

ANNUAL MONITORING REPORT – BASINGSTOKE AND DEANE **BOROUGH COUNCIL – DECEMBER 2009**

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EXECUTIVE SUMMARY

This is the 2009 Annual Monitoring Report (AMR) for Basingstoke and Deane. It is the fifth AMR produced for the Borough.

The AMR assesses the effectiveness of existing policies within the Basingstoke and Deane Adopted Local Plan (1996-2011) as well as the emerging documents within the Basingstoke and Deane Local Development Framework. It also outlines progress made in the implementation of the Local Development Scheme for Basingstoke and Deane (LDS).

This report monitors the period 1st April 2008 to 31st March 2009.

Key Findings:

- The net number of dwellings completed in the period was 1,302.
- A net total of 5,258 dwellings have been completed in the borough over the last five years with 3,448 completions over the three year period of the South East Plan. This leads to an average build rate of 1,149 new homes for the last three years.
- The borough's remaining housing requirement for 2010-2026 is 14,397 dwellings to meet the 945 South East Plan target. Completions for the first four years of the Plan are estimated to be 4,503 so that, when the requirement is split into two phases to reflect the uplift in the South East Plan, the requirement for the next six years is 4,947. This equates to an annual requirement of 825 units or 4,125 units over five years.
- The borough's five year land supply stands at 4,132 units
- 60% of gross completions (new and converted dwellings) were built on previously developed land
- Over 94% of new dwellings were built at a density equal to or above the PPS3 target.
- 39% of all completions in 2008/09 were affordable units
- 95.8% of the net gains on large and small sites were built within Settlement Policy Boundaries and only 4.2% were built outside
- The total completed amount of additional floorspace for employment use for 2008/09 was 8,760m² which is lower than in previous years.
- Total employment land available is 64.23 ha
- The completed gross floorspace for retail, leisure and office in 2008/09 was 5,952 m², which is also a drop compared to previous years.
- The condition of SSSIs within the Borough has continued to improve.
- There was a slight increase in the amount of household waste recycled or composted from 23.1% (2007/08) to 23.37% (2008/09)
- According to travel times, new dwellings completed during the period have a high level of accessibility to a range of local services. On average 96.6% of net housing gains during 2008/09 are within 30 minutes by public transport of key local services.

1. INTRODUCTION

Context

- 1.1 This is the fifth Annual Monitoring Report (AMR) for Basingstoke and Deane Borough Council and covers the period April 2008 to March 2009.
- 1.2 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce an AMR as a means of examining both the effectiveness of the policies set out in the Adopted Local Plan and the implementation of the Local Development Scheme (LDS).
- 1.3 The AMR is based on the following objectives;
 - To review progress on the production of Local Development Documents (LDDs) in accordance with the targets and milestones in the Local Development Scheme.
 - To assess the extent to which the objectives of Adopted policies are being met.
 - To explain why any policies are not achieving their original purpose and what measures are being taken to ensure they do, including the amendment or replacement of policies.
- 1.4 The AMR is an invaluable part of the evidence base upon which Local Development Documents are based and will be used to inform the preparation of future planning documents, in particular the emerging Core Strategy.

Structure

- 1.5 This report monitors progress against a set of objectives, relating to the following areas; housing, economic issues and development, natural environment and resources and transport. These objectives are based on the objectives of the Basingstoke and Deane Adopted Local Plan (1996-2011).
- 1.6 The AMR assesses how successful the policies within the Local Plan are in achieving these objectives. Relevant policies in the adopted Regional Spatial Strategy (South East Plan) are provided in the AMR for reference where appropriate. Although the Regional Spatial Strategy was adopted in May 2009, after the AMR's monitoring period of April 2008 – March 2009, reference to its policies are included as since its adoption it is part of the Development Plan for Basingstoke and Deane. Links are also made to the aims of the Basingstoke and Deane Community Strategy (2006-16).
- 1.7 Targets have been identified for each of the objectives to allow quantifiable assessments to be made on the relative success or otherwise of the policy. These targets are assessed using indicators from a number of sources;

- National Core Output Indicators - which the Council is required to monitor by Government¹.
- Local Output Indicators - chosen by the Council to reflect local circumstances.
- Significant Effect Indicators - taken from the Basingstoke and Deane Sustainability Appraisal Report to enable a comparison to be made between the effects of policies on society, the environment and the economy.

1.8 Key findings are outlined below each objective and where possible comparisons are made with the findings from previous AMRs to identify any particular issues.

Profile of the Borough - Key Contextual Characteristics of Basingstoke and Deane

1.9 The first AMR for Basingstoke and Deane (2004/05) provided an overview of the Borough's key characteristics. As much of this information has not changed, we do not propose to repeat it in this AMR.

1.10 An update on the Borough's economic, social and environmental characteristics is provided within the Council's research and information document 'Profile of the Borough', which is updated annually. The following link provides access to the online Profile of the Borough which is updated on a regular basis:

<http://www.basingstoke.gov.uk/about/facts/profile/archive/>

1.11 In summary, Basingstoke and Deane covers an area of 245 square miles, comprising the town of Basingstoke and extensive areas of predominantly rural land. Basingstoke is by far the largest settlement in the borough. There are also a number of small towns and larger villages including Tadley, Kingsclere, Whitchurch and Overton.

Population

1.12 The borough's population is currently approximately 160,000², having grown by 7.3% in the last 10 years. Long-term projections indicate that the borough population could reach 185,000³ by 2026. The borough has a higher proportion than the national average of children and middle-aged residents, and a lower than average percentage of pensioners. 70% of all population growth in the borough over the next 20 years is projected to occur within the age groups over 45.

¹ Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008 (DCLG, July 2008)

² 2007 Mid Year Estimate, Office for National Statistics, published August 2008

³ HCC Long Term Projects, Autumn 2008 (assuming a rate of dwelling completions consistent with the overall numbers put forward in the Government's response to the draft South East Plan)

Households and housing

- 1.13 Average household size within the borough fell from 2.64 persons in 1991 to 2.39 in 2006, and is expected to fall to less than 2.2⁴ persons by 2026. The adopted South East Plan included that the average annual housing target for the borough of 945 dwellings per year, an increase from that recommended by the Panel of 895 additional dwellings per annum in the borough to 2026. The Council made representations in response to the Proposed Modifications to support a lesser figure of 740.

Health

- 1.14 75% of Borough residents describe their health as “good” – higher than county, regional and national averages. 26% of households in the borough have one or more people with a limiting long term illness – lower than county, regional and national averages. Male life expectancy is 77.4 years; female life expectancy is 81.8 years.

Economy

- 1.15 The employment rate for the period January to December 2007 was 81% remaining above the average for the Region. Nearly 93% of males in employment work full-time whilst over 60% of females in employment work full-time⁵.

Environment

- 1.16 Large parts of the rural area lie within the North Wessex Downs Area of Outstanding Natural Beauty. 1.3% of the borough is designated as Sites of Special Scientific Interest and 9.4% as Sites of Importance for Nature Conservation.

⁴ Long Term Projections of Hampshire’s Demographic Future – Long Term Projections Report, HCC, Autumn 2008

⁵ 2001 Census, ONS

2. IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME

- 2.1 The Planning and Compulsory Purchase Act 2004 requires the Annual Monitoring Report to review progress on the production of Local Development Documents in accordance with the timetable and milestones in the Local Development Scheme (LDS).
- 2.2 A revised third edition of the Local Development Scheme for Basingstoke and Deane was submitted to the Government Office for the South East (GOSE) in March 2009.
- 2.3 Table 1, below, summarises the progress made against the targets and milestones within the LDS. It should be noted that whilst this AMR monitors the period April 2008-March 2009, the below table also includes up to date information on current progress against the targets and milestones within the LDS. The revised LDS includes a number of changes that have become necessary following the introduction of the revised LDF Regulations and the publication of new Planning Policy Statement 12 on Local Development Frameworks, both in June 2008.

Table 1: Progress against the targets and milestones in the LDS

Local Development Document	LDS (March 2009) targets and milestones	Progress against target/milestone
Annual Monitoring Report (AMR)	December 2005 and every December thereafter	<p>Target met -2005 AMR submitted December 2005</p> <p>Target met-2006 AMR submitted December 2006</p> <p>Target met – 2007 AMR submitted December 2007</p> <p>Target met – 2008 AMR submitted December 2008</p> <p>On target – 2009 AMR due to be submitted December 2009</p>
LDF Core Strategy – Issues Consultation	<p>Issues and Options Consultation Jan – March 2008</p> <p>Consultation on Core Strategy, Preferred Approach – non statutory stage October – December 2009</p>	<p>Target met- Issues and Options Consultation completed March 2008.</p> <p>On target- In Sep 2009 the council published a guide on LDF procedures and background information incl. a vision for the borough and the opportunity to comment.</p> <p>Target no longer relevant - due to delays in the publication of key pieces of the evidence base, it is no longer proposed to publish a Preferred Approach Core Strategy but rather a Key Themes consultation in March 2010. There has, also, been further work carried out on a vision for the borough, in</p>

	<p>Pre-submission Core Strategy (publication)</p> <p>Submission of Core Strategy</p> <p>Examination in Public</p> <p>Adoption</p>	<p>addition to extensive consultation with partners and the community on this during summer 2009.</p> <p>On target – The pre-submission stage of the Core Strategy is scheduled for September 2010 and is on target.</p> <p>On target – the submission of the Core Strategy is scheduled for January 2011 and is on target.</p> <p>On target – the examination of the Core Strategy is scheduled for April 2011 and is on target.</p> <p>On target – the adoption of the Core Strategy is scheduled for October 2011 and is on target.</p>
<p>Allocations and Delivery</p>	<p>Issues and Options Consultation Nov – Dec 2011</p>	

3. MONITORING KEY OBJECTIVES

3.1 This section assesses the extent to which the objectives in the Basingstoke and Deane Adopted Local Plan are being achieved through its policies.

3.2 The objectives that are monitored in this AMR are as follows:

Housing

Objective 1: Ensure a sufficient supply of new dwellings

Objective 2: Ensure, where possible, new dwellings are built on Previously Developed Land

Objective 3: Ensure new dwellings are built at an appropriate density

Objective 4: Ensure a balanced mix of dwellings

Objective 5: Ensure a sufficient supply of affordable housing

Objective 6: Ensure new dwellings are built in suitable locations

Objective 7: Ensure sufficient provision is made for gypsies and travellers

Objective 8: Ensure new dwellings are of a high standard of design

Economic Issues and Development

Objective 9: Ensure a sufficient supply of employment land

Objective 10: Ensure sufficient retail and leisure provision

Objective 11: Ensure farm diversification schemes are supported where appropriate

Natural Environment and Resources

Objective 12: Ensure development is appropriately located in relation to flood risk and water quality

Objective 13: Ensure development does not adversely impact on protected species or sites

Objective 14: Ensure renewable energy schemes are supported where appropriate

Objective 15: Ensure the borough's open space is protected

Objective 16: Ensure the reuse and recycling of waste

Transport

Objective 17: Ensure compliance with car parking standards

Objective 18: Ensure local services are accessible

4. HOUSING

OBJECTIVE 1: ENSURE A SUFFICIENT SUPPLY OF NEW DWELLINGS	
Local Plan Policy	Policy D1 (Levels of New Development), Policy D2 (Phasing of Residential Development)
South East Plan Policy	Policy H1 (Regional Housing Provision) Policy H2 (Managing the Delivery of Regional Housing Provision)
Community Strategy Objective	C1: Levels of deprivation and poor housing at neighbourhood level are reduced
Target:	
To provide a requirement of 18,900 net additional dwellings over the 20 year period of the South East Plan (2006-2026) Source: South East Plan	
Indicators:	
Housing trajectory showing: H1) The planned housing period and provision H2a) Net additional dwellings for the previous years H2b) Net additional dwellings for the reporting year H2c) Net additional dwellings in future years H2d) Managed delivery target	

H1) The planned housing period and provision

The housing requirement for the borough is set out in the adopted South East Plan (May 2009), which forms part of the borough's statutory Development Plan. This states, under policy WCBV3, that the Local Planning Authority will allocate sufficient land and facilitate the delivery of 945 dwellings per annum (dpa) or 18,900 over the period 2006-26 (subject to the outcome of Phase 2 of the Basingstoke Water cycle Study). Of this total, 915 dpa (18,300) are identified for the Western Corridor/ Backwater Valley sub-region, and the remaining 30 dpa (600) for the area of the borough outside the sub-region which includes Overton and Whitchurch.

