



*Basingstoke  
and Deane*



Basingstoke and Deane Borough Council

## **Updated Housing Land Supply Statement**

August 2015

## **1. Background**

- 1.1 An updated Housing Topic Paper (Examination Library Ref: PS/02/18) was published in May 2015 to support the Mid Examination consultation on the Local Plan which took place between May and June 2015. The paper highlighted that, at the time of publication, the 2014/15 annual housing monitoring process had not been completed and therefore an updated position statement on housing land supply would be published prior to the examination hearings (paragraph 6.2).
- 1.2 This housing land supply statement updates the base date to 1 April 2015 and therefore reflects the borough's current housing land supply position. The statement replaces section 6.0 and appendix C of the previously published Housing Topic Paper – Mid Examination Consultation Version (May 2015).

## **2. Summary**

- 2.1 The NPPF requires LPA's actively to manage their housing land supply, demonstrating that they can identify a supply of specific deliverable sites for the first 5 years, and a supply of specific developable sites or broad locations for growth for the next 5 years and where possible for 5 years after that. The distinction between 'deliverable' and 'developable' sites is explained in the NPPF. The Submission Local Plan, as updated by the proposed modifications, sets out a sound and robust strategy for meeting the borough's identified housing need in full over the plan period.
- 2.2 Appendix 1 gives a breakdown of those sites which contribute to the borough's land supply. The following section discusses the sources of supply which have been grouped into categories to follow the approach taken within the Submission Local Plan. These categories are reflected in Table 2 of the Submission Local Plan itself and this table has been updated to a base date of 1 April 2015 below:

**Figure i)**

**Updated Table 2: Components of Housing Land Supply 2011 – 2029 as at April 2015**

<b>Number of Homes Required to be Built: 850 x 18 years</b>	<b>15,300</b>
<b>Homes Built (Completions) in 2011 - 2014</b>	<b>1,951</b>
<b>What is currently available in the future (supply)</b>	
• Sites with planning permission	4,668
• Small site windfall	550
• Urban/brownfield opportunities (un-allocated sites)	1,323
• Regeneration	200
<b>Total supply</b>	<b>6,741</b>
<b>Remaining requirement to be met through Local Plan allocations</b>	<b>6,608</b>

### **3. Sources of Supply**

#### **Housing completions and past delivery (1,951 dwellings)**

3.1 Over the four years since the start of the plan period (2011), 1,951 homes have been completed. Annual completion rates are outlined in the table below. This has resulted in the remaining housing requirement of the Local Plan reducing to 13,349 homes by 2029. Completion rates are discussed further in section 5.

**Figure ii)**

	Years			
	2011-2012	2012-2013	2013-2014	2014-15
Completions	693	303	531	424

#### **Sites with planning permission (4,668 dwellings)**

##### Large site commitments

3.2 Large sites (those accommodating 10 or more homes) which currently have planning permission are listed in Appendix 1. The relevant parts of the appendix represent the agreed outcome of the annual housing monitoring process undertaken jointly between the borough council and Hampshire County Council, and reflect the significant level of experience that both parties have in terms of calculating housing land supply. The monitoring process considers whether sites with planning permission remain deliverable or developable at the current time and also when such sites will be developed out.

3.3 The delivery rates for sites outlined in Appendix 1 take into account the guidance and tests outlined in the NPPF and reflect a variety of information sources. As part

of the annual monitoring process, a consultation exercise was completed over the summer with the developers and land agents associated with each of the large sites contributing to the borough's land supply, regarding the deliverability of sites and future development rates. Developer input is important to the accuracy of the forecasts, particularly for major sites, which are developed over a number of years. Such input supports the robustness of the forecast completions which are considered justified.

- 3.4 Information was also gained from on-going completions monitoring through the year, including housing return information; visits to development sites; the use of available information on the phased development of sites; previous knowledge of development rates on sites with different characteristics; and the use of information held by officers across the council, particularly Housing and Benefits and the Planning Development Management Section. As a result of this process, 67 dwellings with planning permission were identified as no longer being likely to come forward for development, leaving a reduced total of 4,339 dwellings from this source. The council is confident that these planning permissions will deliver in line with predictions. The council has a good record of monitoring future completion levels in partnership with Hampshire County Council. The table below shows that over the past 5 years, predicted completions for the following year have had a high level of accuracy, standing at 99% over the 5 year period (31 additional units were delivered than predicted).

**Figure iii)**

Year	Predicted completions for following year	Actual completions	Difference	Percentage difference
2014/15	380	424	44	90%
2013/14	525	531	6	99%
2012/13	346	303	-43	88%
2011/12	702	693	-9	99%
2010/11	772	805	33	96%
Totals	2725	2756	31	99%

Small site commitments

- 3.5 Small sites with planning permission (sites accommodating 9 or less homes) total 269 homes and these have been grouped into a small site allowance and spread over the next three years i.e. 2015/16 to 2017/18. This is in line with the approach put forward by Hampshire County Council which is used across the county.
- 3.6 In conclusion, the borough's land supply currently includes a total of 4,668 consented but not completed dwellings compared to the position at the time of

submission (April 2013) when 2,465 dwellings were permitted. This equates to nearly five and a half years of supply based on the 850 annual requirement.

