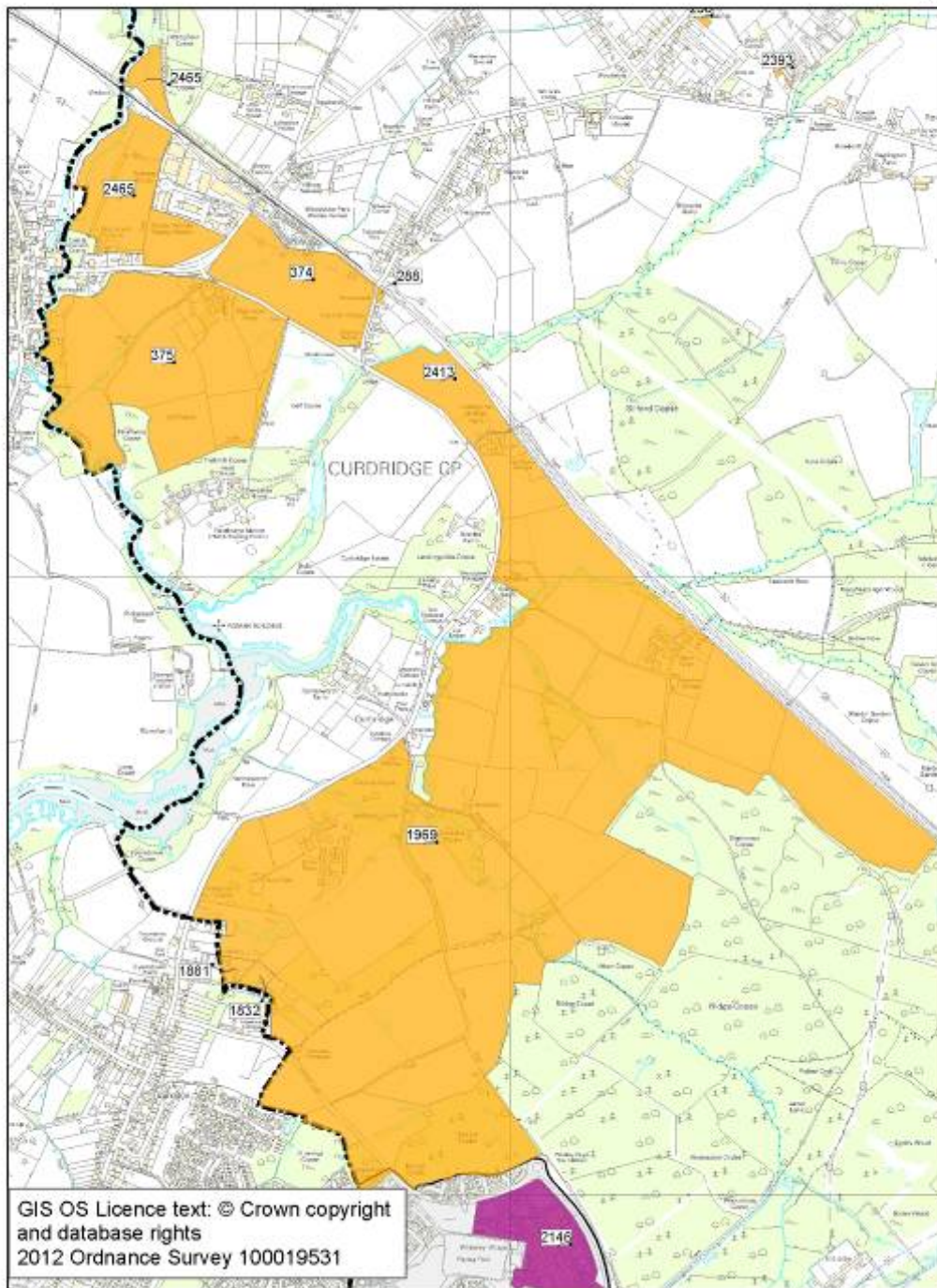
Whiteley - North (detailed)



MAP 30 – WHITELEY NORTH – DETAIL

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

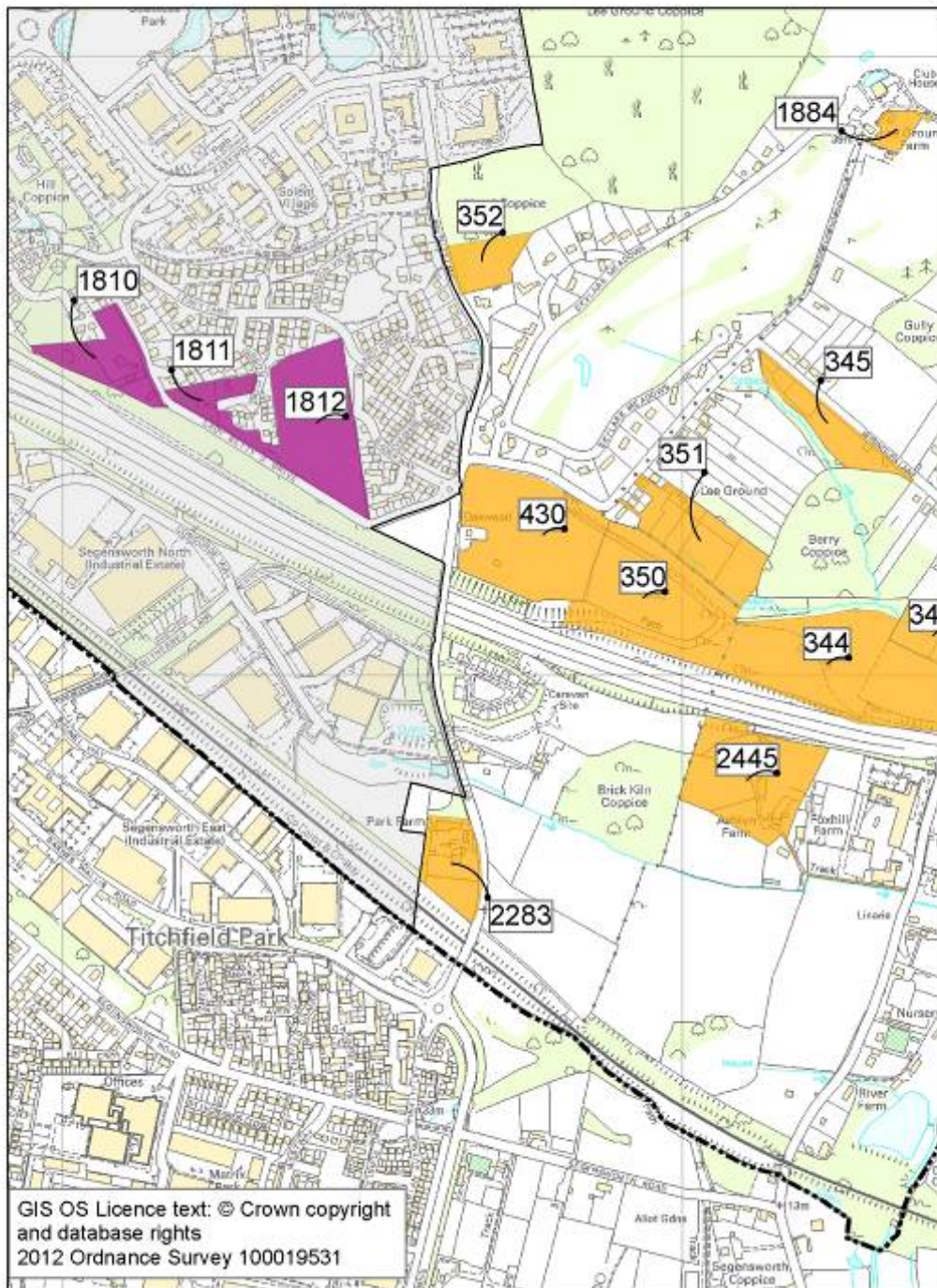
Whiteley - North (also showing Botley and Curbridge)