The borough council's position, as reflected in the representations made during the development of the South East Plan, is that a lesser figure of 740 dpa more accurately reflects the level of housing required. However, it is considered prudent to use the 945 housing requirement for the overall purposes of the Annual Monitoring Report.

The borough's housing requirement increased significantly through the development of the South East Plan, rising from 825 to 945 dpa. The Secretary of State highlighted this uplift in comments made within the Proposed Modifications Schedule of Changes and Reasoned Justification, specifically stating that the 'additional uplift is placed in the second phase of this plan'. It is therefore considered reasonable to take a two phased approach to the borough's housing requirement whereby the number of units that have already been completed during the Plan period (since 2006) are taken off the housing requirement for the first half of the plan period only. This will therefore

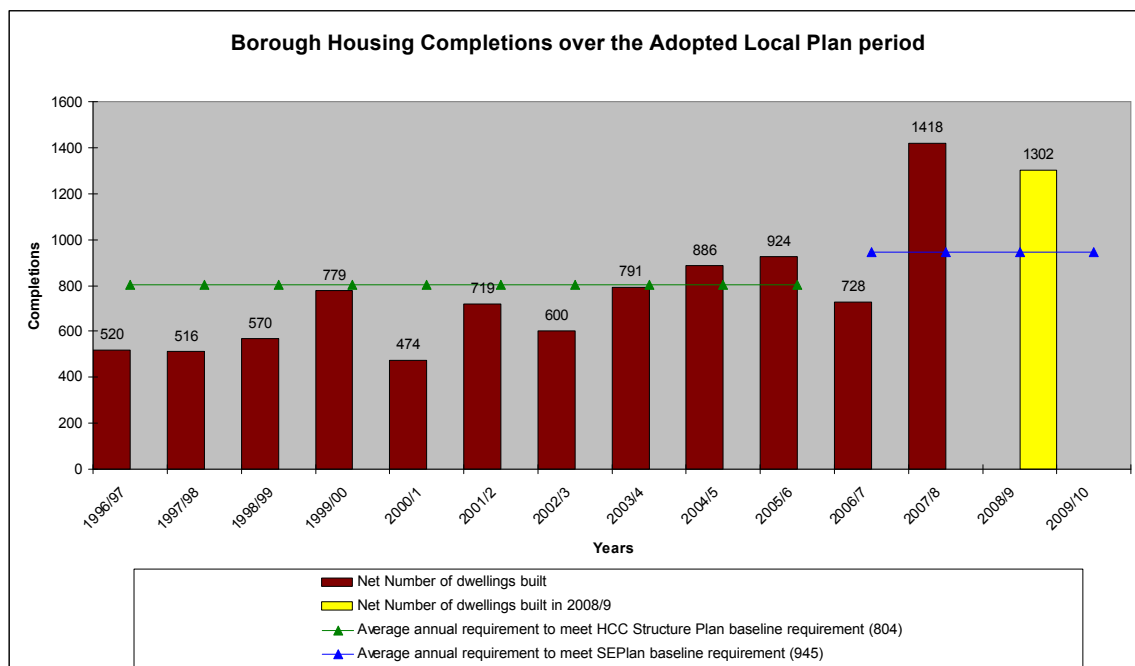
result in a lower requirement for the remainder of the period up to 2016, after which, the requirement will increase to 945 dpa for the remaining 10 years of the plan. Further information on the “two phased approach” is set out in the Annual Housing Land Supply Position Report and which can be found on the council’s website <http://www.basingstoke.gov.uk/planning/ldf/amr.htm>

In summary therefore:

	Start of Plan period	End of Plan period	Total Housing Requirement	Source of Plan Target
H1	1/4/2006	31/3/2026	18,900	Regional Spatial Strategy (South East Plan)

H2a and H2b) Net additional dwellings for the previous years (1996-2009) and net additional dwellings for the reporting year (2008/9)

The following graph shows recent levels of housing delivery on an annual basis over the current Adopted Local Plan period.

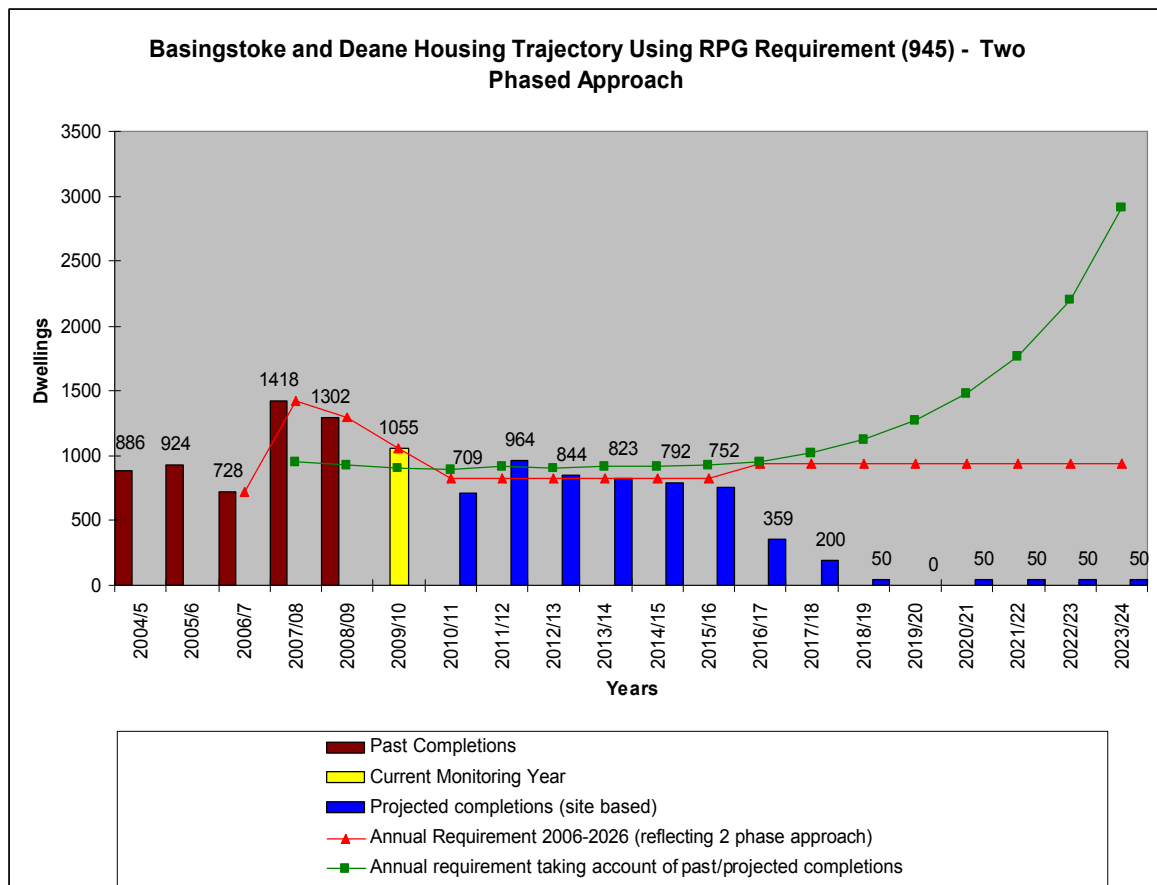


The net number of dwellings completed between 1 April 2008 and 31 March 2009 was **1,302**.

- **1,245** new dwellings were completed on large sites (sites of 10 or more units) while **57** units were completed on small sites (less than 10 units)
- A net total of **5,258** dwellings have been completed in the borough over the last five years (2004/5 to 2008/9) with 3,448 completions over the three year period of the South East Plan (2006/7 to 2008/9). This results in an average build rate of 1,149 new homes per year for the last three years.

H2c and H2d) Net additional dwellings in future years and managed delivery targets

The following trajectory shows past levels of housing delivery and likely future levels of housing delivery over a 20 year period. For graphical purposes, the final two years of the South East Plan period (2006-2026) are not shown.



- **The first year of the 15 year period is known as the current monitoring year (2009/10). The expected number of dwellings to be completed in this year is 1,055.**
- **The borough's remaining housing requirement for 2010-2026 is 14,397 dwellings to meet the 945 South East Plan target. Completions for the first four years of the Plan are estimated to be 4,503 so that, when the requirement is split into two phases to reflect the uplift in the South East Plan, the requirement for the next six years is 4,947. This equates to an annual requirement of 825 units or 4,125 units over five years.**
- **The borough's five year land supply stands at 4,132 units compared to the 4125 requirement. The borough therefore meets its five year housing land requirement or, put another way, has 5 years worth of deliverable sites.**

Source: BDBC Annual Housing Land Supply Position Report (December 2009)

Commentary

A two phased approach to the Borough's housing requirement has been taken, whereby the number of units that have already been completed during the Plan period (since 2006) are only taken off the housing requirement for the first half of the plan period i.e. the first ten years. This approach reflects the uplift made to the borough's requirement through the development of the South East Plan and the Secretary of State's statement that the 'additional uplift in the requirement is placed in the second phase of this plan'. If the completions to date are taken from the requirement for the first ten years of the plan i.e. 9,450 minus 4,503, this leaves a requirement of 4,947 units for the next six years. This results in a lower annual requirement of 825 units for the remaining years of the first 10 year phase or a five year requirement of approximately 4,125 units. For the final ten years of the plan the requirement will revert to 945 dpa.

The net number of new dwellings built in the borough is, for the second year, substantially above the South East Plan requirement of 945 units. Completion figures need to be viewed in the context of a wider timeframe in light of the cycles associated with the housing market. This year's completion figure leads to an average built rate of 1,149 new homes for the last three years.

High completion rates over the last year have resulted from a number of factors including continued progress on a number of the borough's larger housing sites, which were allocated in the Adopted Local Plan (1996 – 2011); developers continuing to move quickly to complete phases on a number of existing developments, despite uncertainties over the housing market; and particularly high affordable housing completions (discussed further under Objective 5).