### **Small site windfalls (550 dwellings)**

- 3.7 The NPPF states (Para. 48) that LPAs ‘may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens’.
- 3.8 The PPG reiterates that a windfall allowance may be justified in the five year housing land supply if a local planning authority has compelling evidence (as per NPPF para.48). However, it also goes further than the NPPF, which is silent on the issue of windfall beyond the five year period, stating that ‘Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework)’.
- 3.9 The issue of the inclusion of windfalls sites in years 6-15 within housing supply was raised by Caroline Nokes MP (Romsey and Southampton North), in the House of Commons debate on Planning Reform, held in Westminster Hall on 8 January 2014. Nick Boles MP, Parliamentary Under Secretary of State for Planning, responded that,

*“...windfall sites absolutely can form part of a plan. Where an authority can evidence that it has had a consistent delivery of housing through windfall sites in the past, and it is reasonable to expect that there will continue to be such a delivery of housing through windfall sites, it is absolutely reasonable to say that part of its planned projections assumes a level of windfall site delivery. There is nothing in the policy to prevent that.”*

(Hansard Reference - 8 Jan 2014 : Column 99WH)

- 3.10 The plan includes a small site windfall allowance (sites less than 10 homes) which totals 550 homes over the 11 year period from 2018/19 to 2028/29, an average of 50 homes per annum. From analysis undertaken on historic rates of delivery to inform the SHLAA (Examination document H04), it is considered that there is clear evidence that small sites consistently become available in the local area, often through redevelopment schemes within the borough’s built up areas or from the reuse of buildings in the rural area. The historic data does not include any dwellings on garden land, including during the period when garden land was treated as Previously Developed Land and so was eligible to be considered as a windfall site. It is considered that small windfall sites are an important source of housing supply and the principle of including a small site windfall allowance is

justified. Further updated evidence is set out in section 4.3 of Version 10 of the borough's SHLAA (August 2015).

- 3.11 It should be noted that small sites with a current planning permission are likely to make up small site completions in the next three years, and therefore it is not considered suitable to include an additional windfall allowance for this three year period. This is in line with the approach advocated by Hampshire County Council to ensure consistency across the county.
- 3.12 The Submission Local Plan does not include a windfall allowance for large sites (sites of 10 or more dwellings). Unallocated large sites have made up a significant proportion of completions in the borough over the last ten years (21%) and will continue to come forward in the future. However, a number of these sites would have been identified through the SHLAA process and will continue to be identified through future updates. An inclusion of a windfall allowance for large sites may therefore lead to an element of double counting with SHLAA opportunity sites. Also, given the nature of such sites, it is difficult to predict future development levels with any certainty. It is therefore considered a more robust approach to accept that this known source of supply will contribute towards ensuring a conservative and robust supply of housing, helping to offset any non-delivery of sites currently identified.

### **Urban/brownfield opportunities (unallocated sites) (1,323 dwellings)**

- 3.13 This source of supply reflects the findings of the council's latest Strategic Housing Land Availability Assessment (SHLAA). The SHLAA is updated annually, with the most recent version published in August 2015. The SHLAA provides evidence on deliverable housing land within the borough, providing a comprehensive assessment of potential sites for housing. The SHLAA provides a crucial evidence base study to support the provision of housing over the period of the Local Plan, in particular to support the five-year housing land supply.
- 3.14 The SHLAA identifies a number of 'opportunity sites' within the built up areas of the borough particularly Basingstoke Town. These are outlined in section 4 of the assessment and also appendix 3 of that document which includes a detailed proforma for each site outlining such factors as availability, suitability and likely economic viability. Conclusions have been drawn for each site, in line with the guidance outlined in the NPPF/PPG and sites have consequently been placed into a relevant time band (2015/6-2019/20, 2020/1 – 2024/5 or 2025/6 – 2028/9), depending upon its deliverability credentials. This includes, for example, whether there is an existing policy presumption in favour of development.

- 3.15 Sites that have been placed within the 6-10 and 11-14 year time bands have been discounted by 10%. This discount is not considered necessary for sites placed within the first 5 years given the certainty associated with the sites falling within this time band. Nine 'opportunity' sites are due to come forward over the next 5 years, delivering 532 dwellings in total. One of these sites has been granted consent since 1 April 2015 (11 dwellings) with a resolution to grant consent being gained for a further 226 dwellings since 1 April 2015 at the time of writing. The remaining sites are also making progress towards gaining planning permission, as outlined in appendix 1.
- 3.16 The 10% discount approach is considered to provide suitable flexibility in the land supply calculations to allow for changes in circumstances including potential yield changes as a result of more detailed master planning. In the absence of a nationally recognised approach or agreed percentage for non-delivery, a 10% discount is considered an appropriate approach. This 10% equates to approximately 90 homes. The identification of certain sites does not exclude other large sites (sites of 10 or more homes) coming forward as windfall sites over the course of the Plan which, itself, sets a positive policy framework for the continued delivery of sites within built up areas.
- 3.17 This category of sites includes six sites which are allocated for housing development under the Saved policies of the Adopted Local Plan (1996-2011). It is not considered necessary to carry forward these allocation policies into the Submission Local Plan as each of these sites fall within a built up area of the borough where an enabling policy framework is in place. These sites have been reassessed in terms of deliverability/ developability, in line with other opportunity sites. This process has concluded that two of the allocated sites no longer meet the relevant tests, namely Evingar Road in Whitchurch and South View in Basingstoke and these have been removed from the supply. Further details are set out in section 4.1 of the SHLAA.

### **Regeneration (200 dwellings)**

- 3.18 The pursuit of suitable regeneration schemes, particularly in areas of Basingstoke Town, is considered a key priority of the Council as reflected by the council's Strategic Approach to Regeneration. As such, the Local Plan includes a 200 unit regeneration allowance, supported by Policy SS2. Section 4.4 of Version 10 of the borough's SHLAA sets out in more detail the supporting evidence for this approach.

