

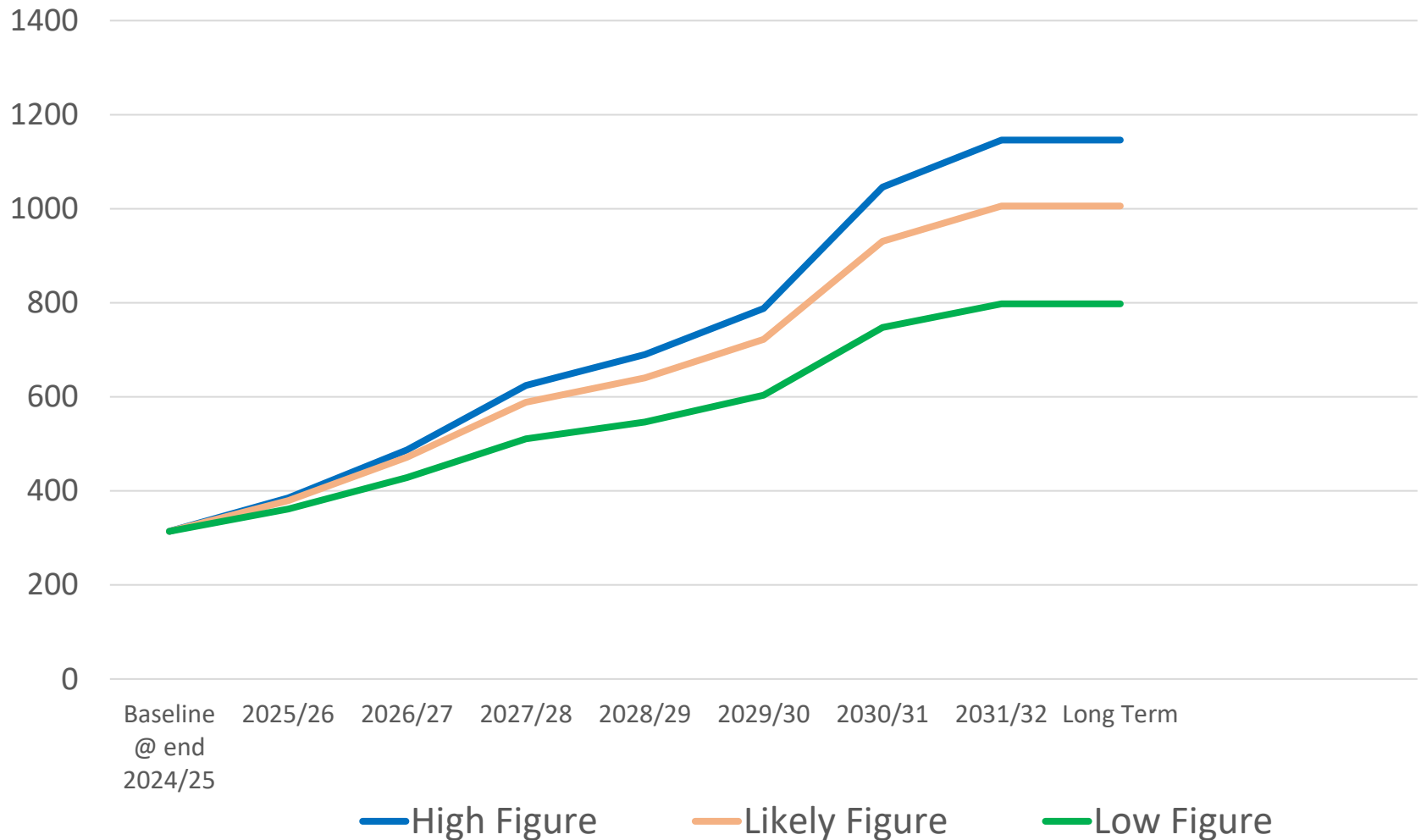


# New Homes Update

## 23 July 2025



# New Homes Forecast 2020-2032



Baseline completions at end 2024/25 = **314 units**

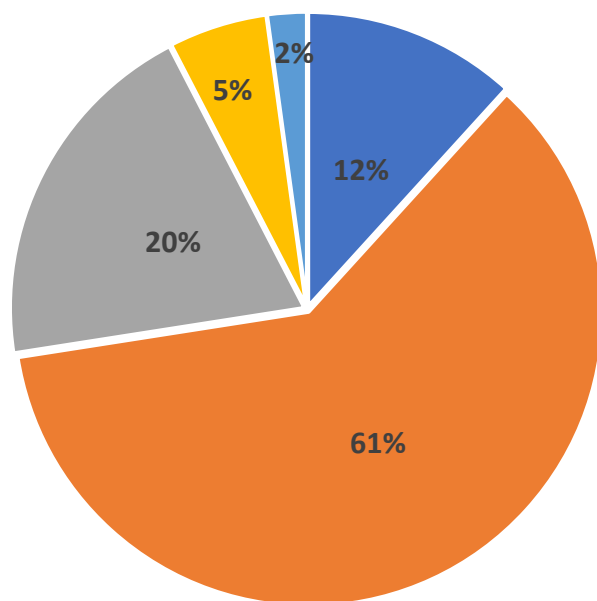
High = 100% green and 100% amber schemes delivered

Likely = 100% green and 75% amber schemes delivered

Low = 75% green and 50% amber schemes delivered

# New Homes Forecast 2025-2032

WCC Units by Type



■ Commissioned - HRA 