The five year housing land supply position is based on sites which meet the PPS3 deliverability tests, namely available, achievable and suitable. Sites include

those which already have planning permission, allocations in the adopted Local Plan and other 'unidentified' sites. A schedule of these sites is shown in Appendix 1. As outlined above, and illustrated in the trajectory, the borough meets its five year housing land requirement, having 5 years worth of deliverable sites. The trajectory does, however, also show a significant shortfall in supply compared to the requirement over the 15 year period. This reflects the borough's current position of not having an adopted Core Strategy through which future strategic housing sites would be identified. Also, given the council's current reassessment of its draft Strategic Housing Land Availability Assessment (SHLAA), no sites which have been identified as housing opportunities beyond the next five years have been included.

Despite the borough meeting its five year housing supply requirement, it is recognised that the supply position is not as healthy as it has been in recent years. This reflects the fact that the borough has been caught both by high levels of completions in recent years, and impacts on supply as a result of the economic downturn. Progress on sites will need to be closely monitored to ensure that there remains a rolling supply of suitable housing sites. Officers will also take a pro-active approach to help ensure that sites are developed in a timely and appropriate manner. This includes working closely with stakeholders associated with relevant sites, including landowners and infrastructure providers, and encouraging the renewal of planning applications by approaching individual applicants where existing permissions are due to expire shortly.

OBJECTIVE 2: ENSURE, WHERE POSSIBLE, NEW DWELLINGS ARE BUILT ON PREVIOUSLY DEVELOPED LAND	
Local Plan Policy	Policy D9 (Rural Brownfield Sites)
South East Plan Policy	Policy SP3 (Urban focus and urban renaissance)
Community Strategy Objective	E5: We are effectively using our natural resources and minimising waste and pollution
Targets:	
Local Authorities should seek to achieve at least 60% of all new development across the South East on previously developed land and through conversions of existing buildings Source: South East Plan (Policy SP3) 40% of all new homes to be accommodated on previously developed land Source: Adopted Local Plan 1996-2011 (Chapter 6-Monitoring Indicators)	
Indicators:	
H3) New and converted dwellings on previously developed land	

H3) New and converted dwellings on previously developed land (PDL)

H3		Total
	Gross completions	1,389
	Gross completions on PDL (including %)	828 (60%)

Source: BDBC Annual Housing Land Supply Position Report (December 2009)

Commentary

The percentage of new dwellings built on PDL in 2008/9 is significantly above the borough target within the Adopted Local Plan of 40% of new homes to be accommodated on PDL. Over the last three years, an average of 57% of housing development has been on **previously developed land**. It should be noted that the 60% figure is a national and regional target. The figure of 40% reflects the development character of Basingstoke in particular, recognising that a high proportion of new housing needs to be accommodated on greenfield sites. The current and previous figures reflect the fact that the Local Plan Greenfield sites release mechanism has been effective in achieving a greater focus on the development of brownfield sites in the earlier stages of the Local Plan period, where this has been appropriate in planning terms.

OBJECTIVE 3: ENSURE NEW DWELLINGS ARE BUILT AT AN APPROPRIATE DENSITY	
Local Plan Policy	Policy E1 (Development Control)
South East Plan Policy	Policy H5 (Housing Design and Density)
Community Strategy Objective	E1: The variety and quality of the built environment is protected, enhanced and well designed.
Target:	
Housing to be provided at a density of at least 30 dwellings per hectare (dph) net Source: PPS3	
Indicators:	
Percentage of new dwellings completed at: i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare	

Key Findings:

- **Over 94% (1,312 dwellings) of new dwellings were built at a density equal to or above the PPS3 target.**
- **5.5 % (77 dwellings) of new dwellings were built at a density of less than 30 dph.**
- **47.4% (658 dwellings) of new dwellings were built at a density of between 30 and 50 dph.**
- **47.1% (654 dwellings) of new dwellings were built at a density above 50 dph.**

Source: Hampshire County Council

Commentary

The average density for residential development remains significantly above the national target. A small percentage of new homes (approximately 6%) were built below the national target with 36% of these relating to developments of just a single dwelling. When removing developments of just single dwellings from the figures, just 4% of developments had a density of less than the national target. These reflect the need on smaller sites for achieving a balance between properly reflecting local character and making efficient use of land.

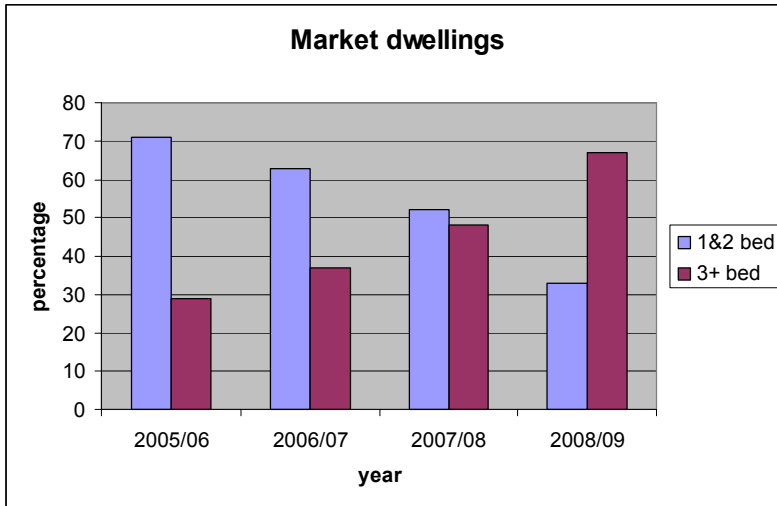
OBJECTIVE 4: ENSURE A BALANCED MIX OF DWELLINGS	
Local Plan Policy	Policy C3 (Housing Mix) Policy D4 (Sub-division and loss of dwellings)
South East Plan Policy	Policy H4 (Type and Size of New Housing)
Community Strategy Objective	E3: Access to affordable and appropriate housing is improved.
Target:	
Between 30% and 50% of market dwellings provided on site are small units (1 and 2 bedrooms) Source: Policy C3 Adopted Local Plan 1996-2011	
Indicators:	
<ul style="list-style-type: none"> ▪ Percentage of 2 bedroom (or smaller) dwellings built as a proportion of all new dwellings ▪ Number of planning permissions given for Houses in Multiple Occupation/ Sub-Divisions of dwellings 	

Key Findings:

- **Of the 806 net total market dwellings completed between 1 April 2008 and 31 March 2009, 266 or 33% were small units (1 and 2 bedrooms)**
- **Of these 266 market units, 83 dwellings were one bed dwellings and 183 were two bed dwellings.**
- **There were 181 three bed market dwellings and 309 four/five bed market dwellings.**
- **The number of bedrooms for 50 of the completed dwellings is unknown**
Source: Hampshire County Council Annual Housing Monitoring schedules
- **During the period there were 18 planning applications for change of use from a dwelling to a house in multiple occupation. Of these, 6 were granted permission, 12 were refused of which 5 were allowed on appeal.** Source: Acolaid
- **During the period there were 54 planning applications for sub-divisions of residential dwellings. Of these, 9 were granted permission, 20 were refused and 25 were allowed on appeal.**
Source: Acolaid

Commentary:

The graph below shows the percentage of market dwellings provided over the past five years. This shows that the Housing Mix Policy and the supporting SPD of achieving between 30 and 50% of market dwellings to be small units is taking effect.



Council members and some local communities have expressed concern at a significant rise in the number of applications for subdivisions that arose in 2007-2008 and has continued into 2009. A significant proportion of applications refused by the Local Planning Authority have been allowed at appeal and a Council Motion in 2008 has asked that particular attention be paid to perceived deficiencies in Policy D4. Accordingly this aspect of the evidence base is receiving particular focus, along with the collection and analysis of how other Authorities have addressed or are addressing similar issues.

OBJECTIVE 5: ENSURE A SUFFICIENT SUPPLY OF AFFORDABLE HOUSING	
Local Plan Policy	Policy C2 (Affordable Housing)
South East Plan Policy	Policy H3 (Affordable Housing)
Community Strategy Objective	E3: Access to affordable and appropriate housing is improved.
Target:	
To provide at least 300 affordable units per annum Source: BDBC Housing Strategy (2008-2011) Starting point for negotiations on the level of affordable housing will be 40% Source: Policy C2 Adopted Local Plan 1996-2011	
Indicators:	
H5) Gross affordable housing completions	

H5) Gross affordable housing completions

	Social rent homes provided	Intermediate homes provided	Shared ownership	Affordable homes total (gross)
H5	313	31	196	540

Source: Hampshire County Council

Commentary

As in the previous three years, the number of affordable housing units built has exceeded the council's previous target of 250 affordable dwellings per annum (2005/6 – 278, 2006/7 - 281, 2007/8 - 462). This target was increased to 300 affordable units in 2008, and this has again been significantly exceeded. 39% of gross completions in 2008/9 were affordable units and funding amounting to just under £21m was secured from the Housing Corporation.

Reasons behind the high levels of affordable housing include the fact that extra affordable units have come on offer from developers as a result of poor market sales. Increased funding was also made available to help offset the decline in the private housing market which resulted in a total of over 200 extra affordable units. The increase in affordable units is also a reflection of the high number of housing completions in 2008/09 and that the Local Plan requirement meant a change from 20% to 40%.

OBJECTIVE 6: ENSURE NEW DWELLINGS ARE BUILT IN SUITABLE LOCATIONS	
Local Plan Policy	Policy D5 (Residential and other Development In Settlements) Policy D6 (New Residential Accommodation in the Countryside) Policy D7 (Essential Residential Accommodation in the Countryside) Policy D8 (Rural Exceptions) Policy D9 (Rural Brownfield Sites)
South East Plan Policy	Policy H1 (Regional Housing Provision) Policy H4 (Type and size of new housing)
Community Strategy Objective	E2: The diversity and quality of the natural environment is protected and enhanced E3: Access to affordable and appropriate housing is improved
Target:	
Ensure that dwellings are built in locations that minimise the need for people to travel, have least impact on the environment and respond to local need. Source: Adopted Local Plan 1996-2011 (Chapter 1, paragraph 1.10-1.11)	
Indicators:	
<ul style="list-style-type: none"> i) Number of completions within Settlement Policy Boundaries ii) Number of completions outside Settlement Policy Boundaries iii) Number of completions for one for one replacement of existing dwellings iv) Number of completions for the conversion of an existing building v) Number of agricultural, forestry or other occupational dwellings in the countryside vi) Number of completions on Rural Brownfield sites vii) Number of applications for Rural Exception Schemes 	

Key Findings:

- **Of the 1,302 net gains on large and small sites between 2008/09, 95.8% (1,247 dwellings) were within Settlement Policy Boundaries (SPBs) and 4.2% (55 dwellings) were outside SPBs.**
Source: Hampshire County Council
- **The 55 net gains built outside Settlement Policy Boundaries included:**
 - **12 gains from one for one replacements of existing dwellings (where there has been a loss of the existing dwelling in a previous year), in accordance with Policy D6 of the Adopted Local Plan.** Source: Hampshire County Council/Strategic Development Team
 - **8 gains from the conversion of an existing building, in accordance with Policy D6 of the Adopted Local Plan.** Source: HCC/Strategic Dev. Team
 - **0 rural based occupational dwellings in accordance with Policy D7 of the Adopted Local Plan.** Source: HCC/Strategic Development Team
 - **35 dwellings on Rural Brownfield Sites in accordance with Policy D9 of the Adopted Local Plan.** Source: HCC/Strategic Development Team
- **In addition there have been 2 applications for Rural Exception (Affordable Housing) Schemes (Charter Alley and Preston Candover) where there has been a resolution to grant planning permission.**
Source: BDBC Housing Department

Commentary

The overwhelming majority of new dwellings (95%) have been built within Settlement Policy Boundaries in accordance with the sustainability principles of the Local Plan. This percentage has increased by 2% from the year before. Just 5% of net gains were built outside a designated Settlement Policy Boundary.