### **Greenfield allocations (6,300 dwellings)**

- 3.19 The Submission Local Plan allocates 12 greenfield sites for principally residential development under Policy SS3. Appendix 1 sets out how these sites are predicted to come forward over the plan period, taking into account such issues as lead in

times, annual delivery rates and a site's current status in terms of planning permission. SS3 includes four sites and part of a fifth, which have gained planning permission prior to 1 April 2015. These sites are:

- SS3.2 Kennel Farm (approximately 310 homes)
- SS3.3 Razors Farm (approximately 420 homes)
- SS3.4 North of Popley (approximately 450 homes)
- SS3.5 Overton Hill (Approximately 120 homes)
- Part of SS3.6 South of Bloswood Lane/Manor Farm (Approximately 150 homes)

3.20 These sites are therefore included in the 'sites with planning permission' total outlined earlier in the statement and therefore contribute towards the commitments total. This leaves a total of 6,300 dwellings to come forward on the remaining allocated sites.

3.21 The delivery rates on these sites reflect a pragmatic view of projected yields and build upon discussions with relevant developers and land agents to understand the intentions and detailed progress of sites, historic delivery rates, lead in times, etc. In order to ensure a robust land supply position, in some cases the council is using a lower yield rate than projected by owners/developers, but for all sites there is support from the owners/developers for the emerging Local Plan allocation sites and assurance that the sites will be developed at the expected capacity and at the expected rate. The allocations listed in para 3.19, which have planning permission to cover the full sites, provide further support for this position, with each due to deliver their full allocation yield, as illustrated through relevant planning applications and pre-application discussions.

3.22 Further information on delivery rates is outlined in the relevant statement of common ground between the council and relevant site owners/developers and in the responses to the Inspector's questions both from the council and relevant site owners/developers, most notably in relation to Manydown.

### **Neighbourhood Planning (666 dwellings)**

3.23 The Submission Local Plan promotes and supports neighbourhood planning in the borough, and Policy SS5 allocates a total of 900 homes to be delivered via this mechanism. This approach builds upon the outcomes of a series of consultations related to the Local Plan, dating back to 2011 when the parished areas of the borough were asked whether growth would be supported in villages across the borough to meet the needs of local people.

3.24 Such consultation identified scope to accommodate small-scale development in rural areas based on identified need and the aspirations of local communities. A number of Parish and Town Councils expressed their support for determining the location of new housing development in their local area.

3.25 This support is illustrated by the level of activity in neighbourhood planning in the borough, with 12 neighbourhood areas being designated at the time of submission (since increased to 13). This includes all of the five areas where a level of development has been set by Policy SS5.

3.26 The council is working with these local communities to identify the most appropriate means of delivering the required levels of development and the following table sets out the latest position (August 2015) with the emerging neighbourhood plans. The table demonstrates that a large number of plans are now reaching an advanced stage of the neighbourhood planning process, with plans for four of the five areas listed in Policy SS5 due to reach examination stage during 2015 or early 2016. Each of these plans will make provision to deliver the number of dwellings outlined in Policy SS5, where applicable sites have not already gained planning permission.

**Figure iv)**

<b>Designated Neighbourhood Area</b>	<b>Current Stage of the Neighbourhood Plan</b>	<b>Anticipated Adoption Date</b>
Bramley	Bramley Parish Council submitted their Pre-submission Neighbourhood Plan for public consultation in July 2015. The consultation took place during July and August. It is anticipated that the Submission Local Plan will be submitted around November 2015. A site for 200 homes at Minchens Lane received planning permission in March, negating the need for further housing allocations within the plan. The Pre-submission version of the plan also contains a flexible policy approach to development for up to 50 homes adjacent to and within the Settlement Policy Boundary (SPB), subject to a number of criteria.	April 2016
East Woodhay	The Parish Council is currently gathering evidence to support the preparation of the Neighbourhood Plan.	Autumn 2016
Kingsclere	Kingsclere Parish Council has undertaken work on a substantial evidence base and is currently working on drafting their Neighbourhood Plan. The Plan will allocate sufficient housing sites to deliver the Submission Local Plan figure of 50 homes	July 2016
North Waltham	The parish of North Waltham was designated for the purposes of neighbourhood planning in August 2015.	Spring 2017

Oakley	Oakley and Deane Parish Council submitted their Pre-submission Neighbourhood Plan for public consultation in March 2015. The consultation took place during March and April. The plan was formally submitted in July with consultation taking place between August and October 2015. An examination is due to take place in October/November. The submitted Neighbourhood Plan includes five residential allocations which will deliver the Submission Local Plan figure of 150 homes.	February 2016
Old Basing	Old Basing Parish Council have established a Neighbourhood Planning Group and held their first community engagement event in April 2015.	Autumn 2016
Overton	Overton Parish Council submitted their Pre-submission draft Neighbourhood Plan for public consultation in February 2015. The consultation ran during February and March 2015. The plan was formally submitted in August with consultation taking place between September and October 2015. An examination is due to take place in November. The submitted Neighbourhood Plan includes four residential allocations which will deliver the Submission Local Plan figure of 150 homes. The plan also includes a reserve housing site.	February 2016
Sherborne St John	The Parish Council is gathering considerable evidence to support their Neighbourhood Plan. A number of community engagement events have already been held.	July 2016
Sherfield on Loddon	The Parish Council is currently gathering considerable evidence to support the preparation of the Neighbourhood Plan. Several community engagement events have already been held.	Autumn 2016
St Mary Bourne	The Parish Council is in the process of developing a draft Plan. A number of community engagement events have already been held, and a substantial amount of evidence has already been gathered.	Autumn 2016
Whitchurch	The Town Council has undertaken extensive consultation and evidence gathering, and is in the advance stages of working up a draft Neighbourhood Plan. Consultation on their	May 2016