MAP 31 – WHITELEY NORTH – ALSO SHOWING BOTLEY AND CURBRIDGE 1:16:000

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

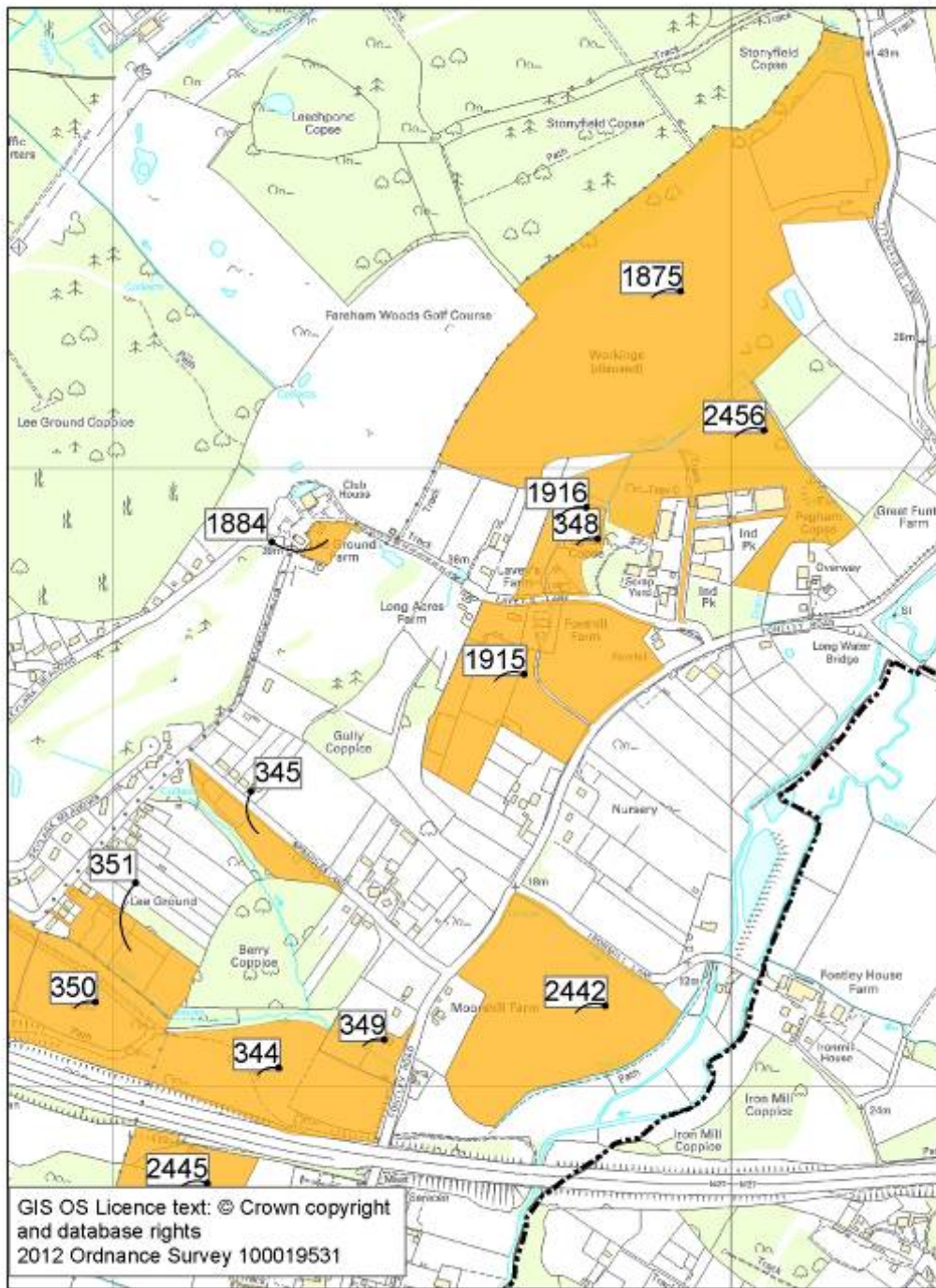
Whiteley - South 1



MAP 32 – WHITELEY SOUTH 1

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Whiteley - South 2

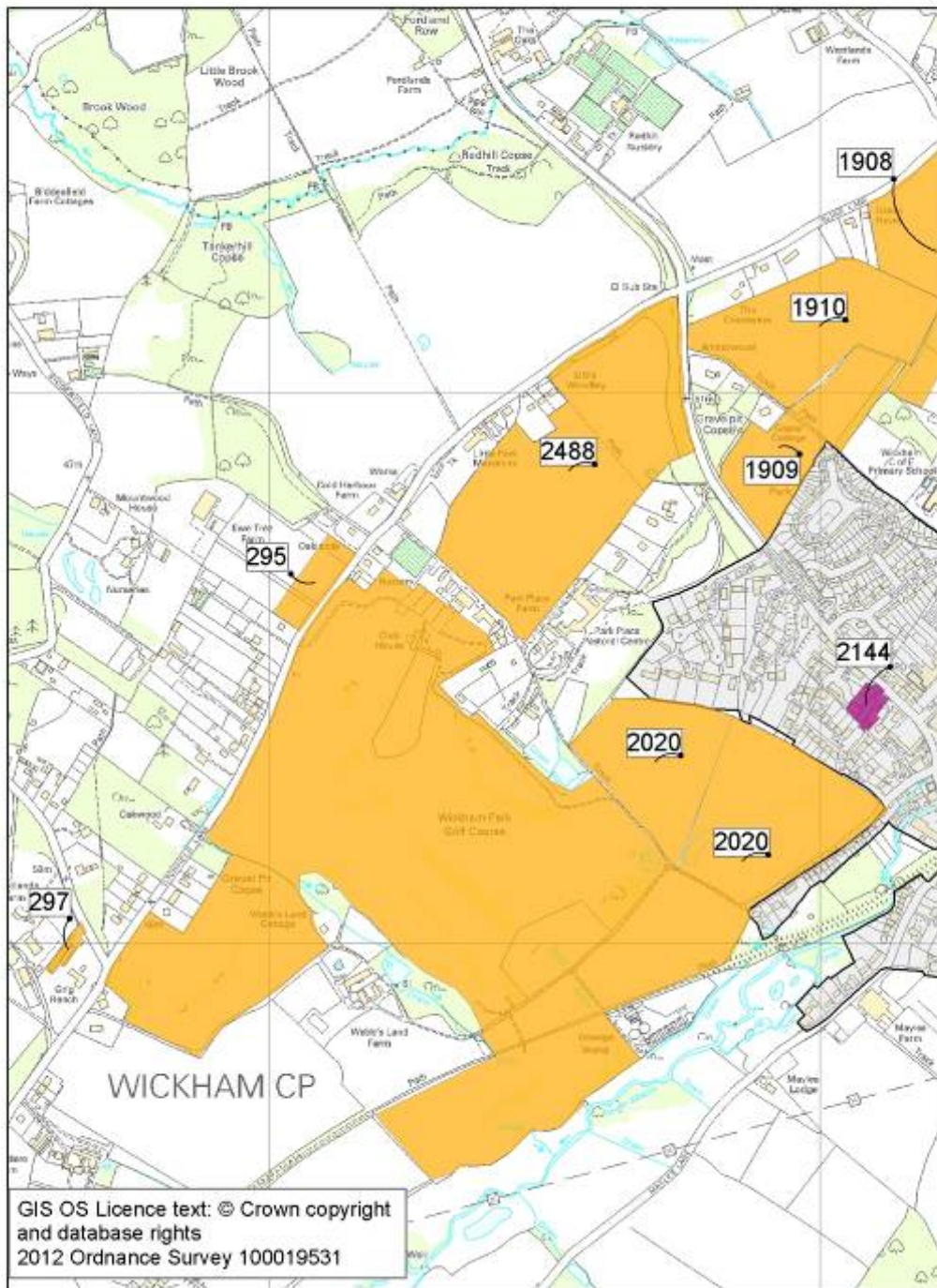


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MAP 33 – WHITELEY SOUTH 2

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

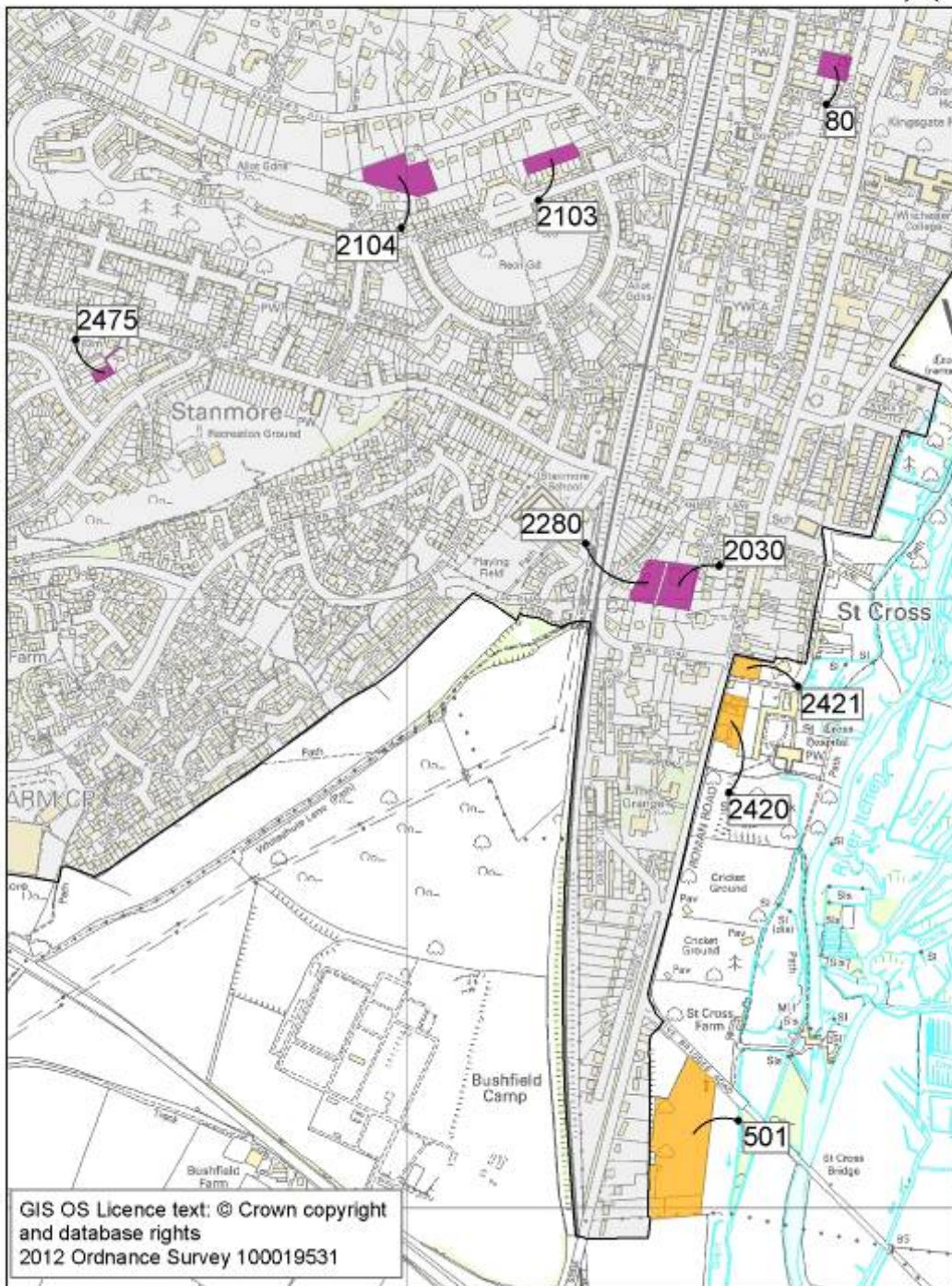
Wickham 1



MAP 34 – WICKHAM 1