OBJECTIVE 7: ENSURE SUFFICIENT PROVISION IS MADE FOR GYPSIES AND TRAVELLERS	
Local Plan Policy	Policy C5 (Gypsy Sites/Travelling show-people)
South East Plan Policy	Policy H4 (Type and size of new housing)
Community Strategy Objective	C6: Diversity is celebrated and discrimination eliminated E3: Access to affordable and appropriate housing is improved
Target:	
Creating and sustaining strong communities, for the benefit of all members of society including the gypsy and traveller community, in accordance with the Government's Respect agenda Source: Circular 01/2006 'Planning for Gypsies and Travellers' (paragraph 4)	
Indicators:	
H4) Net additional pitches	

Key Findings:

- There were **no** planning applications for gypsy, traveller or show-people sites submitted in the period April 2008 - March 2009.

Source: Acolaid

Commentary

In the previous year one planning permission for 1 temporary pitch was granted, and in 2006-07 one planning application for gypsy, traveller or show-people was granted permission allowing for 2 permanent and 2 temporary pitches.

Representatives from the borough council's Housing Team have worked alongside Hampshire County Council to undertake a full housing needs survey of gypsies and travellers and the findings of the study were fed into the South East Plan:

"Within the County there are five permanent Local Authority sites providing 92 pitches, and 21 authorised private sites providing around 47 pitches across Hampshire.

There are no authorised sites in Basingstoke and Deane, Fareham, Rushmoor or Portsmouth. The study found that there is a need for at least 3 managed Transit sites across the Hampshire Districts, one in the north of Hampshire (Basingstoke & Deane), one in the south of Hampshire (Winchester) and one in the west (covering areas of Test Valley, Eastleigh and New Forest). It was also recommended to create a network of Emergency Stopping Places to deal with peak flows of travellers through the study area during the summer months. Emergency stopping places should focus on known travel routes through Test Valley, Basingstoke and Deane, and Winchester to the coast along the M3 corridor."

The council is currently working with Hampshire County Council to try and identify a network of suitable stopping places / transit sites across Hampshire to address the needs of those travelling through the borough.

OBJECTIVE 8: ENSURE NEW DWELLINGS ARE OF A HIGH STANDARD OF DESIGN	
Local Plan Policy	Policy E1 (Development Control) Policy E6 (Landscape Character) Policy E2 (Affordable Housing) Policy C3 (Housing Mix) Policy A2 (Encouraging Walking, Cycling and the Use of Public Transport) Policy A6 (Renewable Energy) Policy A7 (Water and Sewerage Infrastructure)
South East Plan Policy	Policy H3 (Affordable Housing) Policy H4 (Type and size of new housing) Policy H5 (Housing Design and Density) Policy S6 (Community infrastructure)
Community Strategy Objective	E1: The variety and quality of the built environment is protected, enhanced and well designed.
Target:	
No target set, but the Building for Life bands are as follows: 80% of criteria met = Very Good 70% of criteria met = Good 50% of criteria met = Average <50% of criteria met = Poor	
Indicators:	
New Core Indicator H6 – Housing Quality (Building for Life Assessments)	

The Government introduced a new Core Output Indicator to monitor the level of quality in new housing development. A housing site should only be included where at least 10 new dwellings have been completed. This includes phases of large developments.

15 completed developments or phases of developments were assessed for the current monitoring year. These were:

- Merton Rise (Phase 1b), Chineham Lane, Basingstoke (87 dwellings).
- Queen Mary’s College, Cliddesden Road, Basingstoke (18 dwellings).
- 1-3 Essex Road, Basingstoke (14 dwellings).
- 3&5 Land at Old Down Close, Basingstoke (13 dwellings).
- Marnel Park (Phase 1), Land north of Popley Way, Basingstoke (226 dwellings).
- John Hunt of Everest Community School (Phase 1), Popley Way, Basingstoke (125 dwellings).
- Aldermaston Junction, Priestley Road, Basingstoke (162 dwellings)
- Fieldways, Russell Road, Basingstoke (12 dwellings).

- The Cedars, Ashford Hill Road, Headley (12 dwellings).
- The Hook, Basingstoke Road, Kingsclere (10 dwellings).
- 5a Oakley Lane and Land at Rectory Road, Oakley (11 dwellings).
- Land east of Allotment Gardens, Stenbury Drive, Preston Candover (10 dwellings).
- Taylors Farm (Phase 4), Sherfield-on-Loddon (86 dwellings).
- Taylors Farm (Phase 5), Sherfield-on-Loddon (60 dwellings).
- The Fighting Cocks, 26 Main Road, Tadley (11 dwellings).

The Building for Life criteria are a government-endorsed assessment benchmark developed by the Commission for Architecture and the Built Environment (CABE). Each housing scheme is assessed against 20 Building for Life criteria (set out in Appendix 2). The scores are categorised as very good (16-20 out of 20), good (14-15 out of 20), average (10-13 out of 20) or poor (0-9 out of 20).

Key findings:

The number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against Building for Life criteria in 2008/09 are set out in table 2 below.

Table 2: The number and proportion of new build completions reaching Building for Life ratings.

Rating	Number	Proportion (%)
Very good	0	0
Good	87	10
Average	526	61
Poor	244	29
Total	857	100

Commentary:

The assessments were carried out by members of the council's Urban Design Team in consultation with officers from the council's Planning and Transportation Unit and the Chairs of the North East Hampshire Architects Panel.

Table 2 shows that the new dwelling completions were rated predominantly as 'Average'. One development (Merton Rise) was rated as 'Good' and this accounted for 10% of the total building completions. Those rated 'average' included Queen Marys College, Marnel Park, John Hunt of Everest Community School, Land at Rectory Road, and Taylors Farm. A noticeable proportion (29%) was rated as 'poor'.

A number of issues were encountered during the assessment process which affected the scoring. The frequent 'average' and 'poor' ratings partly reflect that many developments did not score well in terms of exhibiting sustainable construction. This was partly due to there being lower standards required when

these schemes were granted planning permission several years ago. However, the adoption of the Design and Sustainability SPD in 2008, which requires a higher level of sustainable construction and also incorporates explicit guidance on urban design principles, is expected to lead to higher ratings in future. A comprehensive review is also being undertaken of what affects the quality of design in the Borough. It is expected that this will lead to consideration of a series of measures in 2010 to improve the quality of design.

5. ECONOMIC ISSUES AND DEVELOPMENT

OBJECTIVE 9: ENSURE A SUFFICIENT SUPPLY OF EMPLOYMENT LAND	
Local Plan Policy	Policies EC1 and EC2 (Employment Areas)
South East Plan Policy	Policy RE2 (Supporting Nationally and Regionally Important Sectors and Clusters) Policy RE3 (Employment and Land Provision)
Community Strategy Objective	P4: Barriers to employment and investment are reduced
Target:	
Maintain an adequate supply of land for employment and for meeting trends in employment Source: Adopted Local Plan 1996-2011 (Chapter 3, paragraph 3.2)	
Indicators:	
BD1) Total amount of additional employment floorspace – by type BD2) Total amount of employment floorspace on previously developed land – by type BD3) Employment land available – by type <ul style="list-style-type: none"> i) Amount of floorspace developed for employment in employment or regeneration areas ii) Amount of employment land lost to residential development 	

Key Findings:

- Total completed amount of additional employment floorspace for 2008/09 was **8,760m² (gross)** and **8,519 m² (net⁶)**
- Of the completed floorspace for 2008/09, **12.4% (1,088 m²)** was developed in urban areas (outside defined employment areas) and **52% (4,555 m²)** was in defined employment areas. **35.6% (3,117 m²)** was developed in rural areas - and consisted of barn conversions.
- **64.4%** of completed floorspace was on Previously Developed Land.
- Total employment land available at March 2008 (i.e. within areas allocated for employment and sites outside of those areas with planning permission) is **64.32 ha**.
- During the period there was **no** employment land lost to residential use.

Source: Hampshire County Council

⁶ The percentage difference between gross external and gross internal floorspace (3.75%)

BD1 & BD2) Floorspace developed for employment use

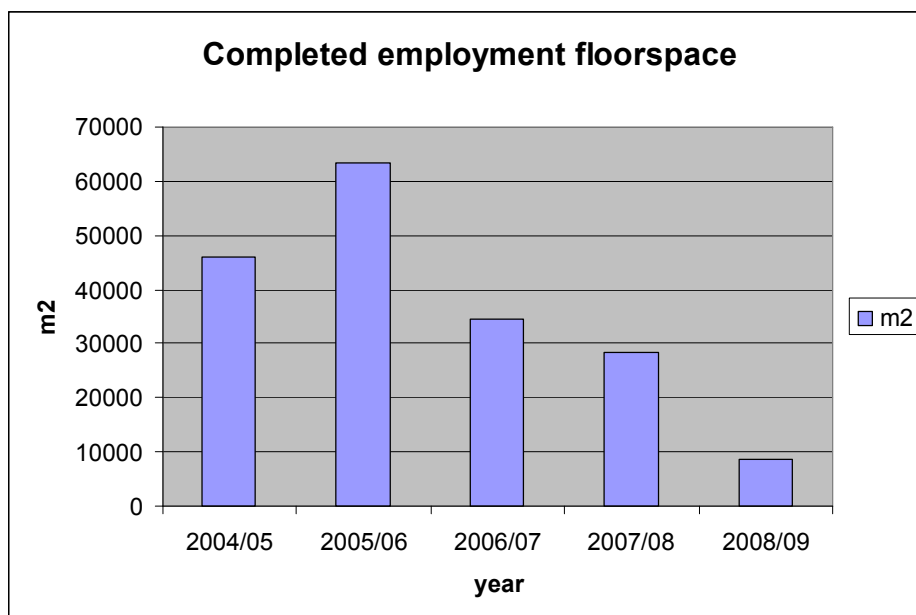
		B1	B1A	B2	B8	Mixed use B1-B8	Total
BD1	Gross	0	5643 m²	0	1370m²	1747m²	8760 m²
	Gross internal	0	5431.4m²	0	1318.6 m²	1681.5m²	8431.5 m²
	Net	0	5402 m²	0	1370 m²	1747 m²	8519 m²
BD2	Gross	0	5643 m²	0	1370 m²	1747 m²	8760 m²
	% gross on PDL	0	100	0	0	0	64.4

Source: Hampshire County Council

Note: the threshold for employment floorspace being monitored is 200m²

Commentary

The graph below shows the amount of floorspace developed for employment use over the past five years. It shows a considerable drop in completed employment floorspace compared to previous years. This may have been caused by the economic downturn. However, a total of 5,859 m² employment floorspace was under construction as at 1 April 2009. If completed this will be reflected in next year's AMR returns.