	Pre-submission Plan is due to take place shortly. The Plan will allocate sufficient housing sites to deliver the Submission Local Plan housing figure, and also an employment site. A site for 34 homes at Caesars Way received planning permission in March, reducing the requirement to 166 homes.	
Wootton St Lawrence	Wootton St Lawrence Parish Council has established a Neighbourhood Planning Committee and is currently working to progress their Neighbourhood Plan.	Autumn 2016

3.27 Policy SS5 provides flexibility in terms of housing delivery and enables the council to identify opportunities post 2017 to address any shortfall through the DPD process should Neighbourhood Planning not deliver the required numbers through suitably allocated sites. On 20 August 2015, the Government published “Towards a One Nation Economy: a 10 point plan for boosting productivity in rural areas”. This signalled the Government’s intention to increase the availability of housing in rural areas, including through a significant contribution to the 200,000 ‘Starter Homes’, to be offered at a 20% discount for first-time buyers under the age of 40. Although these proposals will be subject to consultation before any national policy changes are implemented, the proposed intention to allow neighbourhood plans to include provision for rural exception sites for Starter Homes provides an increased level of flexibility in housing delivery through the Neighbourhood Planning Process. Housing delivery through neighbourhood planning and via any new starter home policy will be monitored annually.

#### **4. Conclusions on Land Supply and the Housing Trajectory**

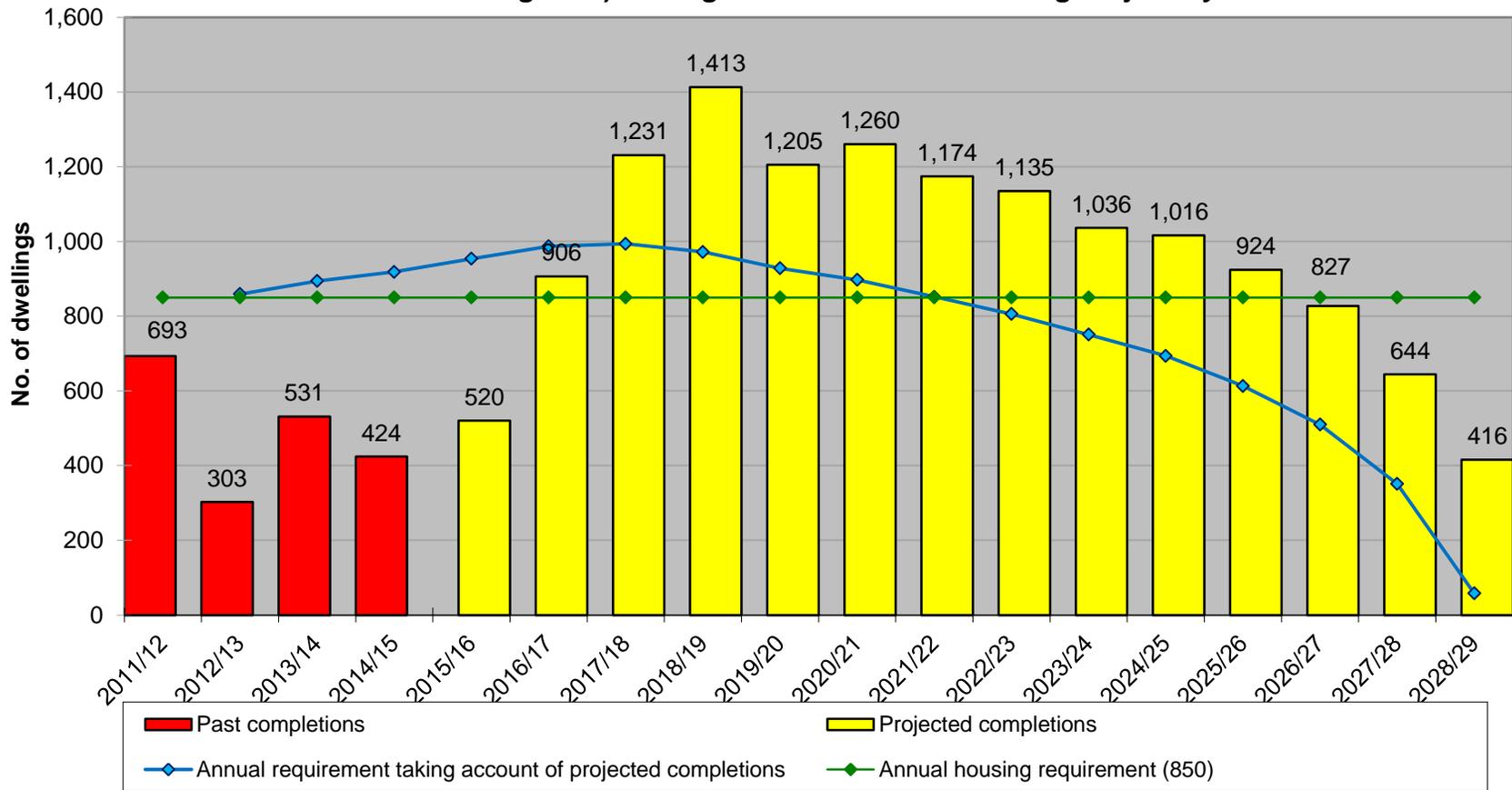
4.1 The above sources lead to a supply of approximately 15,660 homes which, as shown in the table below, provides a small contingency or cushion of about 360 homes. This contingency, when considered alongside other aspects of the housing strategy, provides the Plan with a level of flexibility to accommodate the non-delivery or delayed delivery of sites over the plan period.