 ■ S106 - 3rd Party  
■ S106 - GF 
 ■ Additionality  
■ Rural Exception

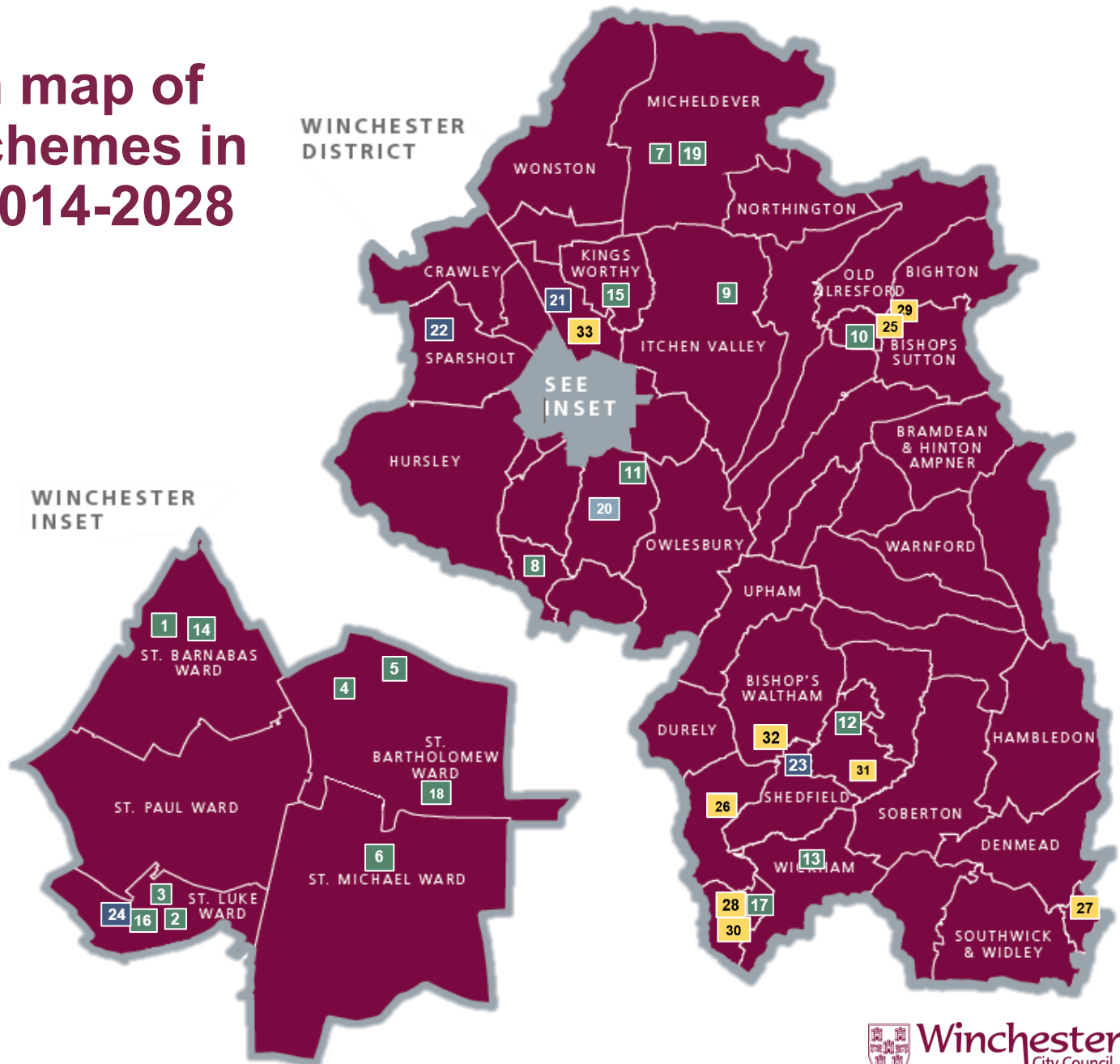
	WCC Units by Type – Forecast Completions				
	Commissioned - HRA	S106 - GF	S106 – 3 <sup>rd</sup> Party	Additionality	Rural Exception
2025/26	0	0	66	0	0
2026/27	0	0	92	0	0
2027/28	10	15	81	11	0
2028/29	9	0	32	11	0
2029/30	16	25	30	11	0
2030/31	47	60	90	4	8
2031/32	0	38	30	0	8
<b>Total</b>	<b>82</b>	<b>138</b>	<b>421</b>	<b>37</b>	<b>16</b>

