

Micheldever Station

Meeting Local Housing Needs

Fact Sheet

What is the issue?

This factsheet explains how our Micheldever Station proposals can help to meet housing needs both within Winchester district and across the wider Hampshire area.

Government policy is clear that to meet local housing needs, the planning system should ensure a sufficient amount of land can come forward where it is needed.

Areas should seek to meet their housing need in full and also take into account any housing needs which cannot be met in neighbouring areas – known as ‘unmet need’.

The south of Winchester district borders the South Hampshire Urban Area (SHUA) and the authorities in the SHUA work together through the Partnership for South Hampshire (PfSH) to address numerous issues, including housing need.

Many PfSH authorities are highly constrained and therefore less constrained areas, such as Winchester, are under pressure to accommodate unmet need.

How is housing currently planned for in Winchester?

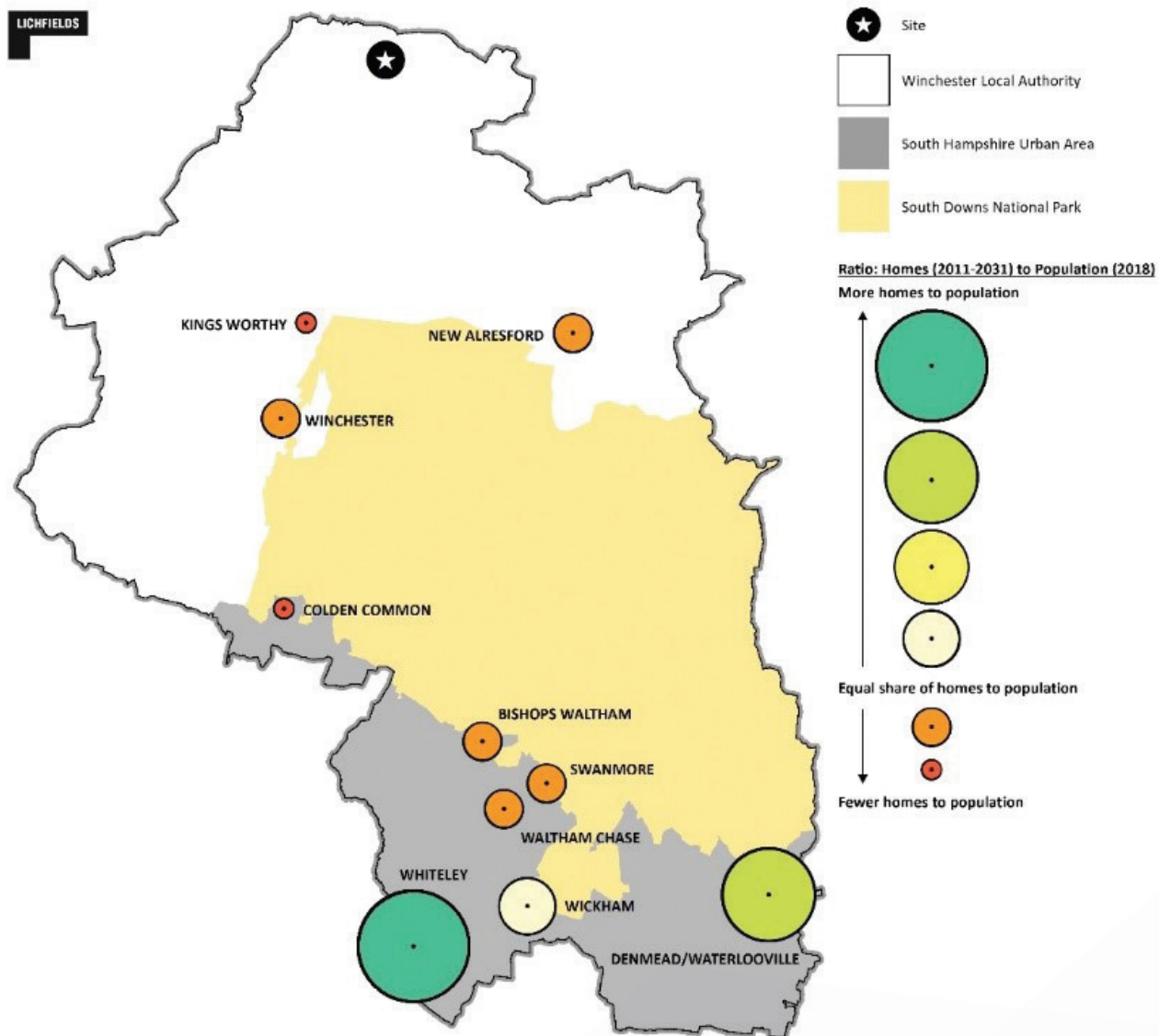
The current Winchester Local Plan 2013 plans for 12,500 homes over 20 years (2011-31). However, the distribution of new homes across Winchester district does not reflect the distribution of the population with much more housing in the south of the district.

Figure 1 shows the ratio of planned homes to current population in each of the district’s main settlements.

The strategic allocations in Whiteley and Waterlooville mean those areas see a disproportionately high amount of housing, while settlements in the north (including Winchester itself) see a relatively low amount of housing.

This ‘over-provision’ of housing in the south of the district means that Winchester is currently meeting 261 homes per year of unmet need from the SHUA¹.