**Figure v)**

Total Requirement (2011 to 2029)	15,300
Completions 2011-2015	1,951
Residual requirement 2014-2029	13,349 [15,300 -1,951]
Supply (including Completions 2011-2015)	15,658
Contingency	358

- 4.2 The Submission Local Plan included a relatively large contingency of over 1,000 homes. This was queried by the Inspector during the Exploratory Meeting held in December 2014 and subsequent correspondence when the Inspector stated, on the question of the need for some contingency provision, that ‘just over 1,080 dwellings could be included in the mainstream allocation..’ (Para 9.6 of Notes of Exploratory Meeting). Following on from the Inspector’s comments, the council revisited the options for meeting a higher housing target and it was concluded that a significant proportion of the contingency could suitably be used to address some of the shortfall, given the certainty already attached to sites and the fact that the infrastructure requirements associated with such sites had already been factored into the plan. Also, there is no requirement within national guidance to include a contingency within Local Plans, although the importance of ensuring that the plan is sufficiently flexible to adapt to changing circumstances is acknowledged. It is considered that the overall housing strategy continues to provide such flexibility, given such factors as the lack of a large windfall allowance in the plan, the discounting of a proportion of identified SHLAA sites and also the continued inclusion of a small contingency of sites.
- 4.3 The land supply position is shown graphically in the following trajectory, as required by the NPPF, which outlines the predicted delivery rates over the plan period and shows how this level of delivery affects the borough’s housing target year on year. It illustrates how the housing requirements are met over the period of the Plan and illustrates how the strategy seeks to ensure a consistent and balanced supply. The council will seek to monitor and manage this supply as necessary.

**Figure v) Basingstoke and Deane Housing Trajectory**



## 5. Five year Housing land supply

- 5.1 NPPF para.47 requires authorities to identify a supply of specific deliverable sites sufficient to provide five years of housing against their housing requirements. It also requires a buffer of 5% to be applied to the supply of housing, brought forward from later in the plan period to allow for choice and competition in the market. The buffer should be increased to 20% where there is a persistent record of under delivery.
- 5.2 The following table shows the level of housing completions over the last ten years. The table illustrates that completion rates have been below the housing requirement over the last three years, primarily as a result of the economic climate. However, prior to this, the borough experienced high levels of growth, averaging over a thousand homes per annum over the preceding seven years. Variations in completions rates are to be expected and a longer term view of housing delivery should be taken to enable both the peaks and troughs of the housing market cycle to be considered.
- 5.3 In order to measure performance, the table compares completions figures against requirement figures which reflect the contemporary requirements at the time. The table shows that on a cumulative basis, performance has not fallen into deficit at any point over the last ten years.

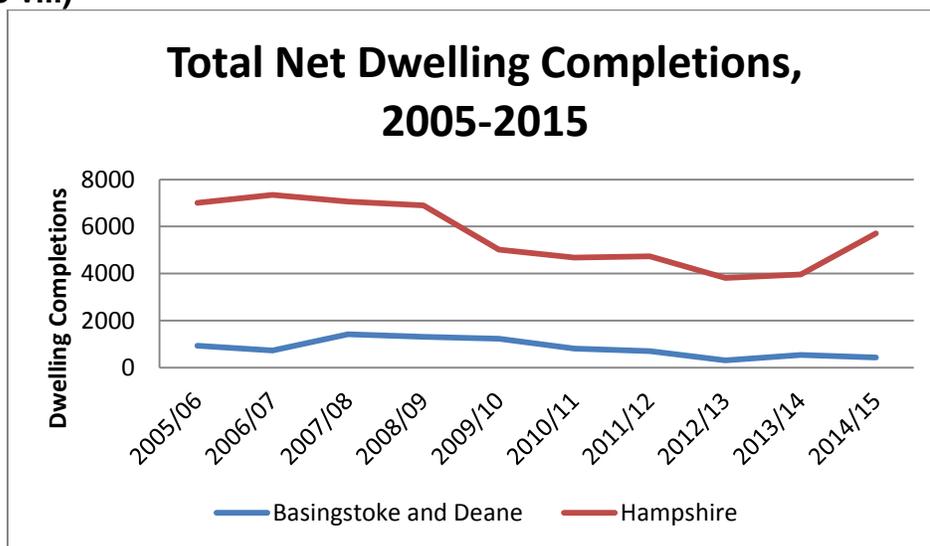
**Figure vii)**

Year	Housing Requirement	Housing Delivered	Difference (+ve/-ve)	Cumulative total
2005/06	804	924	120	120
2006/07	825	728	-97	23
2007/08	825	1418	593	616
2008/09	825	1302	477	1093
2009/10	945	1226	281	1374
2010/11	945	805	-140	1234
2011/12	594	693	99	1333
2012/13	770	303	-467	866
2013/14	748	531	-217	649
2014/15	850	424	-426	223