BD3) Employment land available – by type

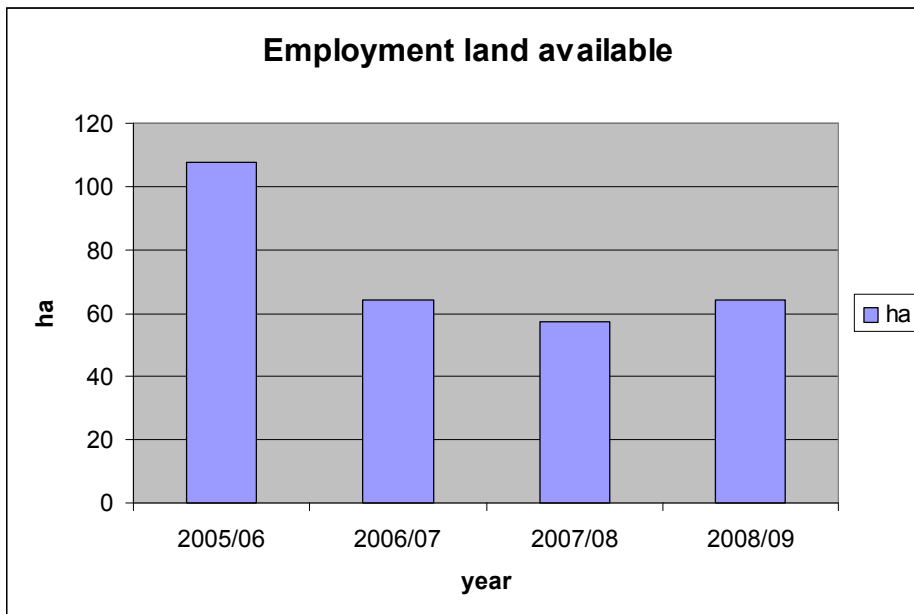
	B1	B1A	B1B	B1C	B2	B8	B1-B8	Total
Hectares	5.85	20.23	0	0	0.37	4.06	33.72	64.23

Source: Hampshire County Council

Commentary

Of the 64.23ha total employment land available, 23.9ha are available on sites allocated for employment use in the Local Plan. The other 39.33ha land contain sites for which planning permission has been granted for employment uses but are not included in Local Plan allocations. The figure for employment land available has slightly increased as shown in the graph below.

Therefore this suggests that the decrease in completed employment floorspace (indicator BD1 & BD2) is not a result of a shortage of employment land available.



OBJECTIVE 10: ENSURE SUFFICIENT RETAIL AND LEISURE PROVISION	
Local Plan Policy	Policy EC9 (Retail and Commercial Leisure) Policy EC10 (A3, A4 and A5 Food and Drink) Policy EC11 (Hotels)
South East Plan Policy	Policy TC1 (Strategic Network of Town Centres) Policy TC2 (New Development and Redevelopment in Town Centres)
Community Strategy Objective	P5: The borough has thriving town centres which contribute to a broad economic base
Target:	
Enhance the existing retail and leisure provision to ensure future competitiveness Source: Adopted Local Plan 1996-2011 (Chapter 3, paragraph 3.21)	
Indicators:	
BD4) Total amount of floorspace for 'town centre uses'	
i) Loss of retail to other uses	
ii) Use Class Order A3 applications and permissions	

Key Findings:

- Total completed gross floorspace for retail, leisure and office development between April 2008 and March 2009 was **5,952m²**.
- Of this **5,643 m²** was office development and **309m²** was leisure development. Source: Hampshire County Council; Acolaid
- **1,088m²** of the completed office development in 2008/09 was in a town centre (as defined in the Adopted Local Plan). Source: Hampshire County Council
- During the period there were **7** applications granted for change of use from A1 (retail) to other uses. Table 3 provides more details of these applications. Source: Acolaid
- **2** applications for Class A3 use were granted in 2008/09. Source: Acolaid

BD4) Total amount of floorspace for town centre uses

	A1	A2	B1a	D2	Total
Gross	0 m²	0	5,643 m²	309 m²	5,952 m²
Net	0 m²		5,402 m²	297 m²	5,699 m²

Source: Hampshire County Council, Acolaid

Commentary

There was no completed floorspace for retail development in 2008/09 and only one planning application has been approved for a women’s fitness centre (185m²) within the town centre, as defined within the Local Plan.

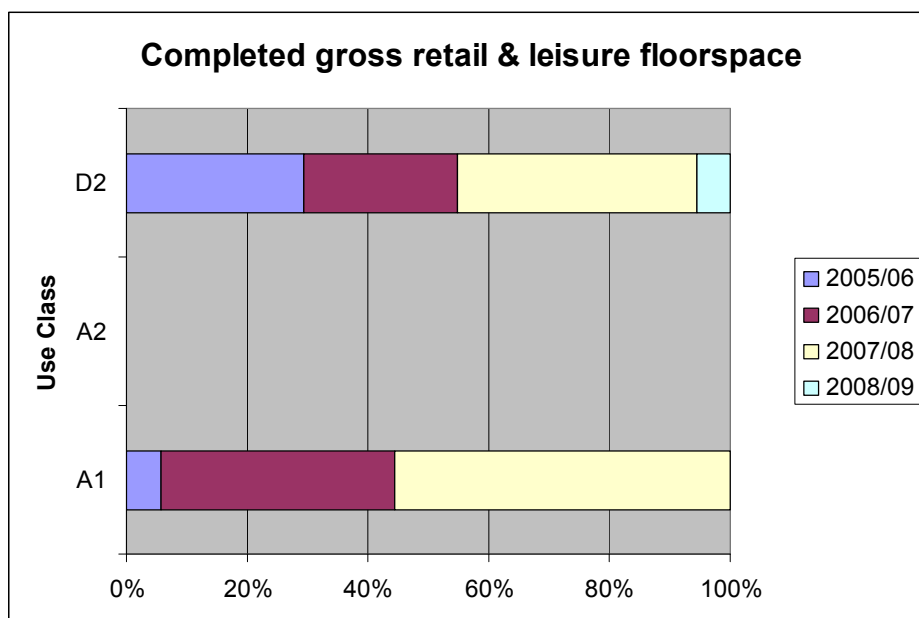


Table 3 below provides details on the loss of retail to other Use Class Order Classes and Table 4 provides details on Class A3 and A4 applications.

Table 3: Loss of Retail Use

Change of Use	Description of new use	BDB reference	Status
A1 to A5	Take away	68473	Granted
A1 to B1	Office	69061	Granted
A1 to sui generis	Private hire business	69249	Granted
A1 + A2 to A3	Coffee shop/café	69517	Granted
A1 to sui generis	Automated solarium	60589	Granted
A1 to A5	Take away	69795	Granted
A1/B1 to C3	Living accommodation	68193	Granted

Source: Acolaid

Table 4: Class A3 (restaurants & cafes) & Class 4A (drinking establishments)

Change of Use	Description of new use	BDB reference	Status
A1 + A2 to A3	Cofe shop/café	69517	Granted
A1 to A3	Restaurant/wine bar	68058	Granted

Source: Acolaid

OBJECTIVE 11: ENSURE FARM DIVERSIFICATION SCHEMES ARE SUPPORTED WHERE APPROPRIATE	
Local Plan Policy	Policy EC7 (Farm Diversification)
South East Plan Policy	Policy RE3 (Employment and Land Provision)
Community Strategy Objective	P4:Barriers to employment and investment are reduced E1:The variety and quality of the built environment is protected, enhanced and well designed
Target:	
Be supportive of well conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. Source: PSS7, Paragraph 30(ii)	
Indicators:	
i) Applications for farm diversification schemes; ii) Percentage of farm diversification schemes given planning approval	

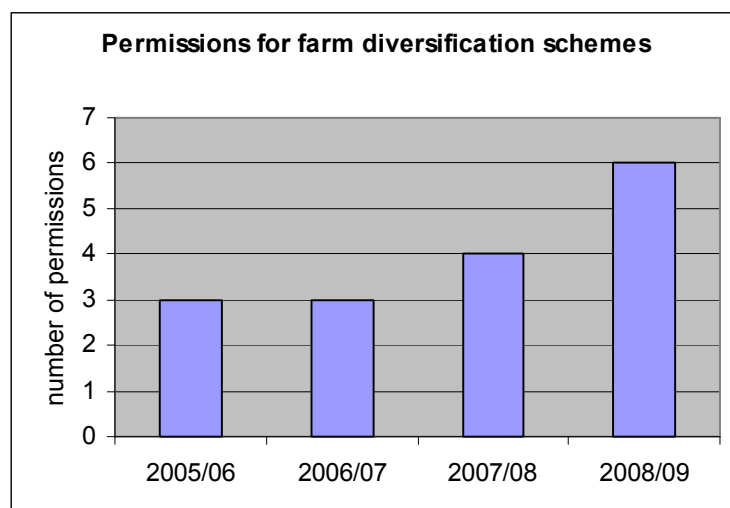
Key Findings:

- **Between April 2008 and March 2009 there were 7 applications for farm diversification schemes involving two farms**
- **Of these, 6 were approved and 1 was refused.**

Source: Acolaid

Commentary

The graph below shows that the number of planning permissions for farm diversification schemes has increased.



6. NATURAL ENVIRONMENT AND RESOURCES

OBJECTIVE 12: ENSURE DEVELOPMENT IS APPROPRIATELY LOCATED IN RELATION TO FLOOD RISK AND WATER QUALITY	
Local Plan Policy	Policy E8 (Water Environment)
South East Plan Policy	Policy NRM1 (Sustainable Water Resources and Groundwater Quality) Policy NRM2 (Water Quality) Policy NRM4 (Sustainable Flood Risk Management)
Community Strategy Objective	E5: We are effectively using our natural resources and minimising waste and pollution
Target:	
Avoid inappropriate development in areas at risk of flooding and direct development away from areas at highest risk Source: PPS25	
Indicators:	
E1) Number of planning applications granted contrary to Environment Agency advice on flooding and water quality grounds	

Key Findings:

- During the period April 2008 to March 2009, **13** applications were objected to by the Environment Agency (EA) on flood risk grounds.
- **No** planning applications were granted permission contrary to Environment Agency advice.
- **No** planning applications were objected to on water quality grounds.

Source:

http://www.environment-agency.gov.uk/static/documents/Research/FR_Objections_South.pdf

Commentary

Of the 13 applications:

- 1 application was refused on flood risk grounds.
- The EA lifted their earlier objections on 3 applications but they were still refused on non-flood risk grounds.
- 7 applications were granted permission subject to conditions being met to overcome the EA's concerns/objections.
- 1 application was withdrawn.
- 1 application has not yet been determined.

No applications were granted permission contrary to Environment Agency advice.

OBJECTIVE 13: ENSURE DEVELOPMENT DOES NOT ADVERSELY IMPACT ON PROTECTED SPECIES AND SITES	
Local Plan Policy	Policy E7 (Nature/Biodiversity Conservation)
South East Plan Policy	Policy NRM5 (Conservation and Improvement of Biodiversity) Policy NRM7 (Woodlands)
Community Strategy Objective	E2: The diversity and quality of the natural environment is protected and enhanced.
Target:	
Ensure that 95% of SSSIs are in a favourable condition and/or in an unfavourable recovering condition by 2010 Source: RPG9	
Indicators:	
E2) Change in areas of biodiversity importance	

Key Findings:

- **No** loss of SINC's due to development control decisions
- **The condition of SSSIs is improving year on year, with 96.8 % of SSSIs wholly within the Borough meeting the Government's Public Service Agreement target for SSSIs- i.e. they are either in a favourable or unfavourable recovering condition. This is an improvement of 7.64% from 2007/08.**
- **The condition of SSSIs within the Borough now exceeds the regional target for 95% of SSSIs to meet the PSA target by 2010.**
- **There are 3 SSSIs either wholly or partially within the Borough that have areas within them in an unfavourable declining condition.**

Source: Natural England: SSSI condition summary (Sep 2008)

Commentary

The purpose of indicator E2 is to audit development control decisions to check if any have been made that will result in the direct loss of land classified as a Site of Importance for Nature Conservation. An assessment was carried out using the council's geographic information system and involves two stages:

- overlaying planning records on the SINC layer and running a spatial query to detect any overlaps;
- Where overlaps are detected, the detailed planning records for these applications are manually assessed to see if the consent involves destruction of the SINC within the plotted development area.