1. <https://www.push.gov.uk/wp-content/uploads/2018/05/PUSH-Spatial-Position-Statement-2016.pdf>



How will needs be met in the future?

As of 2019, local plans should be based on the Government's standard method for calculating housing need; the current standard method figure for Winchester is **665** homes each year. A draft updated PfSH Spatial Position Statement published in 2019 confirms that a significant amount of unmet need still exists in the SHUA – at present almost 900 homes every year (based on currently identified supply).

Because a significant amount of unmet needs exists in the SHUA and Winchester's spatial strategy already focuses much new housing in the south, additional housing in the south of the district will most likely be taken up by people moving in from neighbouring SHUA authorities. There is therefore a need for Winchester to rebalance its spatial strategy to ensure that its own needs – particularly those arising in the northern part of the district – are not adequately met.

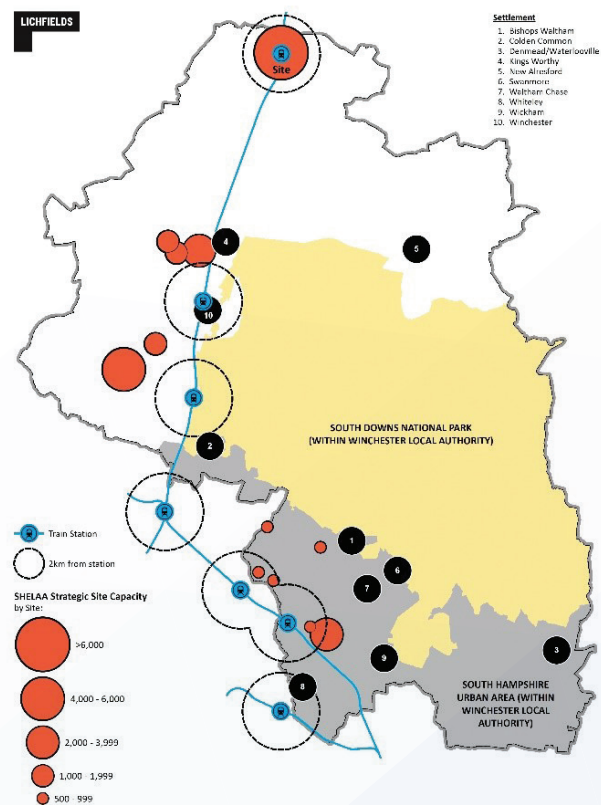
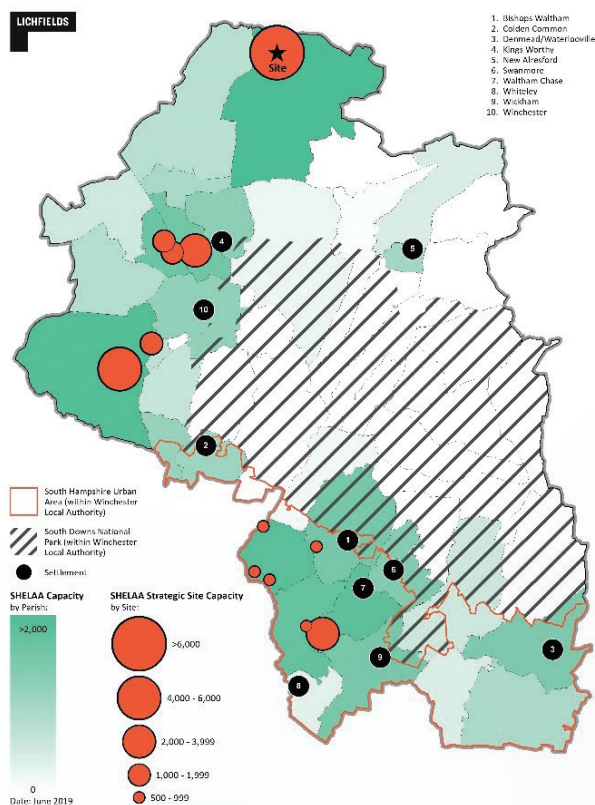
Could Micheldever Station help to meet local and wider needs?

Micheldever Station is a unique opportunity to meet both local and wider housing needs in a sustainable way. The site is well placed to meet local (i.e. Winchester district) housing needs because it is located in the north of the district; an area which (under the existing Local Plan) has accommodated relatively low amounts of housing.

Winchester itself can be accessed in around 15 minutes by road or 10 minutes by train, making Micheldever Station a good option to meet needs arising in the city and surrounding rural area. Furthermore, many other Parishes in the north of the district have little or very limited capacity for new housing, as shown in Figure 2.

Micheldever Station is also uniquely well placed to serve wider needs. Not only is it well connected to the north, with links to Basingstoke, Andover and London by road and rail, it is the only strategic option for growth in Winchester which will provide all of its housing within comfortable walking distance of an existing train station (as shown in Figure 2).

The station is well connected to the South Hampshire Urban Area, reaching Eastleigh in under 20 minutes, Southampton in 30 minutes (via Winchester) and Portsmouth in around 60 minutes. As part of our development, it is proposed that train services will improve, with direct links into Southampton, further enhancing the sustainability of the settlement.



For further information, please visit our website
www.micheldeverstationfuture.co.uk