- 804 – Hampshire County Structure Plan (adopted in January 2000)
- 825 – Draft South East Plan (published in March 2006)
- 945 – Adopted South East Plan (adopted in May 2009)
- 594 - locally generated housing target (adopted by Council in October 2011)
- 770 - locally generated housing target (adopted by Council in October 2012)
- 748 – locally generated housing target (adopted by Council in June 2013)
- 850 - locally generated housing target (adopted by Council in February 2015)

- 5.4 In this context, the borough council has a good record of cumulative delivery and it is not considered that a 20% buffer (6.0yrs supply) is appropriate as there has not been persistent under delivery of housing. This position was supported by the Inspector at the Exploratory Meeting into the Submission Local Plan (December 2014), when it was stated that *'The Borough's under-delivery record in the recent past is not particularly serious, especially in relation to many other authorities. Therefore, the Inspector felt that the 5% buffer was appropriate'* (para. 9.8 of the Note of the Exploratory Meeting, Examination Library Ref: PS/01/06).
- 5.5 As outlined above, over the plan period to date (2011-2015), there has been a level of under-delivery against the relevant target. This under-delivery is not unique to the borough. With the exception of 2014/15, when completions have picked up across parts of Hampshire, the drop in completion levels as a result of the economic downturn is similar to that experienced both nationally and across Hampshire, although the impact took longer to take effect in the borough with completions peaking during the three year period between 2008- 2010. This is illustrated in the graph below. Over the four year period the shortfall has reached 1,450 homes against the 850 figure.

Figure viii)



- 5.6 The Planning Practice Guidance (PPG) indicates that any shortfall should be dealt with in the first 5 years of the plan period where possible (the so-called 'Sedgefield' method). However, the PPG does allow the possibility that a method other than Sedgefield can be used to calculate land supply. It is considered that a more realistic approach points to the Liverpool method as a suitable means of securing the aspiration of addressing the past shortfall.

- 5.7 It is considered that to make up the shortfall over the next five year period would be extremely difficult given low predicted completion levels over the next year (2015/16), the lead in times associated with development sites and the annual quantum of development that would be required to address this shortfall over such a short time period.
- 5.8 Including the 5% buffer required by the NPPF, approximately 1,200 dwellings would be required per annum over the period 2015/16 to 2019/20 to ensure that the shortfall was made up over a five year period. This is a particularly challenging rate of delivery to meet over the next two years of the plan period (nearly six months of which have already passed), when a total of approximately 1,425 dwellings are predicted to be delivered in total (see appendix 1). Whilst the number of permissions in the borough has risen significantly in 2014/15, sites will take time to deliver dwellings on the ground due to the relevant lead in times.
- 5.9 The trajectory shows a significant increase in completion rates from 2016/17 onwards, rates which represent a step change in recent delivery levels in the borough, with completions rising to approximately 900 dwellings in 2016/17 and an average of 1,281 units over the following three years. Over 1,000 completions a year are predicted for a period of eight years. Therefore, whilst the council considers that it is not possible to make up the shortfall within a 5 year period, it is the council's intention to make up the overall shortfall as soon as possible over the short to medium term. The trajectory illustrates that the shortfall will be made up over a period of 7 years i.e. by 2021/22. It has been suggested by objectors to the plan that the predicted completion rates are not deliverable given the scale of development proposed. However, past completion figures (most notably between 2008 and 2011 when an average annual rate of over 1,300 was achieved, primarily in Basingstoke), illustrate the capacity of the local market to accommodate this level of new development, although it is recognised that this level may be towards the upper limits of what the market can deliver.
- 5.10 Additional site allocations would be unlikely to lead to an early resolution of the undersupply in light of lead in times and it is considered that it would be an unrealistic assumption to address the shortfall in five years even if more sites were allocated. If new allocations were included in the Local Plan as further main modifications, this would lead to a delay in the planned adoption date of the Plan by approximately 6-12 months, to allow for consultation on those modifications, a Sustainability Appraisal/SEA of their implications and the completion of any relevant updates required to the evidence base such as the Transport Assessment. Planning applications for those allocations would then follow on once the policy position was clear. This is likely to mean that such sites would not contribute to annual completions until 2018/19. In addition, any delay to the Local Plan timetable is also likely to result in the delivery of sites currently allocated in the Submission Local Plan (with proposed modifications) also being delayed by up to 12 months.

5.11 The table below sets out the five year land supply position based on the Liverpool method. It shows that upon adoption of the plan, the LPA can demonstrate 5.3 years of available housing land supply. Without the Local Plan in place, the LPA cannot demonstrate a five year supply of housing. The specific sites which make up this supply are listed in Appendix 1.

**Figure xi)**

Total Requirement (2011 to 2029)	15,300
Completions 2011 - 2015	1,951
Residual requirement 2015 - 2029	13,349 [15300 – 1,951]
Residual Annual Requirement 2015 - 2029	954 [13349 ÷ 14]
5 Year requirement (2015/16 – 2019/20)	4,770 [954 x 5]
5 Year Requirement plus 5% buffer	5009 [4,770 + 239]
Revised Annual Requirement (2014 - 2019)	1002 [5009 ÷ 5]
Supply	5,275
Years Supply	<b>5.3 Years</b> [5,275÷ 1002]

5.12 For clarification, the 5% buffer has been added to the 5 year requirement including the shortfall. The issue of whether the 5% buffer should be added to the shortfall is a matter of debate and, as concluded by the Secretary of State in the Gresty Lane Crewe decision in Jan 2015 (APP/R0660/A/13/2209335) does lead to a form of double counting. Applying the buffer to the shortfall has the net effect of increasing the overall requirement (In Para. 47 of the NPPF the buffer is said not to increase the overall requirement as it is drawn from sites later in the plan period). For information, the table below gives the position if the buffer was not added to the shortfall. This increases the level of supply to 5.8 years.