It was determined that there were no losses for the 08-09 year.

Table 5: SSSI condition summary

Name	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed/part destroyed
Wholly within the Borough					
Ashford Hill Woods and Meadows	18.5%	72.8%	2%	6.7%	0%
Bere Mill Meadows	0%	100%	0%	0%	0%
Burghclere Beacon	100%	0%	0%	0%	0%
Duncroft Fam Pit	100%	0%	0%	0%	0%
Greywell Tunnel (Basingstoke Canal)	100%	0%	0%	0%	0%
Highclere Park	39.4%	55.8%	4.8%	0%	0%
Ladle Hill	100%	0%	0%	0%	0%
Mapledurwell Fen	0%	100%	0%	0%	0%
Old Burghclere Lime Quarry	100%	0%	0%	0%	0%
Pamber Forest/Silchester Common	3.5%	94.5%	0.5%	1.4%	0.1%
Ron Ward's Meadow with Tadley Pastures	82.7%	17.3%	0%	0%	0%
Sidley Wood	0%	100%	0%	0%	0%
AVERAGE	25.1%	71.7%	1.1%	2.1%	0%
Partly within the Borough					
Butter Wood	10.1%	89.9%	0%	0%	0%
East Aston Common	0%	0%	100%	0%	0%
Greenham and Crookham Commons	100%	0%	0%	0%	0%
Hook Common and Bartley Heath	0%	0%	100%	0%	0%
Micheldever Spoil Heaps	46.2%	53.8%	0%	0%	0%
River Test	10.5%	3.4%	3.5%	82.6%	0%
Stanford End Mill and River Loddon	100%	0%	0%	0%	0%
West Woodhay Down	0%	100%	0%	0%	0%
AVERAGE	19.1%	46.3%	6.5%	28.1%	0%

Source: Natural England: SSSI condition summary (21st October, 2009)

OBJECTIVE 14: ENSURE RENEWABLE ENERGY SCHEMES ARE SUPPORTED WHERE APPROPRIATE	
Local Plan Policy	Policy A6 (Renewable Energy)
South East Plan Policy	Policy NRM11 (Development and Design for Energy Efficiency and Renewable Energy) Policy NRM12 (Combined Heat and Power) Policy NRM13 (Regional Renewable Energy Targets) Policy NRM14 (Sub-Regional Targets for land-based renewable energy) Policy NRM15 (Location of Renewable Energy Development) Policy NRM16 (Renewable Energy Development Criteria)
Community Strategy Objective	E5: We are effectively using our natural resources and minimising waste and pollution
Target:	
Promote and encourage the development of renewable energy sources Source: PPS22 (page 7, ii)	
Indicators:	
E3) Renewable energy generation	

Key Findings:

- **Between April 2008 and March 2009, there were 2 applications for solar panels, one of which was granted planning permission and one of which was refused planning permission.**
- **During the same period there was 1 application for a wind turbine, which was granted planning permission. There was also 1 application for allowing premises to be used for biofuel production, which was granted planning permission.**
- **Overall this represents a net decrease from 2007/08 of 3 applications for renewable energy schemes.**

Source: Acolaid

Commentary

The Town and Country Planning (General Permitted Development) (Amendments) (England) Order 2008 now considers the installation of solar PV or solar thermal equipment on a dwelling as permitted development. This may result in a reduction in the number of formal planning applications for solar panels – the number of applications for solar panels has already decreased by half during the period i.e. 4 applications between April 2007 and March 2008 compared to 2 between April 2008 and March 2009.

However, future applications for renewable energy schemes (if not GPD) will be supported by the Design and Sustainability Supplementary Planning Document (SPD) which was adopted in September and came into affect on 1 November 2008.

OBJECTIVE 15: ENSURE THE BOROUGH'S OPEN SPACES ARE PROTECTED	
Local Plan Policy	Policy C7 (Protection, Enhancement and Replacement of Existing Leisure and Community Facilities and Open Spaces) Policy C9 (New Leisure Facilities or Open Spaces)
South East Plan Policy	Policy S1 (Supporting Healthy Communities) Policy C6 (Countryside Access and Rights of Way Management)
Community Strategy Objective	E6: Access to the countryside and public open space is improved.
Target:	
Maintain the Borough's open spaces to national standards Source: Green Flag Award	
Indicators:	
i)	Percentage of eligible open spaces managed to green flag award standard

Key Findings:

- There are **2** sites within the borough with Green Flag Status: Eastrop Park and War Memorial Park.
- The percentage of eligible sites with a Green Flag Award is estimated to be **22%** based on the eligibility criteria published by the Civic Trust. The sites that the Borough Council consider to be eligible are:
 - Eastrop Park
 - South View Cemetery, Norden, Basingstoke
 - Down Grange Walled Garden, Kempshott, Basingstoke
 - Pamber Forest, nr Tadley
 - Millfield, Old Basing
 - Black Dam Ponds
 - Great Sorrells Copse
 - St Johns and Cowdown Copses, Oakley
 - War Memorial Park

Source: BDBC Leisure Team

Commentary

There are no changes from last year's AMR returns. The number of Green Flag Awards for parks remains two, and the percentage of eligible sites are estimated to be 22%.

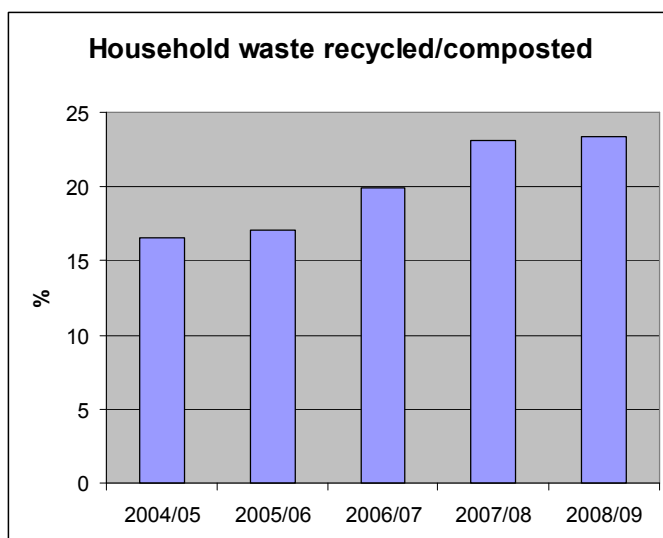
Up to date information necessary to give a complete and robust range of information on community facilities and open space has been completed as part of the Leisure and Recreation Needs Assessment, which was carried out by consultants. Digital mapping of all open space including play areas and playing fields is nearly complete (80%). Once this data has been verified the borough council will have a more accurate figure. This work is expected to be completed by the end of 2010.

OBJECTIVE 16: ENSURE THE REUSE AND RECYCLING OF WASTE	
Local Plan Policy	Policy A5 (Recycling)
South East Plan Policy	Policy W2 (Sustainable Design, Construction and Demolition) Policy W5 (Targets for Diversion From Landfill) Policy W6 (Recycling and Composting) Policy W8 (Waste Separation) Policy W9 (New Markets)
Community Strategy Objective	E5: We are effectively using our natural resources and minimising waste and pollution
Target:	
Increase the reuse and recycling of waste materials Source: Adopted Local Plan 1996-2011 (Policy A5)	
Indicators:	
i) Percentage of waste recycled or composted	

Key Findings:

- In 2008/09, **23.37%** of household waste was recycled, composted or reused.
- There is a steady percentage increase since 2004 of household waste recycled or composted as shown in the graph below.

Source: BDBC Recycling Officer



Commentary

The small increase (of 0.36%) on the previous year's performance is attributed to an increase in garden waste collections and an increase in the amount of material sent for reuse at the Community Furniture Project.

The council is currently reviewing the waste and recycling services and considering

changes at the onset of the next collection contract which should improve performance. 90.6% of the total municipal waste collected by the borough is sent for Energy Recovery and 9.4% to landfill.

7. TRANSPORT

OBJECTIVE 17: ENSURE COMPLIANCE WITH CAR PARKING STANDARDS	
Local Plan Policy	Policy A1 (Car Parking)
South East Plan Policy	Policy T4 (Parking)
Community Strategy Objective	E1: The variety and quality of the built environment is protected, enhanced and well designed P4: Barriers to employment and investment are reduced
Target:	
Highways development to comply with the Adopted Local Plan and the Hampshire County Council Standards Source: HCC Parking Strategy and Standard SPG (Policies 1-7); BEST	
Indicators:	
i)	Amount of completed non-residential development (Use Class Orders A, B and D) complying with car parking standards set out in the Council's Adopted Parking Standards SPD

Key Findings:

- During the period there were **7** applications relating to Use Class A. Of these, **3** had no objections from the Local Highway Authority. The Local Highway Authority raised no objection subject to further information/condition for **3** applications and objected to **1** application. However all **7** applications were granted planning permission.
- There were **16** applications relating to Use Class B. Of these, **3** had no objections from the Local Highways Authority and **10** no objection subject to condition. In the remaining **3** applications, the Local Highways Authority did raise objections in relation to parking provision and all **3** were refused on highway grounds.
- There were **8** applications relating to Use Class D. Of these, **3** had no objections from the Local Highways Authority, **4** had no objection subject to condition, and **1** was recommended for refusal. However all **8** applications were granted planning permission.
- There were **3** applications relating to Sui Generis uses, which were granted planning permission. The Local Highways Authority did not raise objections subject to condition.

Source: Acolaid

Commentary

Of the 34 applications relating to Use Classes A, B, D or Sui Generis, 9 had no objections from the Local Highways Authority, and 20 had no objections subject to

conditions. One application was recommended for refusal and another had objections from the Local Highway Authority. However in both cases it was considered that adequate parking was available and planning permission was granted subject to condition. The remaining 3 applications were objected to on the basis of parking provision and were subsequently refused on highway grounds.

OBJECTIVE 18: ENSURE LOCAL SERVICES ARE ACCESSIBLE	
Local Plan Policy	Policy D5 (Residential and Other Development in Settlements)
South East Plan Policy	Policy T2 (Mobility Management)
Community Strategy Objective	E4: Residents can access the services they need without the use of a car.
Target:	
To provide new development in sustainable locations Source: Adopted Local Plan 1996-2011 (Policy D5)	
Indicators:	
i)	Percentage of new dwellings (Net Housing Gain) within 30 minutes travelling time by public transport of a GP, hospital, primary and secondary school, employment, a major health centre, retail centre and a supermarket.