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

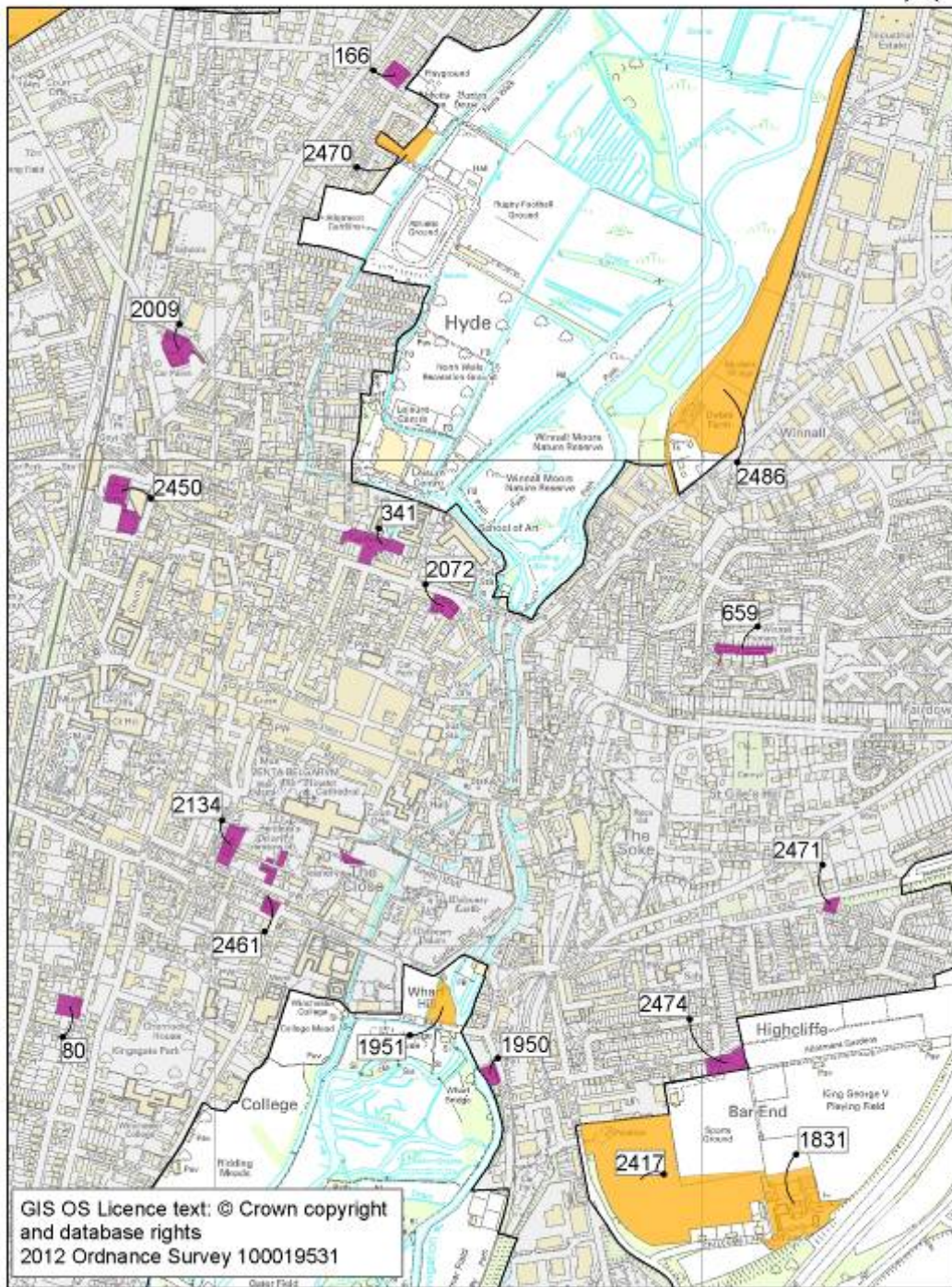
Winchester 1



MAP 36 – WINCHESTER 1

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Winchester 2

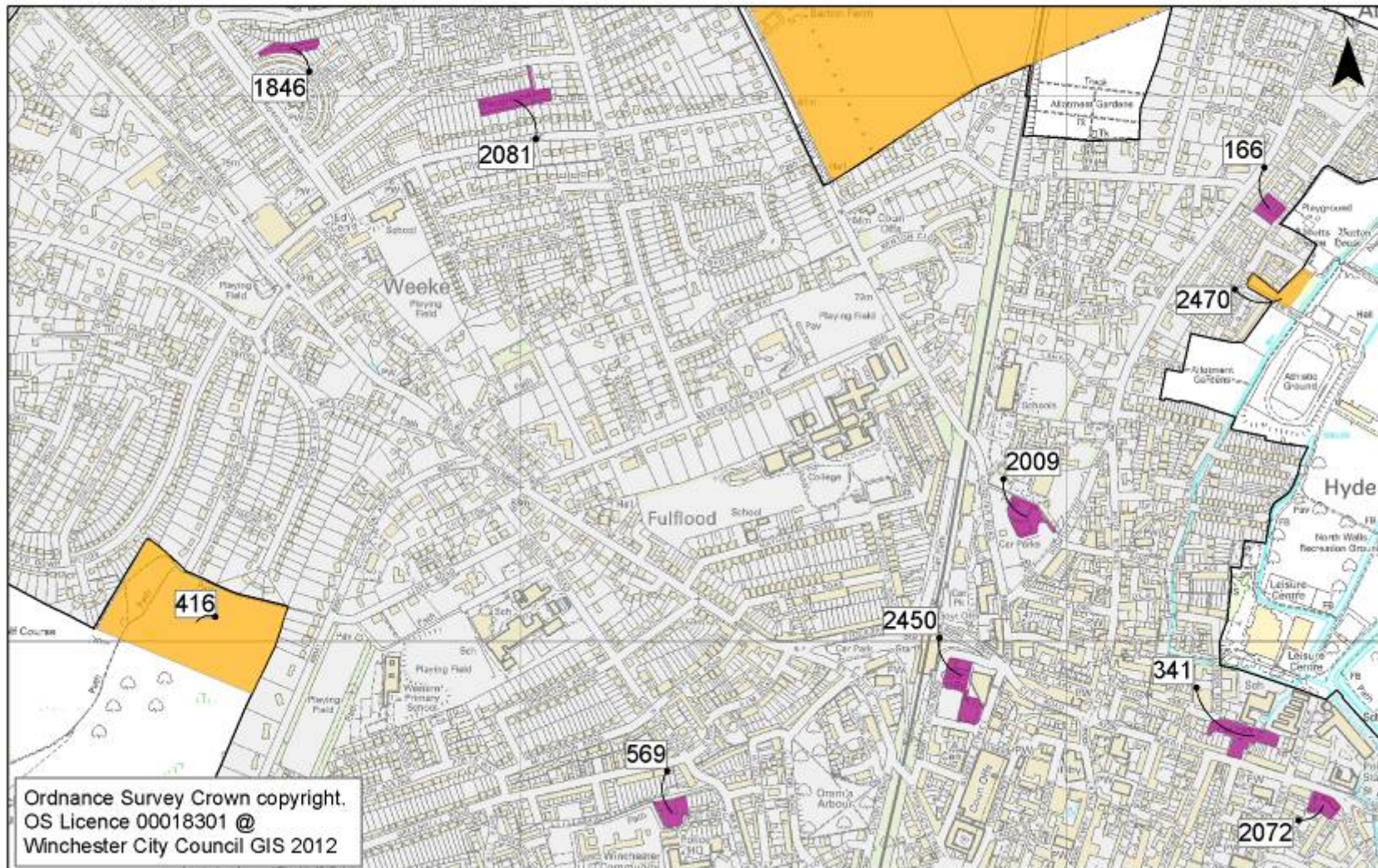


MAP 37 – WINCHESTER 2

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

MAP 38 – WINCHESTER 3

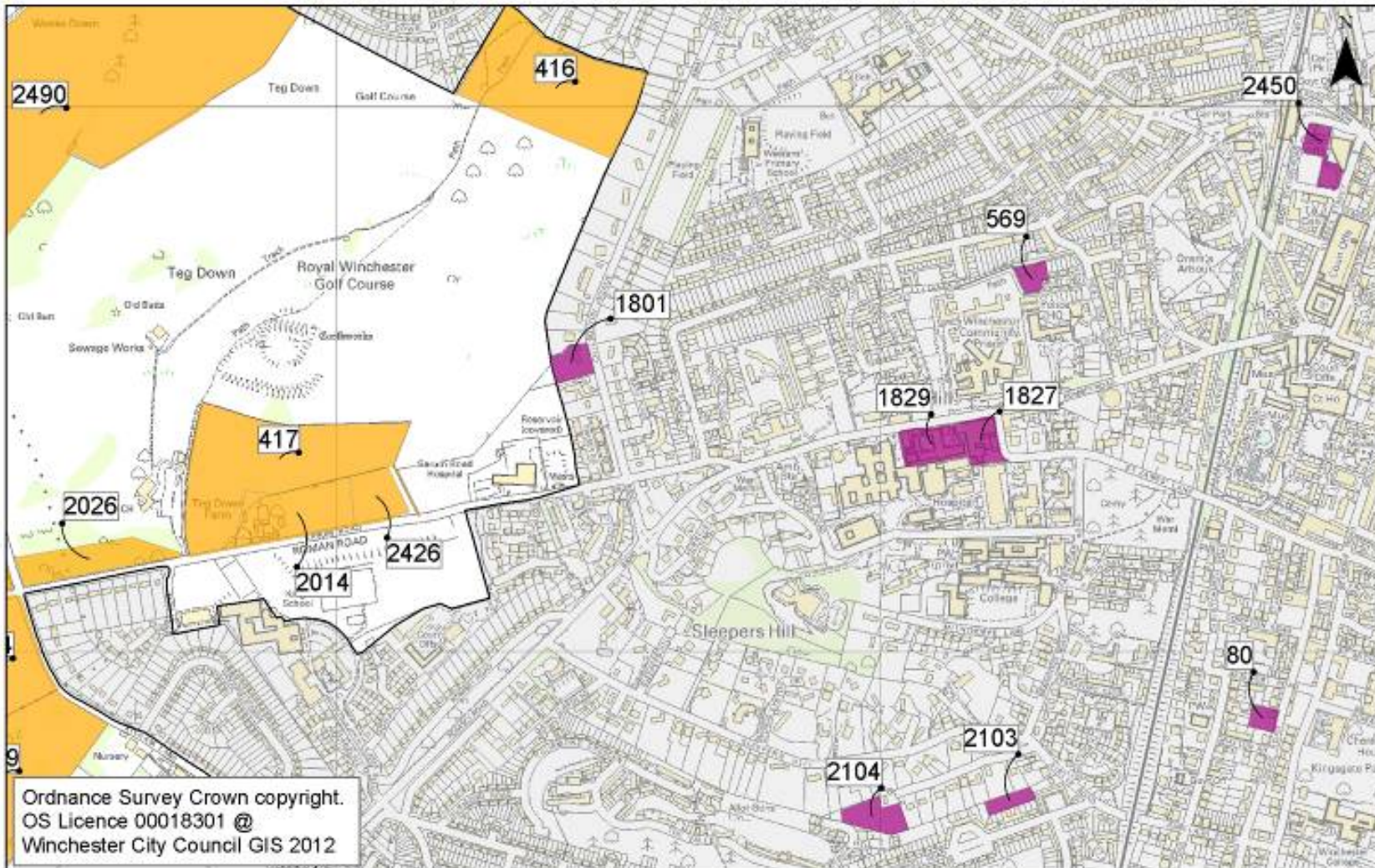
Winchester 3



MAP 39 – WINCHESTER 4

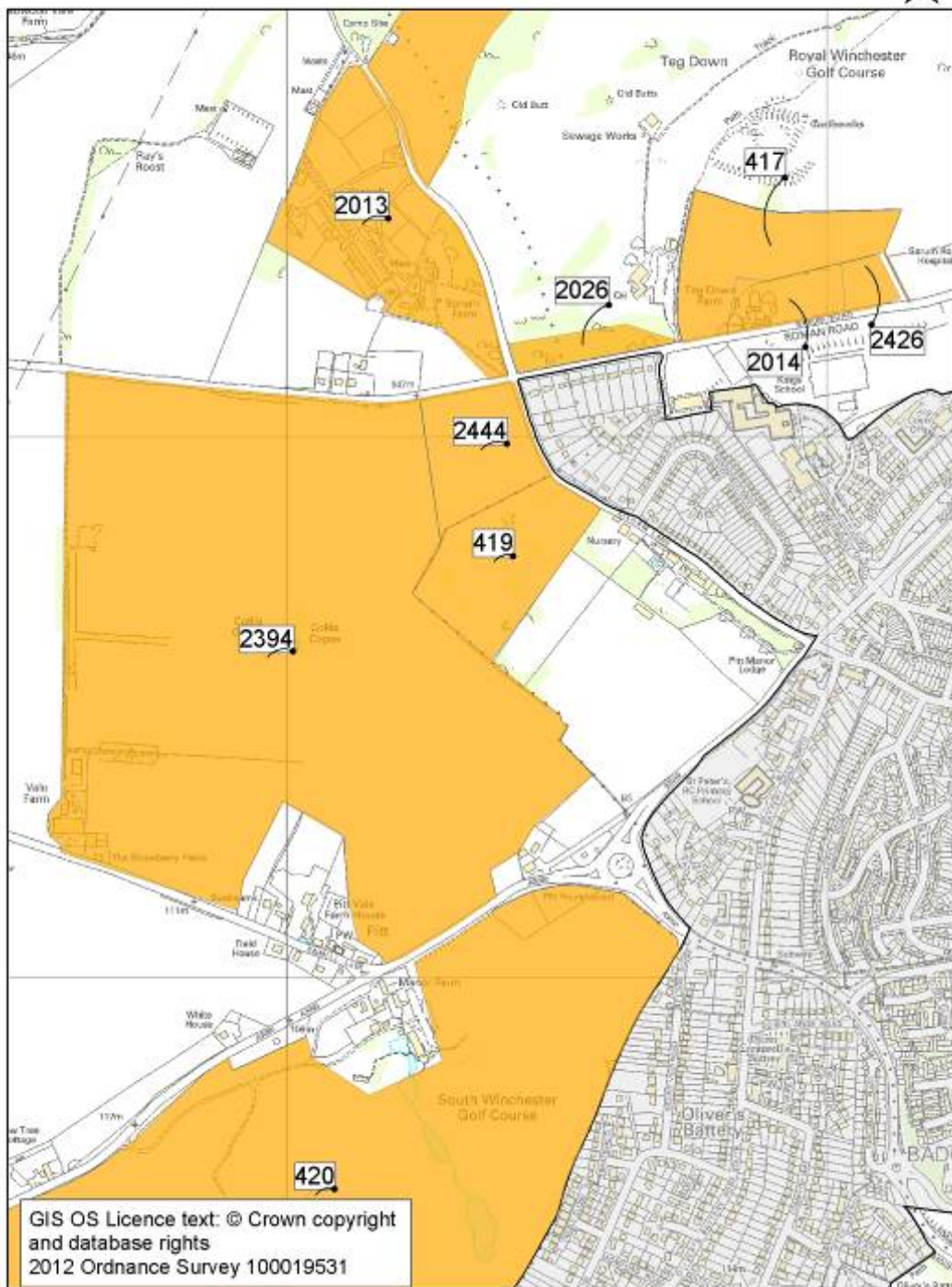
Winchester 4

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries



- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Winchester 5

