

Source WCC “Plans For Places...after *Blueprint*” Housing Technical Paper, June 2011 (CAB 2177LDF ApdxB 6 June 2011).

### Housing Needs Analysis By Population

Tables 4.3 and 4.4 set out the situation in the part of the District covered by the Partnership for Urban South Hampshire.

#### Concentrating on PUSH Area:

Table 4.3 PUSH SUMMARY STATISTICS Government Projections

Scenario (projected figures rounded to nearest 50)

Year	2011	2016	2021	2026	2031
Population	36,550	37,200	38,700	40,250	41,600
Dwellings	15,050	15,600	16,550	17,500	18,400
Ec. Active	18,500	18,650	19,200	20,050	20,600

This is then considered by ‘Chelmer’ modelling:

#### Table 4.4 PUSH POPULATION AND DWELLING CHANGE

Government Projections Scenario (projected figures rounded to nearest 50)

Period					TOTAL
	2011-16	2016-21	2021-26	2026-31	2011-31
Population	650	1,500	1,550	1,350	5,050
Dwellings	550	950	950	900	3,350

For other areas:

#### Table 4.6 SDNP POPULATION AND DWELLING CHANGE

Government Projections Scenario (projected figures rounded to nearest 50)

Period					TOTAL
	2011-16	2016-21	2021-26	2026-31	2011-31
Population	200	500	550	450	1,700
Dwellings	150	350	300	300	<u>1,100</u>

#### Table 4.8 REST OF DISTRICT POPULATION AND DWELLING CHANGE

(Government Projections Scenario)

Period					TOTAL
	2011-16	2016-21	2021-26	2026-31	2011-31
Population	1,350	2,800	3,000	2,700	9,850
Dwellings	1,200	1,700	1,900	1,750	<u>6,550</u>

(Winchester Town 4,000 – and MTRA 2,550)

**Total Dwellings Required                    11,000**

#### Table 9.1 – RECOMMENDED SPATIAL AREA DWELLING PROVISION

Winchester Town  <b>4,000</b>	‘South Hampshire Urban Areas’  <b>5,500</b>	Market Towns and Rural Areas  <b>1,500</b>
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**Total Dwellings 11,000**

So far it adds up...

To Analyse the Distribution of the Housing:

Strategic Sites, Market Towns and Rural Areas (MTRA) levels 1 and 2  
[(P) = PUSH Area of District]; these figures include 1,100 from the SDNP...

Proposed Housing Distribution: (figures exclude development in levels 3 + 4)

Level 1 400-500 dwellings each

New Alresford  
Bishops Waltham (P)  
50/50 split 800 – 1000

Level 2 150-250 dwellings each

Kings Worthy  
Colden Common (P)  
Swanmore (P)  
Waltham Chase (P)  
Denmead (P)  
Wickham (P)  
P area 750 – 1350  
Non P area 150– 250  
P & NonP area 900 – 1600 (WCC predict levels to be 1500 max)

MTRA PUSH	1,150 – 1,800
MTRA Non PUSH	<u>550 – 700</u>
Total	<u>1,700 – 2,500</u>

The WCC proposals are:

West of Waterlooville MDA (WoW)	2,500
'North of Whiteley' Proposed MDA*	<u>3,000 – 3,500</u>
Sub total	5,500 – 6,000
Plus PUSH MTRA policy	<u>1,150 – 1,800</u>
Subtotal	6,650 – 7,800

\* North of Whiteley anomaly – potential development up to 3,500 according to WCC

Add	
Non-PUSH MTRA	<u>550 – 700</u>
Total	7,200 – 8,500
Total 'oversupply' (excl levels 3 and 4 provision)	200 – 1,500

Needed district-wide development (excluding Winchester Town – 4,000) is  
7,000 dwellings...

If the SDNP requirement is removed oversupply is increased to 1,300 – 2,600

Table 4.4 above shows a need of 'PUSH Sub-region requirement' 3,350

PUSH region need (as per 4.4 above) 3,350, less 2,500 WoW at 2,500 = 850 left!

MDA/PUSH 'over-supply' to its needs 3,300 – 4,450

**Spatial distribution of current housing population related need (excluding level 3 and 4)**

	<b>No. Houses</b>	<b>%age of Need</b>
<b>SDNP (40% of District)</b>	<b>0</b>	<b>= 0% of 1,100</b>
<b>Non-PUSH MTRA</b>	<b>550 – 700</b>	<b>= 22 - 28% of 2,500</b>
<b>Winchester Town</b>	<b>4,000</b>	<b>= 100% of 4,000</b>
<b>PUSH Area (25% of District)</b>	<b>6,650 – 7,800</b>	<b>= 198 – 232% of 3,350</b>

**PUSH area (25% of WCC area) will be providing WCC District: -**

- **Lowest level of development (6,650) 95% of total non Winchester Town need**
- **At top end of development targets (7,800) 111% of that need need.**

**198% to 232% of the PUSH Area's identified housing need.**

**Therefore no 'need' for 'North of Whiteley' MDA...**

**Questions:**

1. SDNP will be its own planning authority developing its own Core Strategy by 2014; why are 1,100 required National Park dwellings being put into the District's area?
2. Why is the PUSH area, representing of 25% of the District's land, taking 95% of its proposed new housing (excluding Winchester Town's)?
3. Why is an area of 30% of the district only being apportioned 22-28% *of its predicted housing need*?
4. The Non-PUSH MTRA is the most expensive part of the district where 96% of WCC residents would not be able to afford a lower quartile property (Source WCC Housing Technical Report) why no policy input for sustainability, re housing aimed at Basingstoke/Reading based employees?