Key Findings:

- **99.5%** of net housing gains during April 2008- March 2009 are within 30 minutes of a primary school.
- **99.1%** of net housing gains are within 30 minutes of a secondary school.
- **97.8%** of net housing gains are within 30 minutes of further education colleges.
- **95.5%** of net housing gains are within 30 minutes of a hospital.
- **98.4%** of net housing gains are within 30 minutes of a doctors surgery.
- **94.3%** of net housing gains are within 30 minutes of an employment centre within Basingstoke.
- **89.4%** of net housing gains are within 30 minutes of a retail centre.
- **98.5%** of net housing gains are within 30 minutes of a food supermarket.

Source: Basingstoke and Deane Modelling - model Accession

Commentary

Figures for housing completions between April 2008 and March 2009 indicate a high level of accessibility to local services. This reflects the proactive approach within the Local Plan to allocating sites in and around the main urban areas of the Borough. As such the majority of new development tends to be in locations where service provision is greatest and there are opportunities to make use of public transport. It is recognised that the provision of quick and easy access to essential services is key to the development of sustainable communities.

8. CONCLUSIONS

- 8.1 The AMR provides an essential set of baseline data in relation to the economic, social and environmental characteristics of Basingstoke and Deane, and a comparison with the trends from previous years.
- 8.2 During the period for this AMR (April 2008-March 2009) there has been progress against the milestones and targets outlined within the Local Development Scheme for Basingstoke and Deane. All the targets within the LDS for commencement have been met or are on target to be met.
- 8.3 Data from this year's AMR indicates that the Local Plan policies have been effective in achieving the vision and objectives of the adopted Basingstoke and Deane Borough Local Plan (1996-2011). The development and adoption of a number of Supplementary Planning Documents has, in the council's view, further supported the effectiveness of a range of policies.
- 8.4 It is recognised that the information within this AMR and subsequent AMRs is an important part of the evidence base, which will be used to support the development of a sound Local Development Framework for Basingstoke and Deane.

Glossary

AMR	Annual Monitoring Report
dpa	dwellings per annum
dph	dwellings per hectare
EA	Environment Agency
GPD	General Permitted Development
HCC	Hampshire County Council
LDS	Local Development Scheme
LDD	Local Development Document
LDF	Local Development Framework
PDL	Previously Developed Land
PPS	Planning Policy Statement
PSA	Public Service Agreement
SHLLA	Strategic Housing Land Availability Assessment
SINC	Sites of Importance for Nature Conservation
SPB	Settlement Policy Boundary
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SSSI	Sites of Special Scientific Interest
Sui-Generis	A use (defined in the Use Classes Order) on its own, for which any change of use will require planning permission.

Appendix 1: Projected rates of housing development on a site by site basis (1 April 2009)

			Current year	Five Year Land Supply					Future Supply					
Site	Settlement	Net Dwls available	09/10	10/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Unlikely	Comments
Large Site Permissions														
Foxdown	Overton	50	30	20	0	0	0	0	0	0	0	0	0	0 Under construction - meets the SAA tests. The developer's (David Wilson Homes) predicted future development rate has been used as the basis for the estimated phasing.
Kempshott Park (Beggarwood Lane)	Basingstoke	7	0	0	7	0	0	0	0	0	0	0	0	0 The 7 units constitute the remaining element of a large development area which has now been completed.
Park Prewett	Basingstoke	504	180	140	100	84	0	0	0	0	0	0	0	0 Under construction - meets the SAA tests. Reserve matters for the core area, southern area and western triangle (1021 units), was given in November 2005. There are a number of developers on site, namely Bryants, Thomas Homes, Charles Church, Persimmon Homes and Careys New Homes. 521 units were completed on the site in 2007/8 and 2008/9. Predicted completion rates are based on information provided by the developers, a review of permissions and phasing, monitoring of progress on site and also past experience of the site. The predicted completions on 2009/10 reflect the greater proportion of affordable housing due to be delivered, after which, a more conservative rate has been used in light of market conditions.

North of Popley/ Merton Rise	Basingstoke	828	20	24	0	100	200	200	200	84	0	0	0	0	The 44 units in 2009-2011 reflect the remaining units to be delivered by Miller Homes on the site. The outline planning permission for the whole site lapsed in June 2009 and the landowners, Hampshire County Council (HCC), are looking to resubmit an outline application in mid 2010. The site is still considered to be suitable for development, being an allocation in the Adopted Local Plan, and is both available and achievable within the next five years as there continues to be a landowner actively progressing the site. Investment in infrastructure, such as the completion of the spine road, provide good evidence to support this. Further completions have been pushed back to 2012/13 to reflect the landowners approach to the site.
Taylors Farm /Sherfield Park	Basingstoke	482	50	60	110	90	75	75	22	0	0	0	0	0	Under construction - meets the SAA tests. Future phasing is based on information provided by the developers (Croudace Ltd and David Wilson Homes), a review of permissions and phasing, monitoring of progress on site (particularly the number of starts on phase 7), information on the affordable housing element and also past experience of the site. The number of expected completions rises in 2011/12 to reflect predicted progress on the part of the site to be developed by David Wilson Homes, whilst completion levels for the next two years have been flattened to take account of market factors.
Popley Fields/ Marnell Park	Basingstoke	372	105	120	80	51	0	0	0	0	0	0	0	16	Under construction - meets the SAA tests. Predicted completion rates are based on information provided by the developers (David Wilson Homes and Taylor Wimpey), a review of permissions and phasing, monitoring of progress on site and also past experience of the site. 290 units have been completed in 2007/8 and 2008/9. The overall figures have been reviewed in light of the permission given to provide a care home on the site.
Old Kempshott Lane	Basingstoke	61	40	21	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. Information provided by the developer's (Barratts) has been used to predict future phasing as well as ongoing monitoring of progress on the site since March 2009.
London Road	Overton	20	20	0	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. Delivery rates on the second phase reflect the number of starts on site and also discussions undertaken with the developers Croudace Ltd who have indicated that the site is expected to be completed in 2009/10

Old Kiln House	Tadley	18	0	0	0	0	0	0	0	0	0	0	0	18	Whilst the site continues to have planning consent for 18 dwellings (BDB50709) given in 2005, the owner has indicated that the current permission is unlikely to be used as the site is to be considered comprehensively. It is therefore recommended that the site continues to be excluded from the 5 year land supply and also the longer term housing land supply to avoid double counting with the Mulfords Hill allocation.
John Hunt School Site, Popley	Basingstoke	275	0	60	60	60	60	35	0	0	0	0	0	0	Under construction - meets the SAA tests. 125 units have been completed on the site in 2008/9 and 2009/10. Future phasing reflects information provided by the developer (Taylor Wimpey), the predicted phasing of the affordable housing element and ongoing monitoring of progress on the site since March 2009.
West Ham Lane (adj to Moniton Estate)	Basingstoke	50	0	0	0	0	0	0	25	25	0	0	0	0	The site is suitable for development (it is an allocation in the adopted Local Plan), and there is a reasonable prospect that housing will be delivered on the site in the future. However there has been limited interest over the last 12 months in developing the site and it appears unlikely to come forward in the near future. Due to the uncertainty associated with the site it has been removed outside the 5 year land supply.
Former allotments, north of Churchill Way West	Basingstoke	291	155	75	61	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. The development programme (David Wilson Homes) has been used as the basis for the phasing along with the site's characteristics and past experience of sites such as this. High completion rates in 2009/10 reflect the high number of units close to completion at the time of the annual monitoring (31 March 2009)
Park View	Whitchurch	25	20	5	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. The developer has confirmed that the site is due for completion in 2009/10.
Harrow Garage	Headley	27	0	0	10	17	0	0	0	0	0	0	0	0	The site meets the SAA tests. Construction has not yet started. Despite the size of the site there are site specific reasons why it is considered that it is unlikely that development will commence in the very near future. Therefore the first predicted completion dates have been pushed back to 2011-12
Clifton House, Bunnian Place	Basingstoke	205	0	0	0	0	0	100	105	0	0	0	0	0	The site has full consent for 205 units (BDB54937), and will be available for redevelopment within 5 years (the current lease expires in December 2010). It is therefore considered to be suitable, available and achievable. However, correspondence with the agent has suggested that they are unlikely to commence development prior to 2012 and therefore completions are not expected to come forward from the site until 2014/15.

Key House, Sarum Hill	Basingstoke	24	0	0	0	0	0	0	0	0	0	0	0	0	24	This site was highlighted in the last Annual Land Supply Report as one which was 'unlikely to come forward'. The planning consent (BDB/56115) lapsed in June 2009 and therefore the site will be removed from the 2010 schedules.	
Timberlake Road	Basingstoke	29	29	0	0	0	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. Information held by housing services suggests that the site will be complete in 2009/10 and monitoring has confirmed that there are starts on all of the units.
Worting County Infant School	Basingstoke	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. The 3 remaining units are due to be complete in 2009/10 with monitoring confirming that there are starts on all of the units.
11-19 Greytown House, Wote St	Basingstoke	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests. Construction has not yet started and phasing reflects the general approach used for sites of this scale. The planning agent has previously been instructed to implement the planning permission.
Ash Rd, Beech Rd, Linden Rd, Willow Rd	Bishops Green	43	-20	35	28	0	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. The phasing reflects monitoring of progress on site, and information held by the developer (Sentinel) and housing services.
Marlow land NE of Dryden Cl, Longfellow Parade	Basingstoke	-8	-50	42	0	0	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. The phasing reflects monitoring of progress on site, and information held by housing services. The site is all affordable housing units.
Alencon House (IBM)	Basingstoke	206	143	63	0	0	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. Future phasing reflects monitoring of progress on site and the development programme, as outline by the developer Berkeley Homes.
19-21 Soper Grove	Basingstoke	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests. The site is under construction and the existing shop and 2 flats have been demolished. Phasing reflects the general approach used for sites of this scale.
Skippetts House	Basingstoke	74	6	20	48	0	0	0	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. Future phasing reflects monitoring of progress on site and the development programme. The units in 2009/10 reflect the completion of phase 1 of the development and monitoring through the year has shown starts for phase 2, progress which is reflected in the figures for 2010/11.
52-54 Mount Pleasant	Tadley	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests. Construction has not yet started and phasing reflects the general approach used for sites of this scale.

Cheam hawtreys, Newbury Road	Headley	6	0	0	0	0	0	0	0	0	0	0	0	6	The site is owned by Cheam school and is to be developed out by them for staff occupancy only. The school has indicated that it is presently unknown when these units will be required and therefore there are no current plans to implement this remaining part of the permission. As there is no evidence that there is a reasonable prospect that it will be available for development at a specific point in time, it has been removed from the 15 year land supply.	
Basingstoke hospital, Aldermaston Road	Basingstoke	65	0	0	0	40	25	0	0	0	0	0	0	0	0	Under construction - meets the SAA tests. The first part of the development, which provided staff accommodation, has been completed (40 completions in 2008/9). The remainder of the site has not yet started. Whilst the site meets the SAA tests, a conservative approach has been taken to the delivery of the remainder of the site
Harness House, Park Prewett	Basingstoke	50	50	0	0	0	0	0	0	0	0	0	0	0	0	Site meets the SAA tests. In line with the development programme and information held by housing services, the site was largely complete in March 2009 at the time of the annual monitoring. All of the units will be counted as completions in 2009/10.
Shakespeare House Health Centre	Basingstoke	10	10	0	0	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests. In line with Sentinel's development programme, all of the units are due for completion in 2009/10.
German Road / Bramley Green	Bramley	247	170	60	17	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests. Phasing is based upon information held by housing services, the private starts which have been monitored over the last year, and experience of progress on the development.
Daneshill Court	Basingstoke	12	0	-1	13	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests and is currently being marketed. Phasing reflects the general approach used for sites of this scale.
5 The Hawthorns	Baughurst	9	0	9	0	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests. Future phasing is based on the development programme (Berkeley Homes) and monitoring of starts on site.
Northfield House, Shooters Way	Basingstoke	10	10	0	0	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests. Phasing is based upon information held by housing services and monitoring. All units are due for completion in 2009/10.
Land at junction of Ramsdell/Monk Sherborne Rd	Charter Alley	10	10	0	0	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests. Phasing is based upon information held by housing services and monitoring. All units are due for completion in 2009/10.
151-157 Cavalier Road	Old Basing	9	0	-1	10	0	0	0	0	0	0	0	0	0	0	The site meets the SAA tests but is currently not started. Phasing reflects the general approach used for sites of this scale.