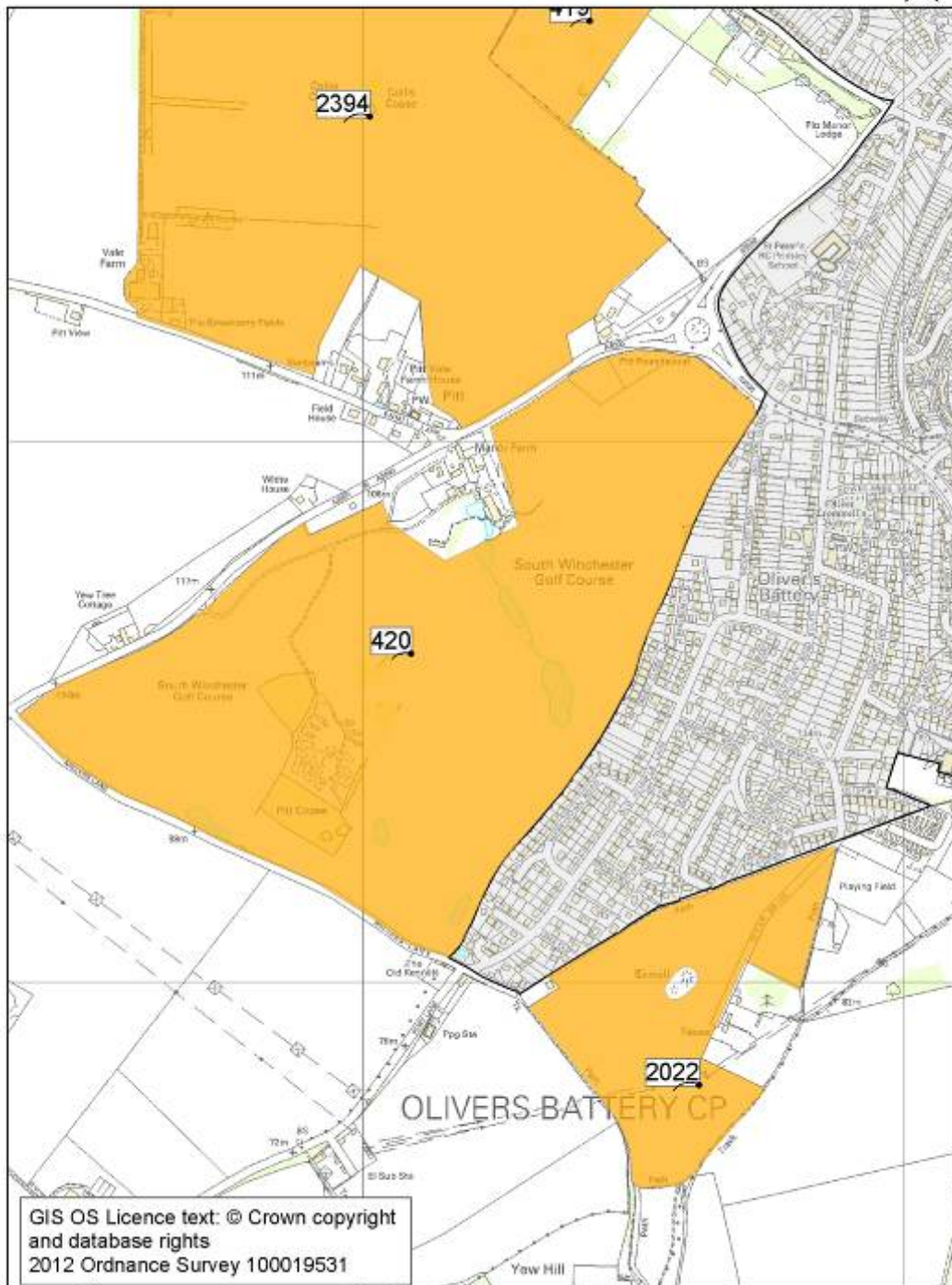


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MAP 40 – WINCHESTER 5

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

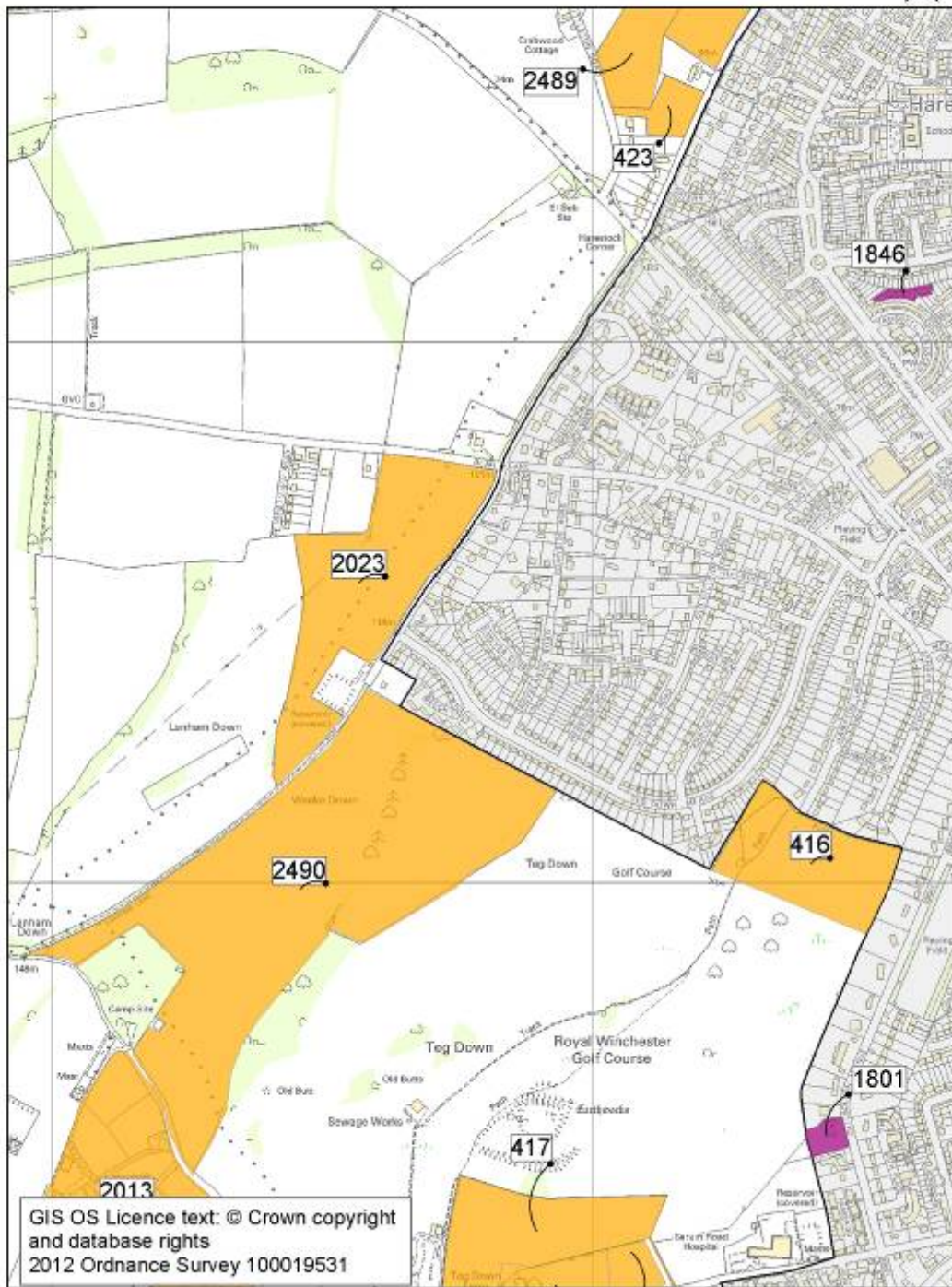
Winchester 6



MAP 41 – WINCHESTER 6

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

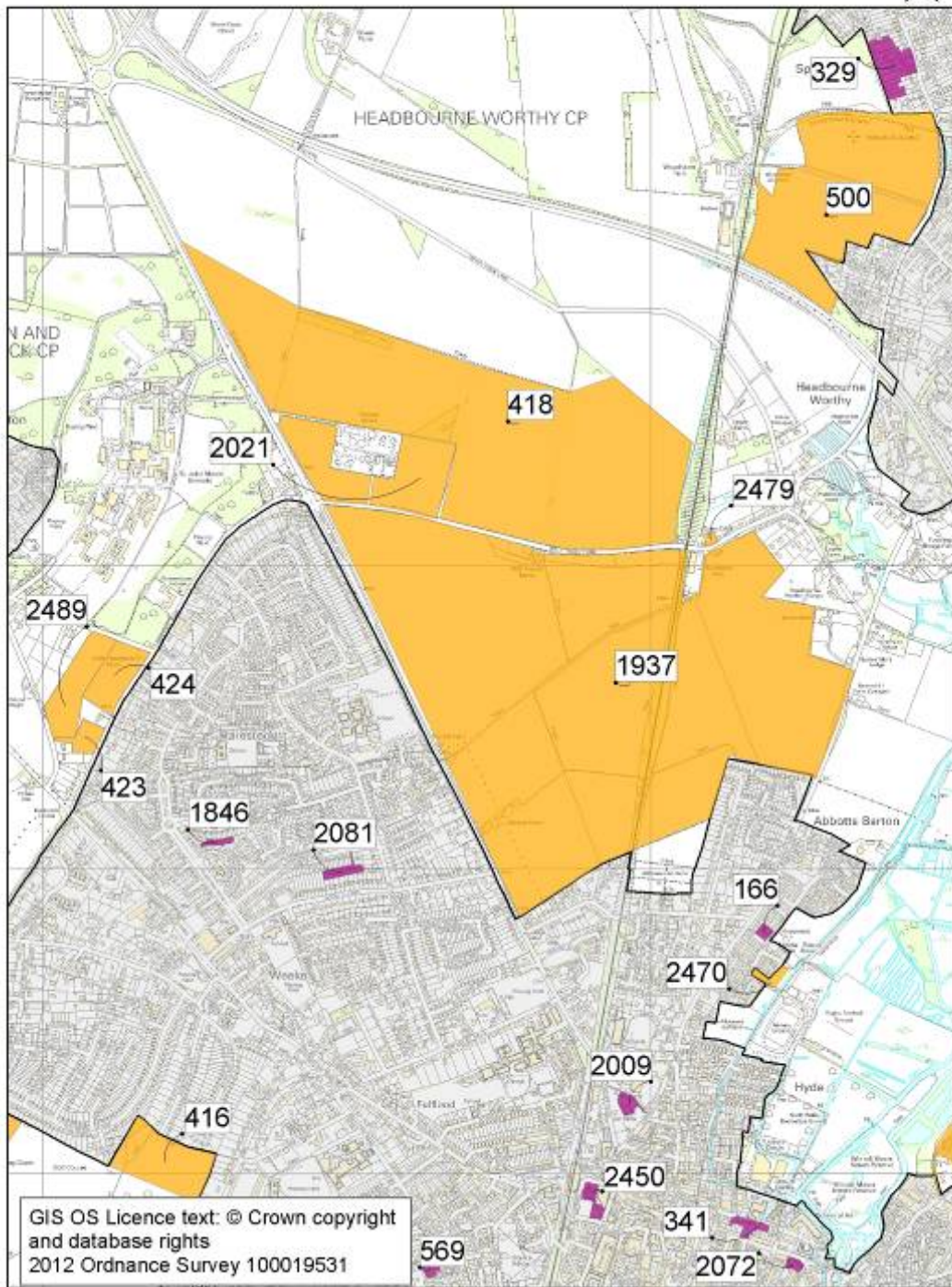
Winchester 7



MAP 42 – WINCHESTER 7

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Winchester 8

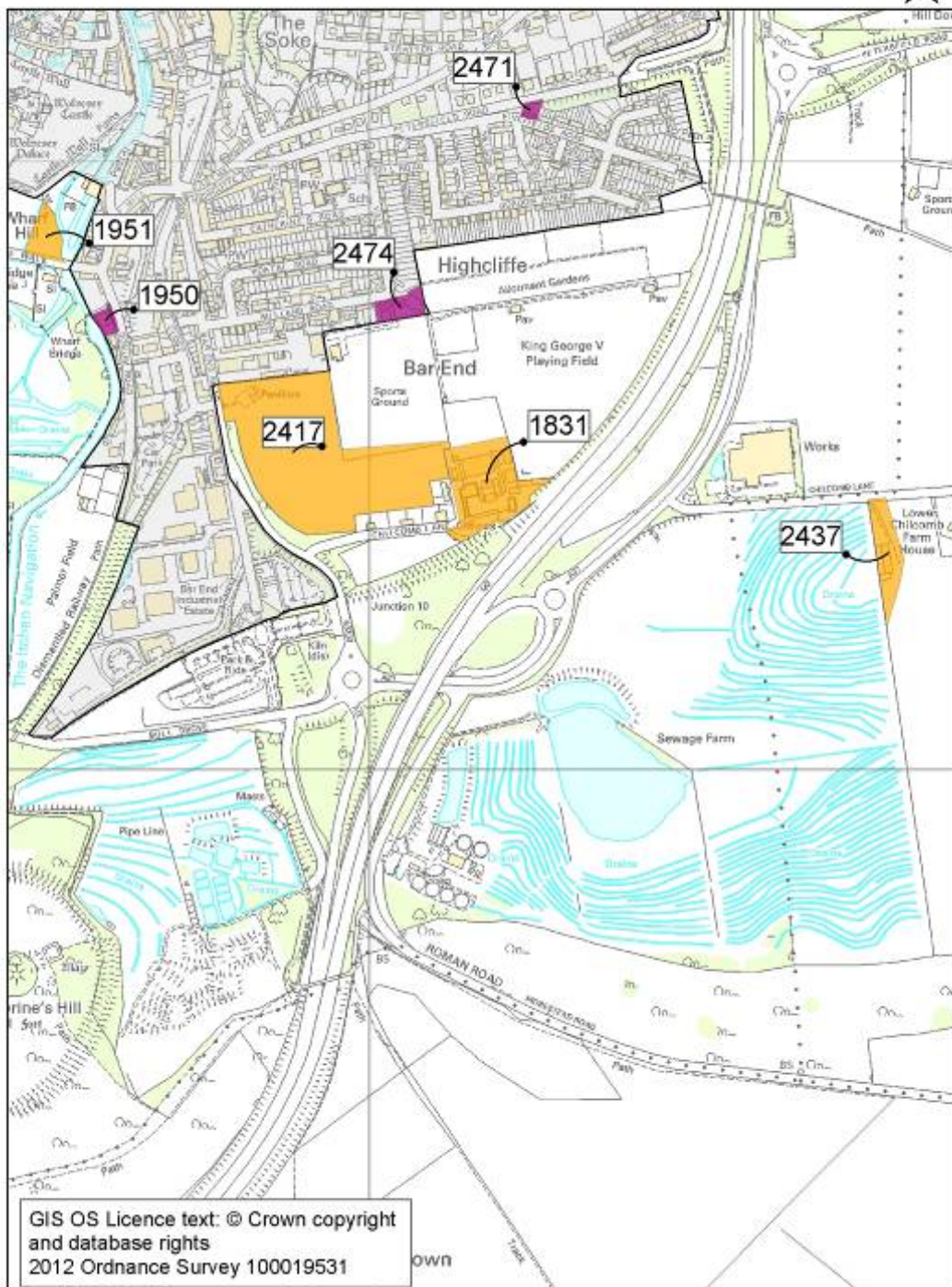


MAP 43 – WINCHESTER 8 (1:16,000)