# Total RP & WCC Supply Forecast 2025-2032

Financial Year	RP	WCC (Likely Green & Amber)	Totals
2025/26	223	66	289
2026/27	133	92	225
2027/28	156	117	273
2028/29	235	52	287
2029/30	181	82	263
2030/31	228	209	437
2031/32	217	76	293
Totals	1,373	694	2,067

# Distribution map of WCC & RP schemes in the District 2014-2028

- Completed Schemes
- Schemes on Site
- Early-Stage Schemes
- RP Forecast



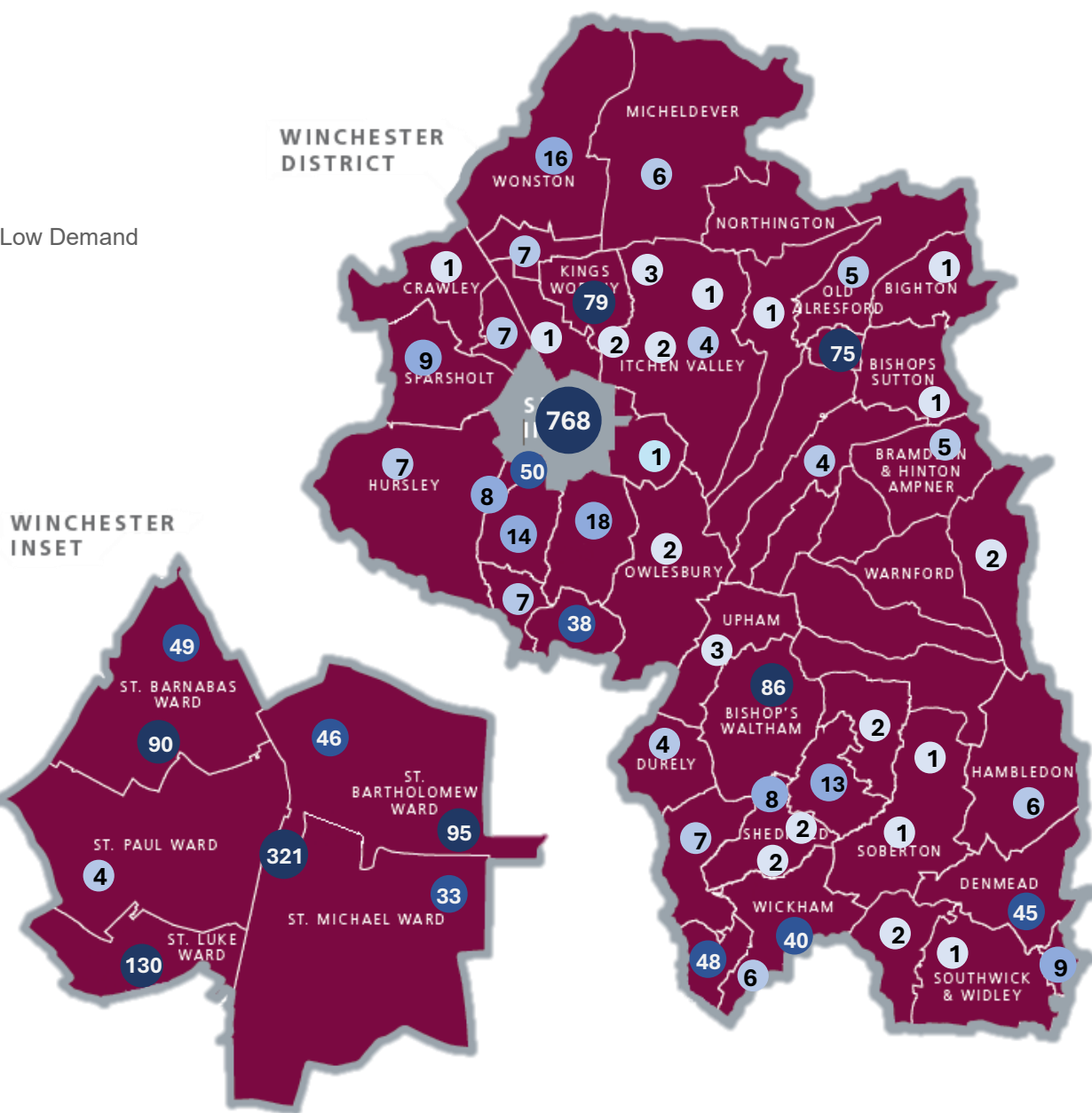


No	Scheme	Units	Parish/Ward
1	Symonds Close (2016)	12	St Barnabas Ward
2	Bailey Close (2018)	5	St Luke Ward
3	New Queens Gate (2016)	21	St Luke Ward
4	Victoria Court (2018)	27	St Bartholomew Ward
5	Hillier Way (2017)	13	St Bartholomew Ward
6	Chesil Lodge (2018)	52	St Michael Ward
7	Barron Close (2014)	5	Micheldever Parish
8	Bourne Close (2014)	3	Otterbourne Parish
9	Station Close (2014)	5	Itchen Valley Parish
10	Mitford Road (2018)	8	New Alresford Parish
11	Dolphin Hill (2020)	2	Twyford Parish
12	Kiln Cottages (2016)	2	Swanmore Parish
13	Mayles Lane (2019)	13	Wickham Parish
14	Rowlings Road (2021)	7	St Barnabas Ward
15	Burnet Lane (2021)	35	Kings Worthy Parish
16	The Valley (2021)	77	St Luke Ward
17	North Whiteley (2023)	54	Curdrige Parish
18	Winnall Flats (2024)	76	St Bartholomew Ward
19	Southbrook Cottages (2024)	6	Micheldever Parish