**Figure x)**

Total Requirement (2011 to 2029)	15,300 [850x18]
Completions 2011 - 2015	1,951
Shortfall 2011-2015	1,449 [3,400-1,951]
5 year requirement 2015-2020	4,250 [850x5]
5 Year Requirement (plus 5% buffer)	4,463 [4,250 +213]

5 year requirement (plus 5% buffer and annual shortfall (1,449 ÷ 14))	4,567 [4,463 + 104]
Annual Requirement	913 [4,567 ÷ 5]
Supply	5,275
Years Supply	<b>5.8 Years</b> [5,275÷913]

## 6. Conclusion

- 6.1 New housing allocations are proposed in order to meet the residual requirement identified, taking account of completions, existing commitments, identified sites within the SHLAA and a windfall allowance.
- 6.2 It is considered that the Council has produced a robust and clear approach to meeting the housing target of 850 dpa, which is compliant with the NPPF objectives and requirements. It is therefore considered that the proposed housing requirement is robust, achievable and deliverable.

### Appendix 1 - Housing Supply Schedule (April 2015)

Site	Settlement	Net Dwls available	5 year supply					5-10 year supply					Remainder of plan period				Unlikely	Net Total		
			2011-15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28				2028/29
<b>Completions 2011-2014</b>																				
		1951																		
<b>Sites with Planning Permission</b>																				
<b>Large site commitments (10 or more units)</b>																				
Park Prewett	Basingstoke	46	0	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	Under construction - meets the deliverability tests as set out in the NPPF. 1,295 units have now been completed on the site. The developers, through the site monitoring consultation (Taylor Wimpey), have indicated that all units will be completed this year. However, progress on site and monitored starts suggest that a more conservative view may be required and therefore, for the purposes of land supply monitoring, the remaining completions have been moved into 2016/17. 30 units remain to be completed at the western triangle and 16 at the commercial area.
North of Popley/ Merton Rise	Basingstoke	651	120	130	130	100	80	91	0	0	0	0	0	0	0	0	0	0	651	Under construction - meets the deliverability tests as set out in the NPPF. The site has outline permission for 784 units (BDB73174) and the landowners (HCC), sold the site on in October 2012. The entire site is now within the ownership of Persimmon Homes (to be built out as Persimmon and Charles Church brands). Permission was gained for reserve matters on phases 3 + 5 in June 2013 and construction is underway with 118 units completed in 2014/15 and the remaining 105 dwellings under construction. The predicted completion rates reflect numbers of starts on site and phasing information provided by the developer through the site monitoring consultation. The previous rate of 150dpa has been reduced to take account of the developer's build programme. A reserved matters application has been submitted for 122 units on Phase 4 (14/01913/RES) and an application for phase 6 (148 units) was submitted to the LPA in June (15/02040/RES).

Taylors Farm /Sherfield Park	Basingstoke	12		0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Under construction - meets the deliverability tests as set out in the NPPF. The overall yield of the site increased, in light of permissions granted in 2009/10, from 850 units to 944 units. 75 units were completed in 2014/15 which continued the very steady rate of house building on the site which is now virtually complete.3 residential units previously remained to be completed above the retail units consented under application BDB/70144 (reserved matters application for that building). However, the consent for the 3 residential units is in the process of being superseded by a subsequent application for a building containing 12 units above a smaller retail element. Consent for this application will be issued once the legal agreement has been completed.
Land north of Park Prewett, former golf course	Basingstoke	585		0	40	60	60	60	60	60	60	60	60	60	5	0	0	0	585	The site was released in January 2010 following the conclusions of the Annual Housing Land Supply Report (December 2009) which established the need for the site in terms of land supply. The site meets the deliverability tests as set out in the NPPF and is currently being taken forward by the HCA. The site has outline consent for 585 dwellings (13/00579/OUT). A reserved matters application for phase 1 (300 units) is currently being considered (15/00537/RES) by the LPA. Delivery projections are based on the information provided by the developer, David Wilson Homes (Barratt Group) through the annual housing monitoring process which indicates a relatively conservative rate of development of 60 units per annum.
Clifton House, Bunnian Place	Basingstoke	205		0	0	0	0	0	0	0	100	105	0	0	0	0	0	0	205	The site is suitable for housing development and has a 5 year consent for 205 units (BDB54937). It is currently let for employment use. An extension of time application (BDB/76691) has been submitted and there is a resolution to grant subject to the legal agreement which is currently being considered. There remains a reasonable prospect of the site being developed for residential purposes in the future and BDBC Property Services Team have advised that there remains the intention to develop the site for residential once market conditions improve. The site remains outside of the 5 year land supply as it fails to meet the deliverability tests set out in the NPPF in that the site is not available now.