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Winchester 9

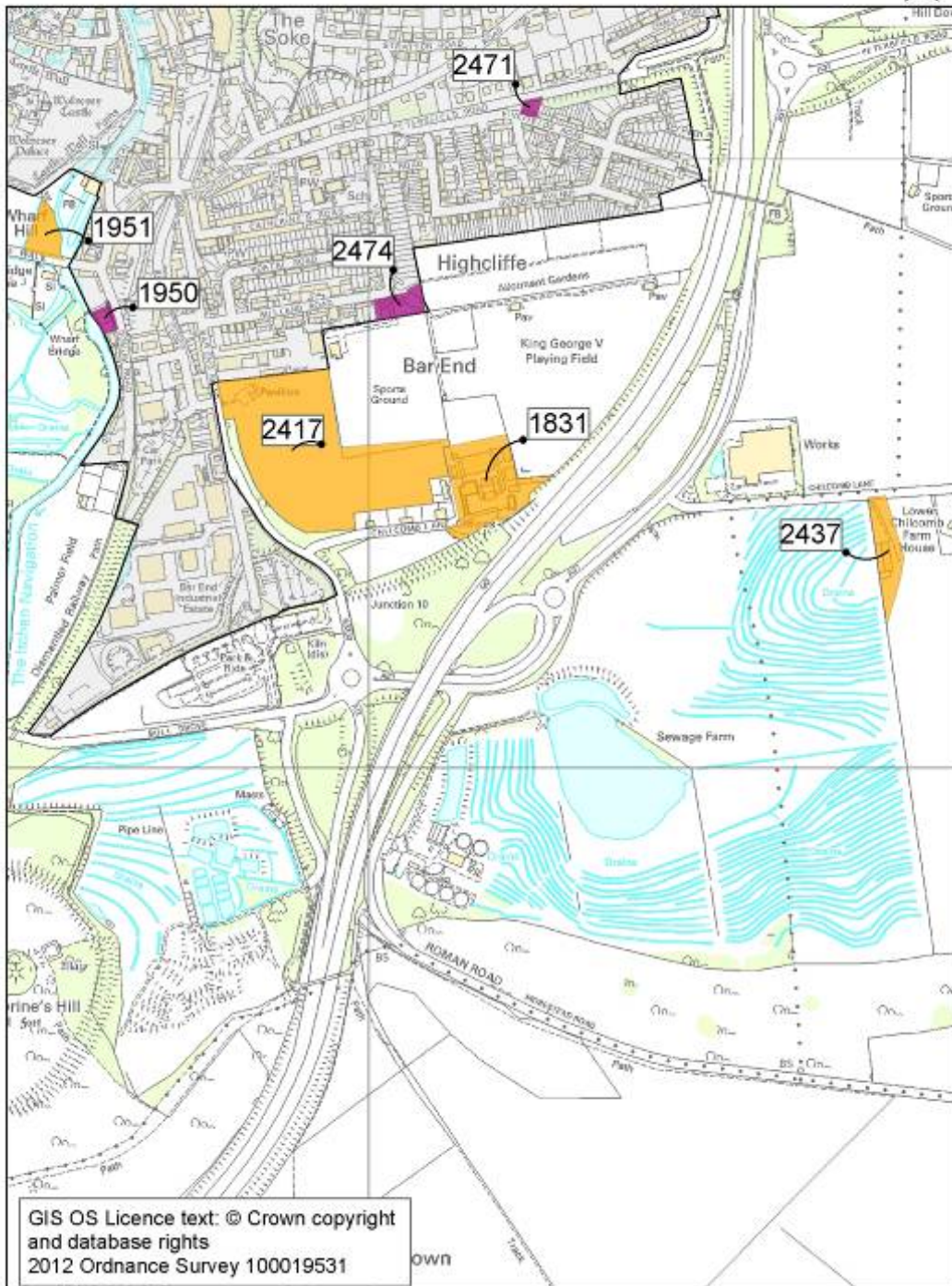
N



MAP 44 – WINCHESTER 9

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Winchester 9

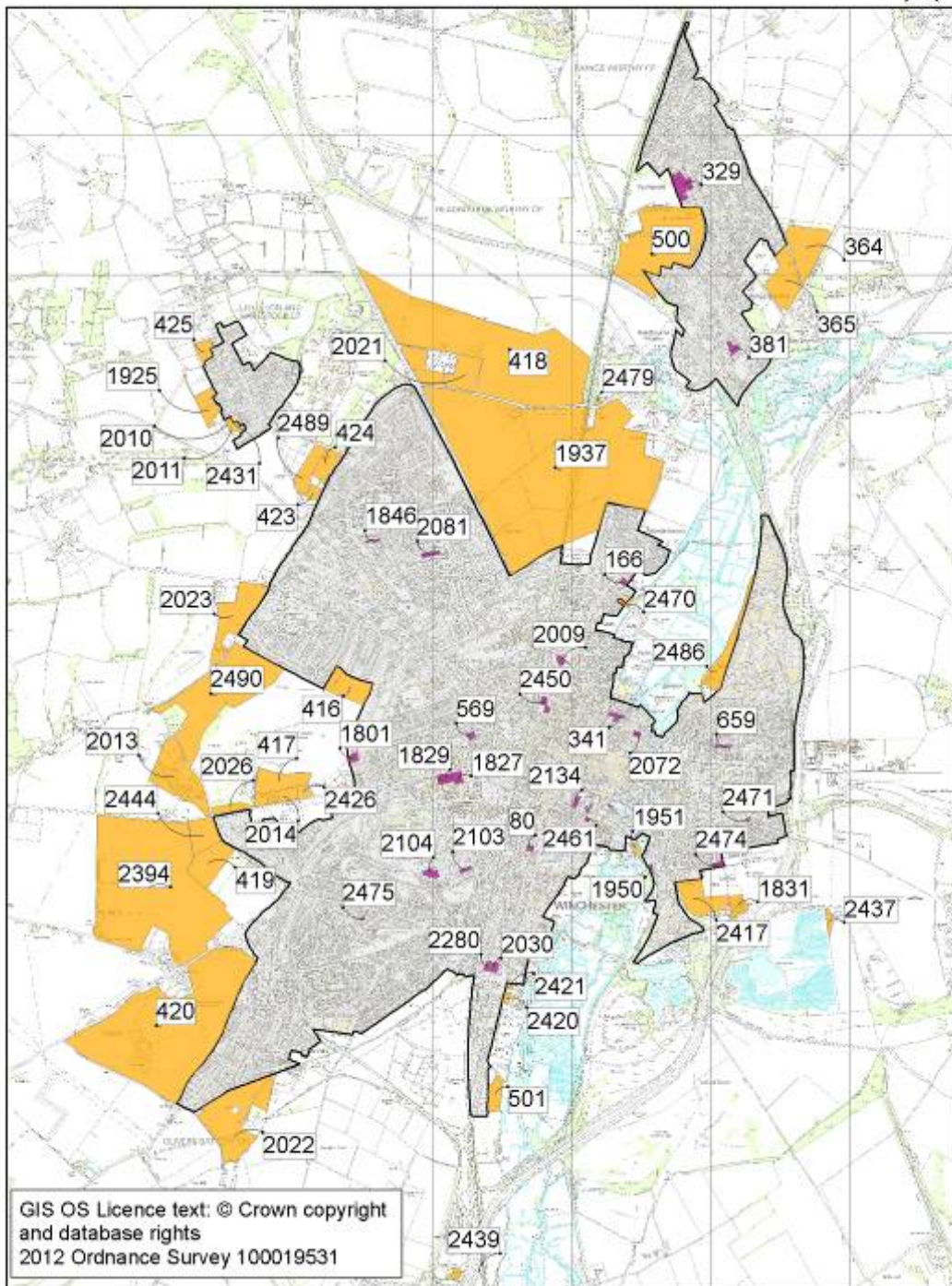


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Map 45 - WINCHESTER

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Winchester, Littleton and Kings Worthy