20	Hazeley Road	10	Twyford Parish

No.	Scheme	Units	Parish/Ward
21	Kings Barton	146	Headbourne Worthy
22	Woodman Close	5	Sparsholt Parish
23	Morgan's Yard	8	Shedfield Parish
24	Minden Way	9	St Luke Ward
25	Sun Lane	121	New Alresford Parish
26	Sherecroft Farm	115	Curdrige Parish
27	Berewood	TBC*	Newland Parish
28	North Whiteley	TBC*	Curdrige
29	North of Sun Lane	12	New Alresford Parish
30	Meadoways, Botley Road	8	Curdrige Parish
31	Cygnat Grange, The Lakes	TBC*	Swanmore Parish
32	Abbey Mill	12	Bishops Waltham
33	Kings Barton	TBC*	Headbourne Worthy

**Distribution  
map of  
WCC & RP  
schemes in  
the District  
2014-2028**

\* Numbers to be confirmed



# 1<sup>st</sup> Preference Location Demand

*Data does not mean that applicants have any form of qualifying local connection to the specific areas but instead denotes where they primarily want to live. Data updated October 2024.*

# Housing Development Strategy



- Current Housing Development Strategy 2021-2030: [Winchester City Council's Housing Development Strategy](#)
- Strategy update underway – first draft by end July 2025
- Rural Strategy section
- Public consultation August/September 2025
- Seek approval to Strategy at 19 November 2025 Cabinet (alongside HRA budget options paper)