

Winchester Heritage Centre

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Chairman: Keith Leaman

SHELAA Methodology Consultation

City of Winchester Trust Response

Stage 1: Identification of Sites and broad locations

Questions 1 and 2: Site thresholds

The Trust is in favour of identifying all sites within the boundaries of existing settlements and on brownfield land with a view to their development following the principle of making effective use of land and as encouraged by the new NPPF. We therefore favour the SHEELA looking at smaller sites than 0.5 hectare in size and allocating them where possible.

Stage 2: Site/broad location assessment

Questions 3 and 4: Densities

75 dwellings per hectare in Winchester town centre is about the right guideline for densities in that location.

The Trust believes that higher densities than 30 dwellings per hectare should be encouraged for developments in the suburbs and towns and other settlements in rural areas. Some very attractive villages have in the past achieved higher densities and a few recent attractive and successful developments in villages have been at town centre densities (about 75 to the hectare). All depends on good design and the site's characteristics.

While there may be constraining factors that prevent higher densities outside Winchester Town centre, the Trust would like to see higher densities encouraged for all developments, with 75 dwellings per hectare being achievable in some cases.

Stage 3: Windfall assessment

Question 9

The Trust believes WCC adopted a realistic level for the number of windfall sites when assessing the likely supply from this category towards the total housing figures for LPP1. We suggest a similar approach now unless there are other factors or evidence to vary this.

21st September 2018