MAP 46 – WINCHESTER, LITTLETON AND KINGS WORTHY

OTHER SETTLEMENTS

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

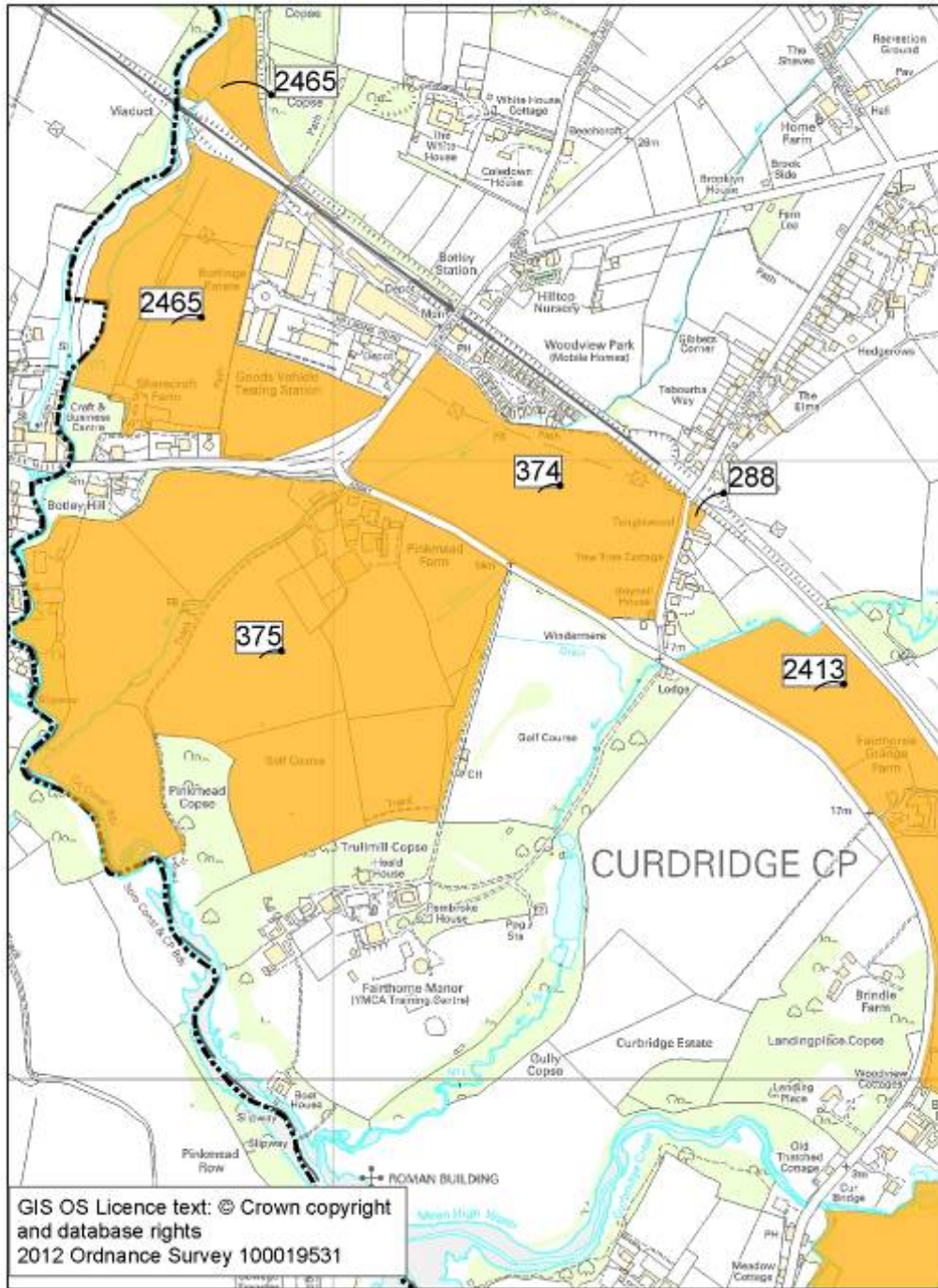
Bishops Sutton



MAP 47 - Bishops Sutton

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

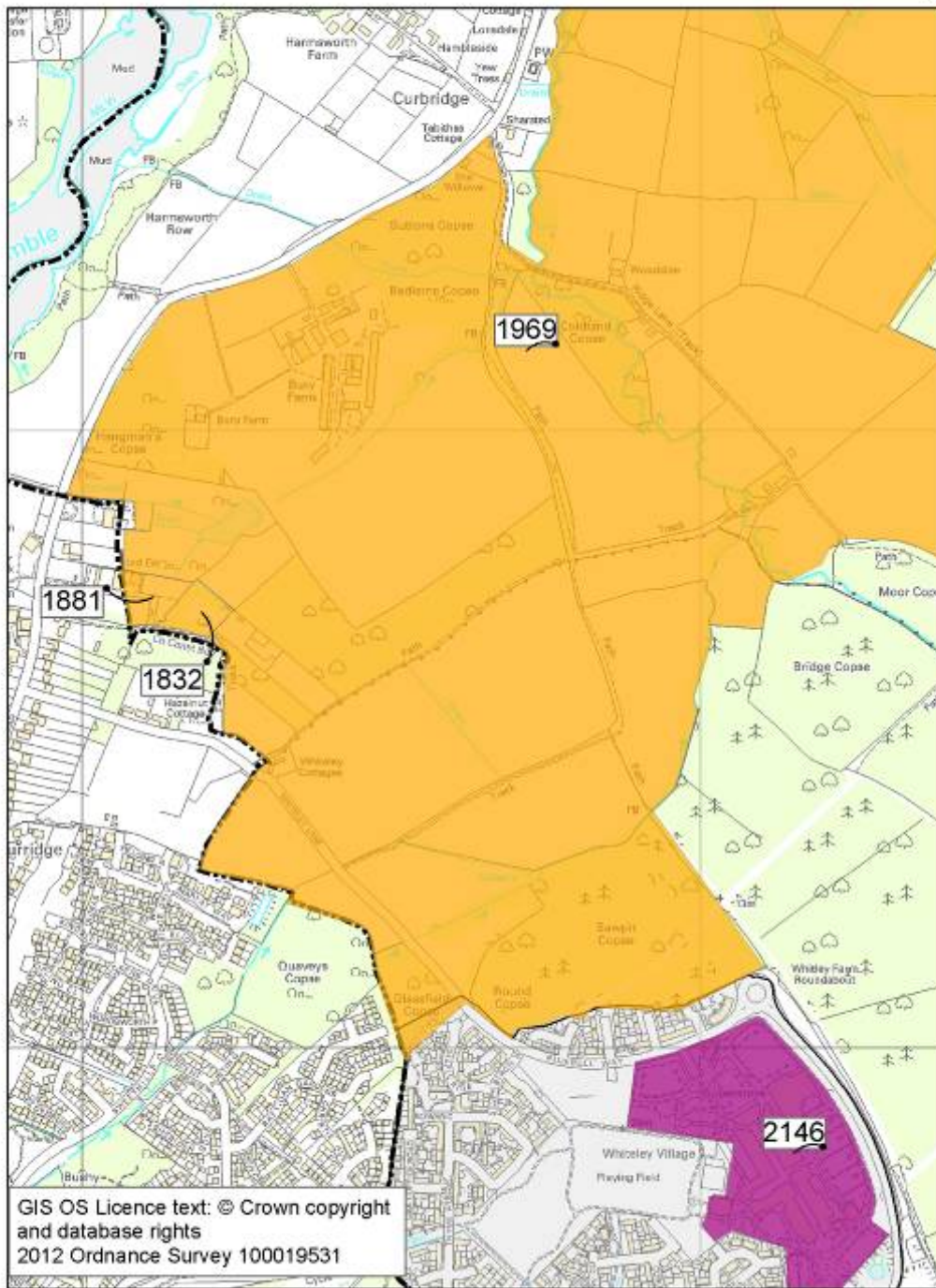
Botley and Curbridge 1



MAP 48 – BOTLEY AND CURBRIDGE 1

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

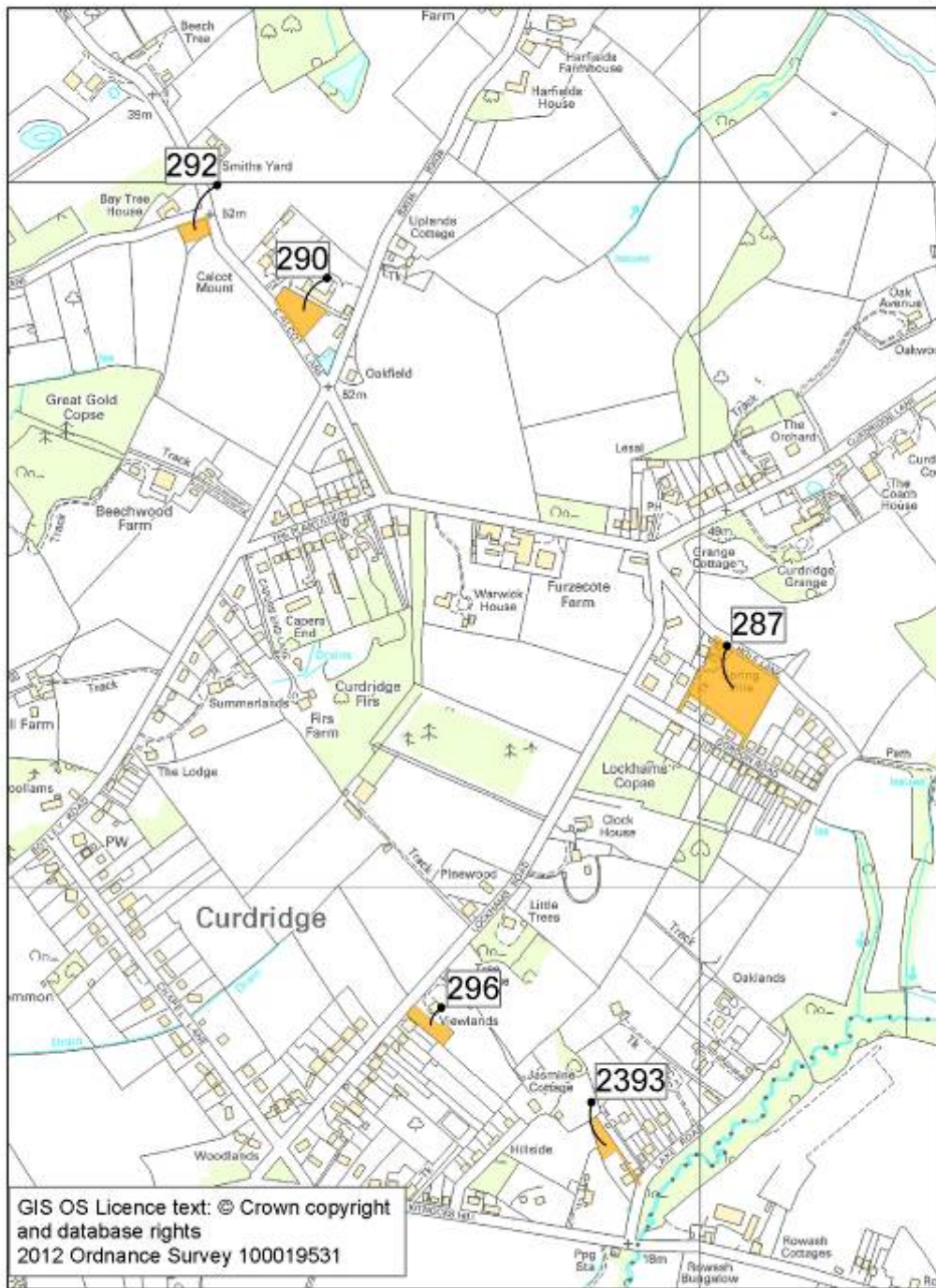
Curbridge 2 and Whiteley North



MAP 49 – CURBRIDGE 2 AND WHITELEY NORTH

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

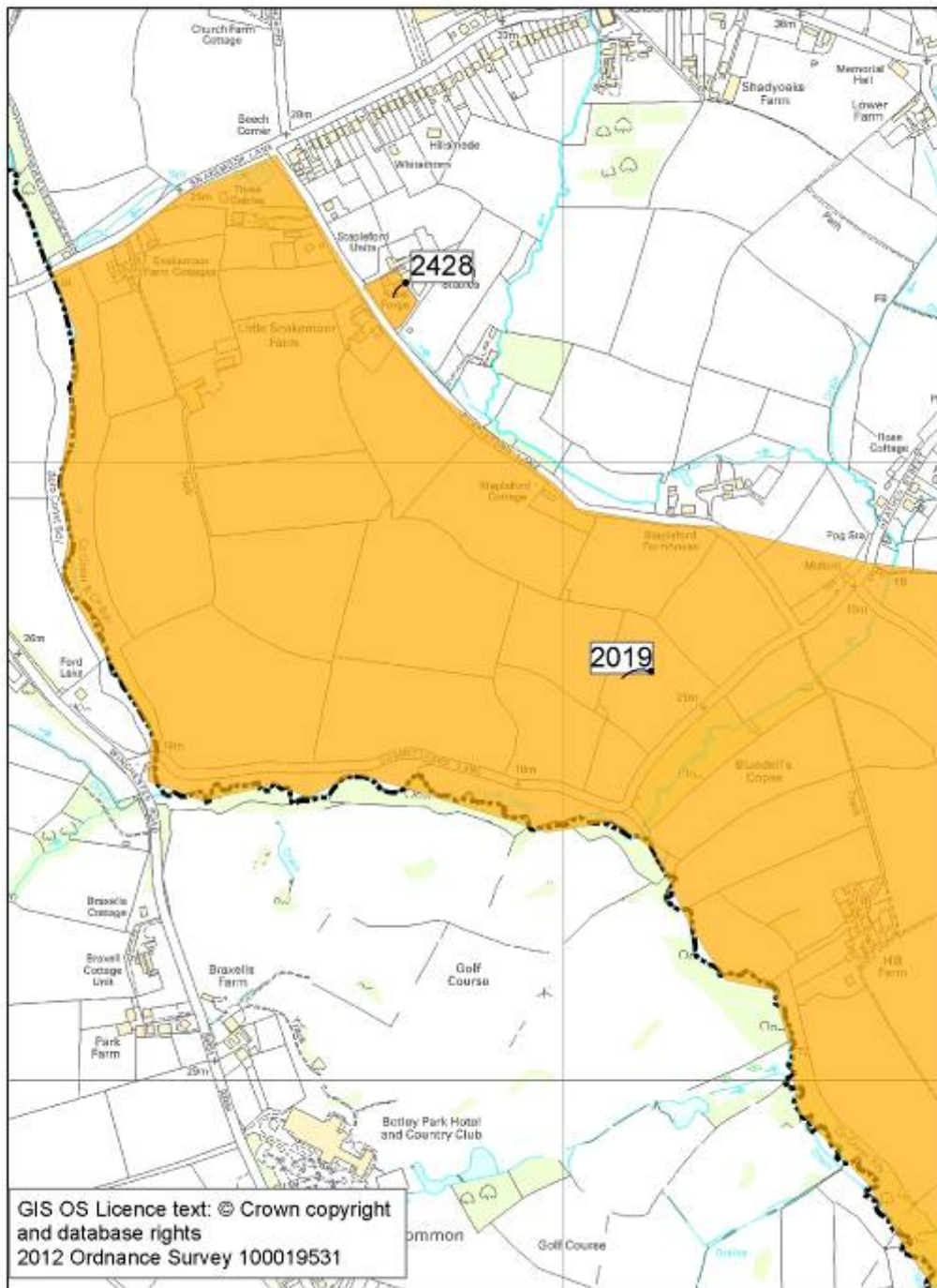
Curdrige