1 New St and 12 Cross St	Basingstoke	12	0	0	12	0	0	0	0	0	0	0	0	0	The site meets the SAA tests but is currently not started. Phasing reflects the general approach used for sites of this scale.
Brook House	Basingstoke	30	0	0	30	0	0	0	0	0	0	0	0	0	Site meets the SAA tests but development has not started on site. Phasing reflects the nature of the development.
Chailey Court, 25-27 Winchester Rd	Basingstoke	24	0	0	0	24	0	0	0	0	0	0	0	0	The site meets the SAA tests but has not started on site. Development is unlikely to come forward in the very near future due to viability concerns and these will continue to be monitored.
Hillacre, Reading Rd	Sherfield on Loddon	13	0	-1	7	7	0	0	0	0	0	0	0	0	The site meets the SAA tests but is currently not started. Phasing reflects the general approach used for sites of this scale.
Beech Down Pre school	Basingstoke	134	0	0	64	30	40	0	0	0	0	0	0	0	The site meets the SAA tests but is currently not started. Phasing reflects information held by the landowner (HCC) and the phasing of the development. 64 of the units are care home units and this element is due to come forward prior to the remainder of the proposal.
Maldive/Faroe Close	Basingstoke	117	0	-102	184	35	0	0	0	0	0	0	0	0	The site gained planning permission (BDB68128) subject to agreement in December 2008. The site meets the SAA tests and phasing reflects available funding programmes.
Total		4392	995	649	875	538	400	410	352	109	0	0	0	64	
Adopted Local Plan Allocations															
Land between Mulfords Hill and Silchester Road	Tadley	40	0	0	0	20	20	0	0	0	0	0	0	0	The site is generally considered to be suitable, being allocated in the adopted Local Plan and is available for redevelopment now. An SPD for the site was adopted in October 2007 following engagement with the landowners and local community. There is currently no evidence that the residential element of a mixed use scheme will not happen within the anticipated timescales and therefore the site is considered to be achievable. These conclusions will need to be reviewed in light of the outcome of the Boundary Hall application discussed below.

Boundary Hall	Tadley	100	0	0	0	30	50	20	0	0	0	0	0	0	The site is, in principle, considered to be suitable, being allocated in the adopted Local Plan, and is available now being a vacant brownfield site. However, an application under BDB/67609 is pending consideration. Although Councillors resolved to approve the application this is subject to a 21 day notification to the Health and Safety Executive. Whilst the 21 day notification period has expired, GOSE has issued a holding direction and the application is pending until further authorisation is received from GOSE. The delayed starting date reflects issues yet to be resolved with the application at the time of writing.
Evingar Road	Whitchurch	30	0	0	0	30	0	0	0	0	0	0	0	0	The site is considered to be suitable for development, being an allocation in the adopted Local Plan. Only the northern part of the site is now available for redevelopment with the southern part of the site remaining in employment use. This will not effect the overall yield for the site however as a higher density of development than that considered through the Local Plan process is considered to be suitable given the characteristics of the site. The site therefore meets the SAA tests as there is a reasonable prospect that the northern part of the site will be delivered within five years. A conservative approach has been taken to completion rates with first completions not predicted until 2012/13.
South View	Basingstoke	300	0	0	0	0	50	100	100	50	0	0	0	0	The site is an adopted Local Plan housing allocation in multiple ownership, including the borough council and Network Rail. Following a report to Cabinet in July 09 officers are currently assessing different options for the site and early engagement has taken place. The site is suitable for development, being a Local Plan allocation, and part of the site (within council ownership) is currently available for development. Given the limited infrastructure that would be needed to deliver the first part of the site there is considered to be a reasonable prospect that housing will be delivered on the site within five years.

Aldermaston Road Triangle	Basingstoke	300	0	0	0	0	100	100	100	0	0	0	0	0	The site is considered to be suitable for development, being an allocation in the adopted Local Plan. It also has a completed development brief. A planning application for 313 units was refused at Development Control Committee in July 2008. The site remains available for development, being a borough council owned site, and commencement of development within the next five years remains achievable given the characteristics of the site. However, due to the delays in the site coming forward, predicted first completions have been pushed back to 2013/14.
A339 Newbury Road 'Trumpet' Junction	Basingstoke	130	0	0	0	50	50	30	0	0	0	0	0	0	The site is considered to be suitable for development, being an adopted Local Plan housing allocation. It is owned by the Highways Agency who have, through a planning agent, indicated its intentions to dispose of the site. The greenfield site is therefore considered to be available for development. There are SINC issues to be resolved as part of any future layout. The Highways Agency have indicated that they are moving forward with the site and an outline application is expected. Progress on Park Prewett will also enable access to be gained. The site therefore meets the SAA tests as there is a reasonable prospect that part of the site will be delivered within five years. Given the above issues however, a conservative approach has been taken to completion rates with first completions not predicted until 2012/13.
Land north of Park Prewett, former golf course	Basingstoke	750	0	0	0	0	0	100	200	200	200	50	0	0	If the site is released through the Annual Housing Land Supply Report in January 2010, given the lead in times associated with sites of this nature and existing constraints, it is predicted that completions will start in 2014/15.
Total		1650	0	0	0	130	270	350	400	250	200	50	0	0	
Unidentified Supply															

Laverstoke Mill	Laverstoke	52	0	0	0	0	20	32	0	0	0	0	0	0	The site is available and is the subject of a current planning application (BDB/69782). Whilst there are ongoing discussions relating to the details of the scheme there is a reasonable prospect that the site will provide completions within the 5 year period as reflected in the draft build programmes. Only 52 units are presently included within the schedules as this relates to the refurbishment element of the scheme, the principle of which is accepted under current adopted Local Plan policies. The new build part of the scheme has not been included at this stage as the suitability of this element has yet to be established.
Webbers Garage	Basingstoke	35	0	0	0	20	15	0	0	0	0	0	0	0	The site is suitable for residential development, lying within the Basingstoke Settlement Policy Boundary, and is available and achievable as the existing car showroom has ceased trading on the site.
Carpenters Down	Basingstoke	35	0	0	0	20	15	0	0	0	0	0	0	0	The site meets the SAA tests being presently undeveloped and lying within the Basingstoke Settlement Policy Boundary. Whilst the site was designated in the adopted Local Plan for a firestation, this site is no longer required and the policy (D3.13) expired in July 2009. Phasing reflects the general approach used for sites of this scale.
Kempshott Park Industrial Estate	Basingstoke	62	0	0	0	30	32	0	0	0	0	0	0	0	The site received planning permission subject to legal agreement in September 2009 (BDB71030). The site meets the SAA tests and phasing reflects the general approach used for sites of this scale
Site of temp. GP, Park Prewett	Basingstoke	15	0	0	0	15	0	0	0	0	0	0	0	0	The site is, in principle, suitable for redevelopment, lying within the Basingstoke SPB and the wider Park Prewett development area. Discussions on the site are on-going and 15 is a reasonable estimation of yield at this stage. It meets the SAA tests and there is a reasonable prospect of the site being developed within the 5 year period.
Land north of Great Binfields School	Basingstoke	20	0	0	0	10	10	0	0	0	0	0	0	0	The site is, in principle, suitable for redevelopment, lying within the Basingstoke SPB. The site has been promoted by HCC who are progressing the site. It meets the SAA tests and there is a reasonable prospect of the site being developed within the 5 year period.
Greenways, Grove Lane	Basingstoke	12	0	0	0	12	0	0	0	0	0	0	0	0	The site is, in principle, suitable for redevelopment, lying within the Basingstoke SPB. It meets the SAA tests and there is a reasonable prospect of the site being developed within the 5 year period.

Harts Lane	Burghclere	18	0	0	18	0	0	0	0	0	0	0	0	0	The site gained planning permission in September 2009 (BDB/70720) and meets the SAA tests. Phasing reflects the general approach used for sites of this scale and available funding.
Land adjoining Woodmanfield and Little Hoddington	Upton Grey	10	0	0	10	0	0	0	0	0	0	0	0	0	The site gained planning permission in October 2009 (BDB/69970) subject to a legal agreement and meets the SAA tests. Phasing reflects information provided by the owner and available funding.
38 New Road	Tadley	8	0	0	0	8	0	0	0	0	0	0	0	0	The site is subject to a current planning application (BDB/68286) which, lying within Tadley, is being reviewed in light of the outcome of the Boundary Hall application discussed above. The site is, in principle, suitable for redevelopment lying within the Tadley SPB, it is progressing through the planning system and is therefore available and there is a reasonable prospect of the site coming forward within the 5 year timescale.
Total		267	0	0	28	115	92	32	0	0	0	0	0	0	
LARGE SITES TOTAL		6309	995	649	903	783	762	792	752	359	200	50	64		
OUTSTANDING SMALL SITE COMMITMENTS		303	60	60	61	61	61	0	0	0	0	0	0	0	
TOTAL LAND SUPPLY		6612	1055	709	964	844	823	792	752	359	200	50	64		

The 'SAA tests' are set out in PPS3: Housing and relate to whether a site is considered to be suitable, available and achievable.

Appendix 2

20 Criteria for the Building for Life Assessment:

- C1 – Does the development provide (or is close to) community facilities such as schools?
- C2 – Is there an accommodation mix that reflects the needs and aspirations of the local community?
- C3 – Is there a tenure mix that reflects the needs of the local community?
- C4 – Does the development have easy access to public transport?
- C5 – Does the development have any features that reduce its environmental impact?
- C6 – Is the design specific to the scheme?
- C7 – Does the scheme exploit existing buildings, landscape or topography?
- C8 – Does the scheme feel like a place with distinctive character?
- C9 – Do the buildings and layout make it easy to find your way around?
- C10 – Are streets defined by a well-structured building layout?
- C11 – Does the building layout take priority over the streets and car parking, so that the highways do not dominate?
- C12 – Is the car parking well integrated and situated so it supports the street scene?
- C13 – Are the streets pedestrian, cycle and vehicle friendly?
- C14 – Does the scheme integrate with existing streets, paths and surrounding development?
- C15 – Are public spaces and pedestrian routes overlooked and do they feel safe?
- C16 – Is public space well designed and does it have suitable management arrangements in place?
- C17 – Do the buildings exhibit architectural quality?
- C18 – Do internal spaces and layout allow for adoption, conversion or extension?
- C19 – Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
- C20 – Do buildings or spaces outperform statutory minima, such as building regulations?