MAP 50 – CURDRIDGE

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Durley 1

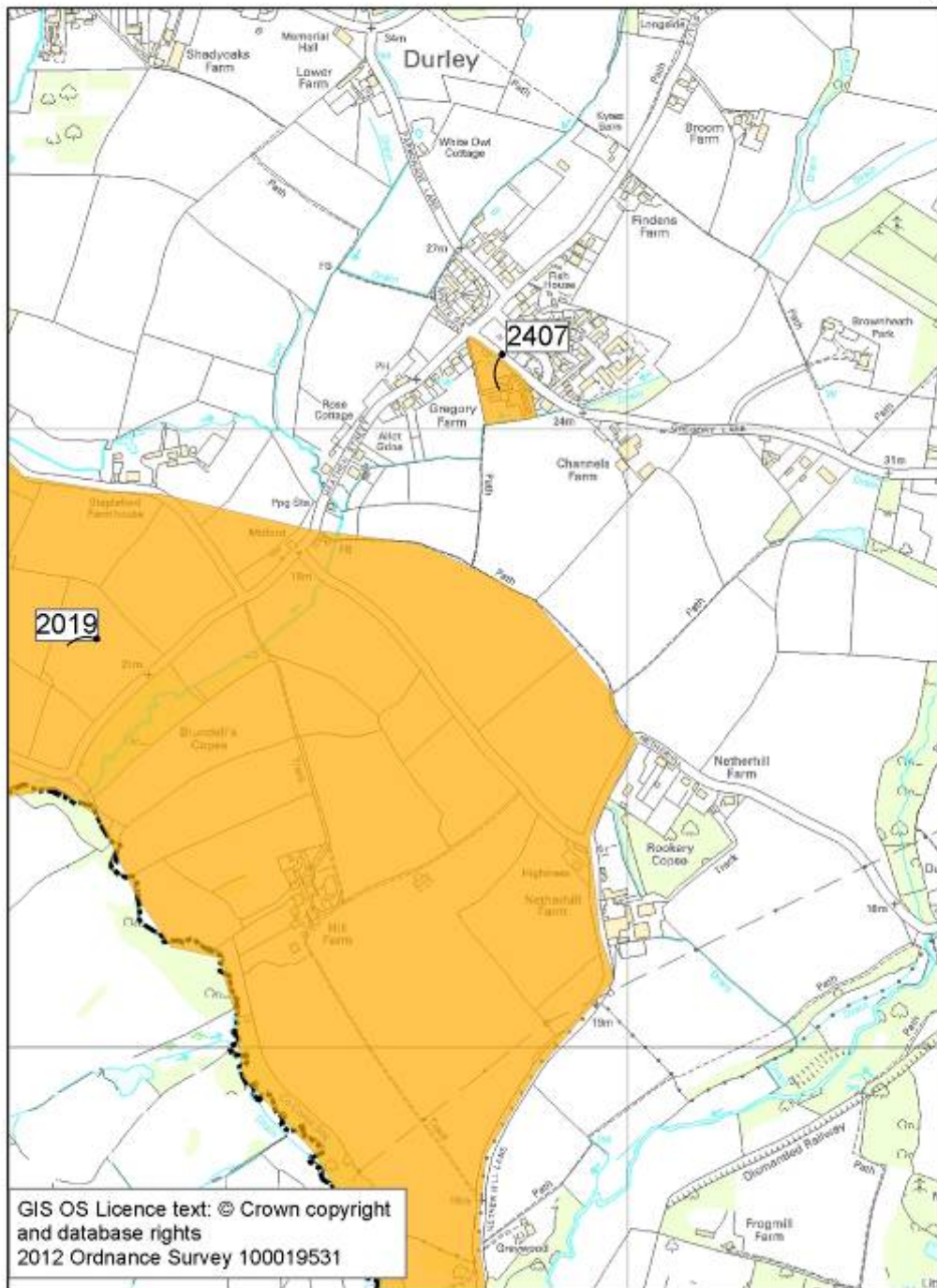


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MAP 51 – DURLEY 1

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

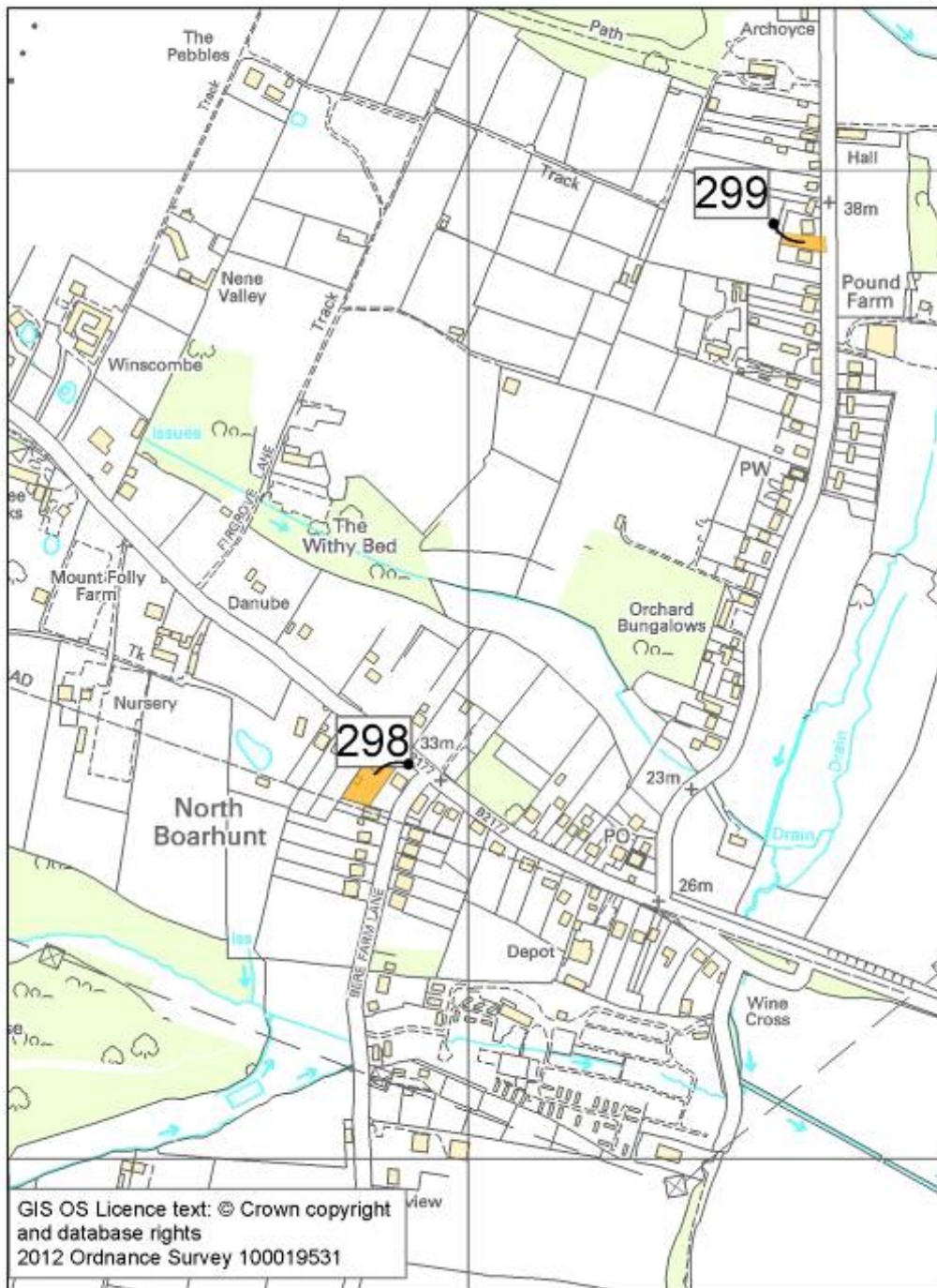
Durley 2



MAP 52 – DURLEY 2

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

North Boarhunt



MAP 53 – NORTH BOARHUNT

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

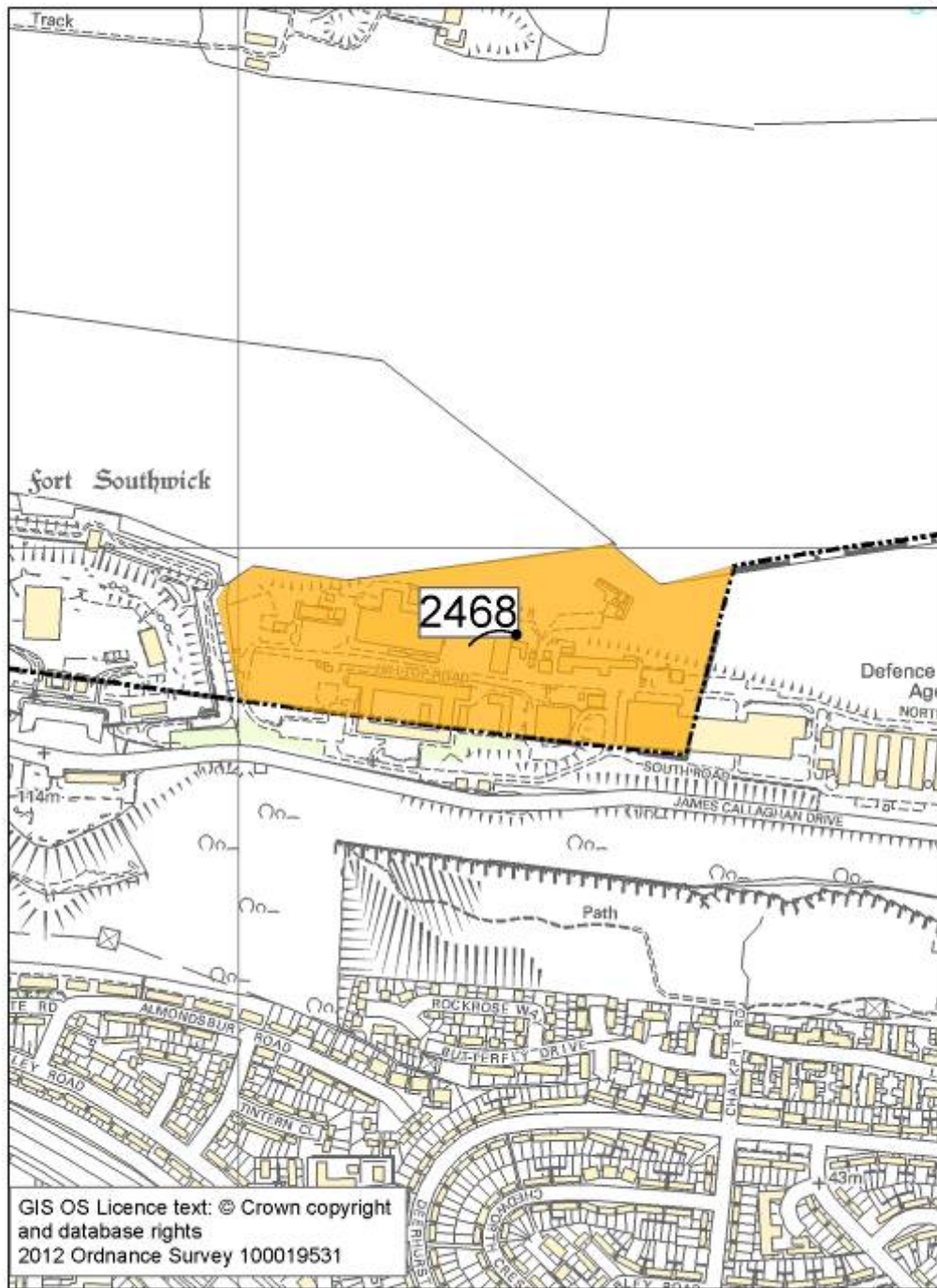
Northington



MAP 54 - NORTHINGTON

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

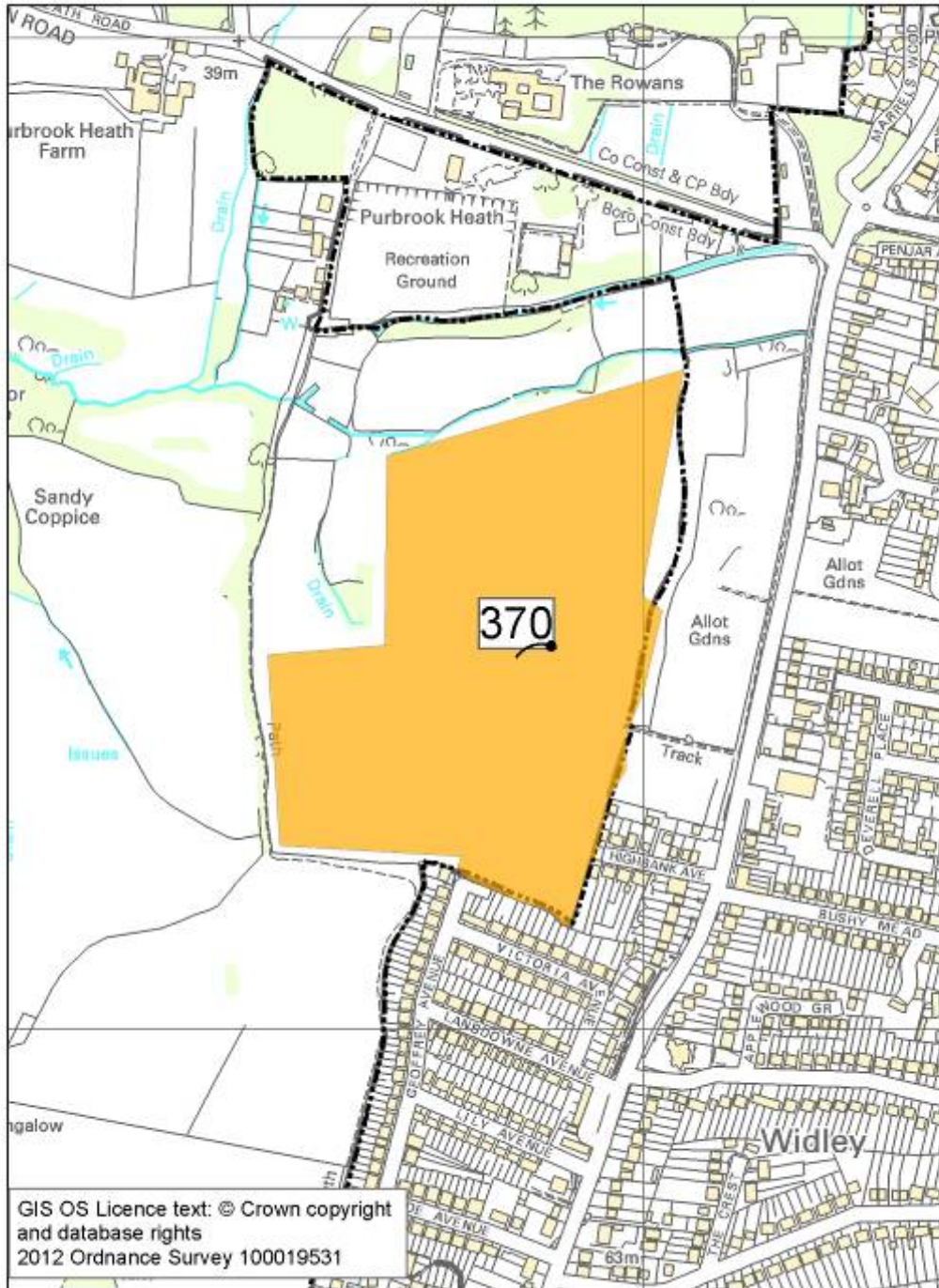
Portsmouth



MAP 55 - PORTSDOWN

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

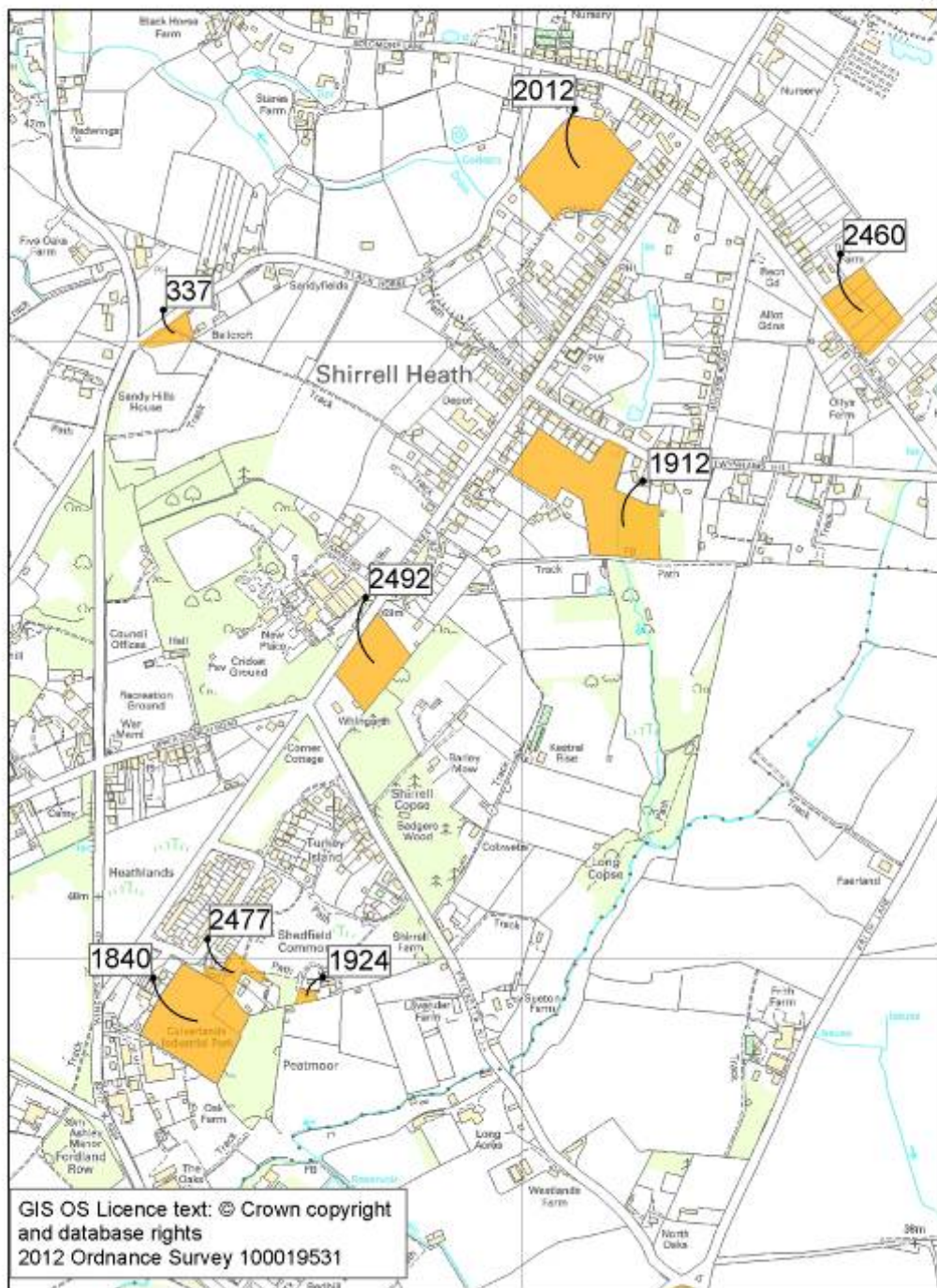
Purbrook



MAP 56 – PURBROOK

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

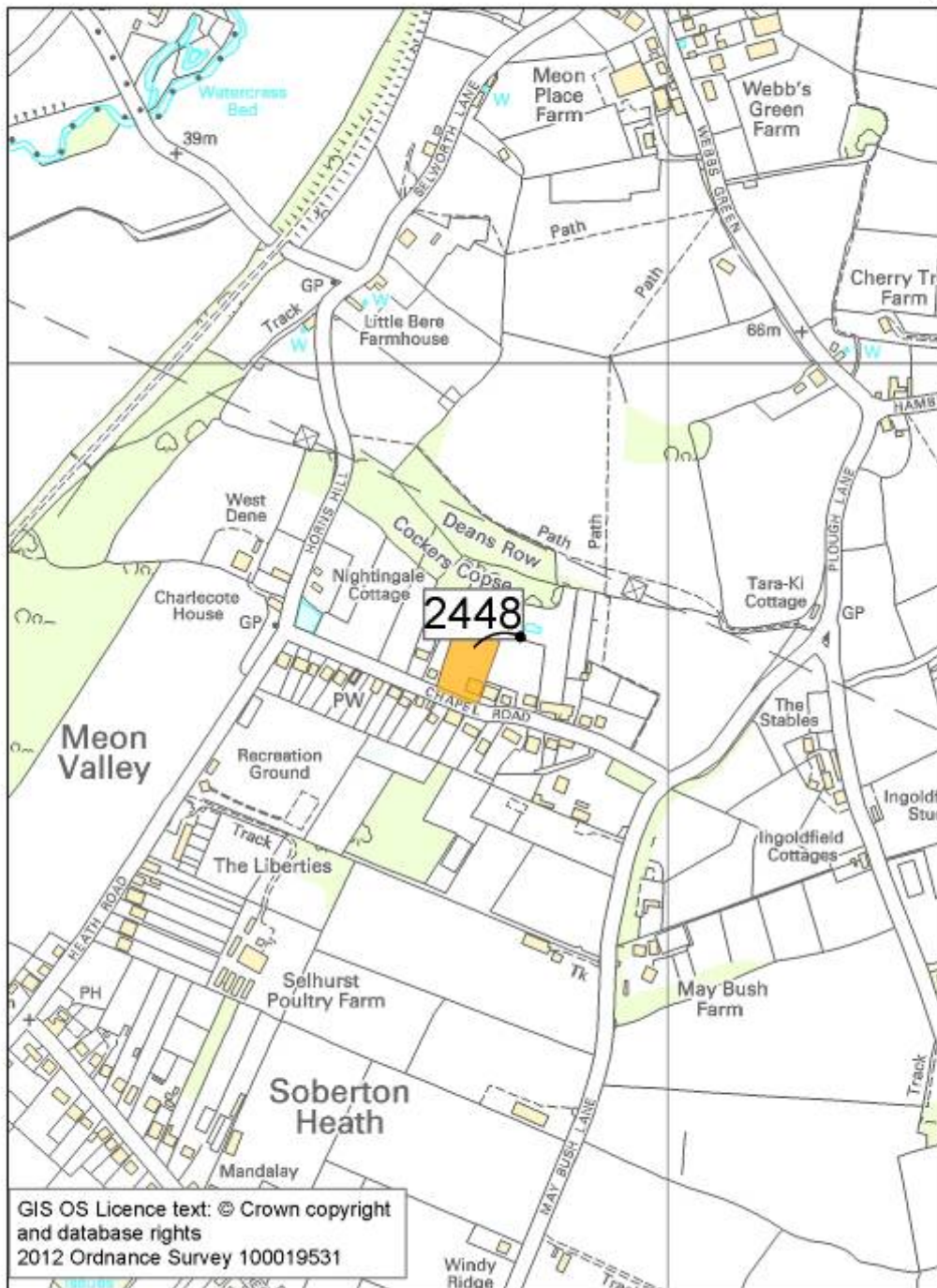
Shedfield and Shirrell Heath



MAP 57- SHEDFIELD AND SHIRRELL HEATH

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Soberton Heath



MAP 58 – SOBORTON HEATH

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Warnford



MAP 59 – WARNFORD

- Sites within Settlement boundaries (Policy H3)
- Sites within the Countryside
- Settlement Boundaries

Wickham Common



MAP 60 – WICKHAM COMMON