Cheam hawtreys, Newbury Road	Headley	6		0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	6	The site is the remainder of a larger scheme and is owned by Cheam School. It will be developed out by them for staff occupancy only. The school have confirmed, through the site monitoring consultation, that whilst the site will be delivered in due course, this is unlikely to be within the next 5 years. The site has therefore been moved into the 5-10 year time band and this position will continue to be reviewed.	
Basingstoke hospital, Aldermaston Road	Basingstoke	65		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	0	The first part of the development, which provided staff accommodation, was completed in 2008/9. The remainder of the site is owned by the Basingstoke and North Hampshire NHS Foundation Trust who have confirmed that the site will be used for their longer term development plans as they incrementally rebuild the site. Therefore they have stated that they 'no longer plan to use the site for housing'. As such, it is now considered unlikely that the remainder of the site will be delivered and it has been removed from the land supply.
Brook House	Basingstoke	30		30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	Under construction - meets the deliverability tests as set out in the NPPF. The planning permission for the site was extended (BDB/76598, issued 18 Sep 2012) and development commenced in May 2014. The developer (Bewley homes) has confirmed, through the site monitoring consultation, that the development is nearly complete and will be finished by the end of October 2015.
Chailey Court, 25-27 Winchester Rd	Basingstoke	23		23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	Under construction - meets the deliverability tests as set out in the NPPF. This is a former SHLAA site which now benefits from a prior notification under Class J of the GPDO as amended - 14/02561/GPDOFF (for 23 units, granted 21 October 2014). The developer (Bargate Homes) has confirmed through the site monitoring consultation that the units will be completed by the end of 2015 and all units have been reserved.

Freemantle and Tavener Close	Basingstoke	82		48	34	0	0	0	0	0	0	0	0	0	0	0	0	0	82	Under construction - meets the deliverability tests as set out in the NPPF. The scheme comprises of a redevelopment of an existing blocks of flats and maisonettes and a large area of open space, with 90 units being demolished and replaced with 190 new affordable units. This previous SHLAA site (Ref: BAS145) was granted permission (BDB76932) in July 2013. Phasing reflects progress on site, the outcomes of the site monitoring consultation and information held by housing services. All the units are now demolished with 82 units remaining to be built. The projections set out accord with the information provided by the project manager during the course of the site monitoring consultation and are in line with rates achieved on the site to date.
20 Winchester street	Basingstoke	14		0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	The site meets the deliverability tests set out in the NPPF. Planning permission was granted in October 2013 for the conversion of the upper floors of the building to form 14 residential units (BDB/75489). There is no evidence that the development is not deliverable and similar schemes are being progressed within the locality. It is considered reasonable to assume that the scheme will be developed in due course.
North of Marnel Park	Basingstoke	450		30	65	65	65	65	65	65	30	0	0	0	0	0	0	0	450	Under construction - meets the deliverability tests as set out in the NPPF. This allocation in the Submission Local Plan was granted outline planning permission at appeal in September 2013 for 450 units (BDB/75761) and detailed permission for 200 units (BDB/75762). Pre-application discussions are currently taking place on the second phase for 250 units and an application is due to be submitted in the autumn. This evidence provides assurance that the full 450 units can be delivered on the site. Delivery rates reflect information submitted by the developer (David Wilson Homes Southern) through the site monitoring consultation and since. The site has experienced a number of delays and David Wilson Homes have reduced their delivery rates from 80 dpa to a more conservative 65 dpa.

Harwood Paddock	Wootton Hill	49		20	29	0	0	0	0	0	0	0	0	0	0	0	0	0	49	Under construction - meets the deliverability tests as set out in the NPPF. The site was granted outline permission in October 2013 (13/00898/OUT) and reserved matters in September 2014 (14/00861/RES). Predicted completion rates are based on the development programme of Bloor Homes, as confirmed through the site monitoring process, and the number of starts on site (15 units at June 2015).
Kennel Farm	Basingstoke	310		0	80	120	110	0	0	0	0	0	0	0	0	0	0	0	310	This allocation in the Submission Local Plan was granted outline planning permission at appeal in January 2014 for up to 310 units (BDB/77382).The reserved matters application, which is currently being considered by the LPA (15/00905/RES), is for 310 units, providing evidence that the full 310 units can be delivered on the site. The agent on behalf of the developers (joint venture between Linden Homes and Wates) has confirmed that the developer's intention is to progress the development as soon as possible, with development commencing in the latter part of 2015 and a build programme lasting approximately 18 months to 2 years. A more conservative 3 year delivery programme has been adopted for the purpose of housing monitoring, in line with previous experience of similar sites.
16-18 Winchester Road	Basingstoke	24		14	10	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Under construction - meets the deliverability tests as set out in the NPPF. The site comprises two elements, an office conversion at the front (14 units) (13/02705/GPDOFF) approved in February 2014 and the construction of 10 residential units at the rear of the site. A planning application has been submitted for changes to the external elevations of the office building, whilst the building regulations drawings have been submitted for the 10 units at the rear. The architect/agent for the scheme considers that both the flats in the office block and the houses at the rear are likely to be completed in the next 12 months but a more conservative estimate has been made for housing monitoring purposes. The site is being marketed by the developer Vivici homes.

15-16 Wolverton House	Basingstoke	19		7	12	0	0	0	0	0	0	0	0	0	0	0	0	0	19	A prior notification has been approved for the conversion of the buildings to residential use (15/00245/GPDOFF and 14/00524/GPDOFF). A subsequent application for external alterations to Wolverton Court has also been submitted (15/01061/FUL). The conversion needs to be completed by May 2016 in order to accord with the time limit imposed by the permitted development right. The building is now vacant and hence is available for development. There is no evidence that the development of the sites is not deliverable.
37-41 Wote Street /Sun Alliance House	Basingstoke	33		0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	33	A prior notification has been approved for the conversion of the building to residential use (15/00503/GPDOFF), with the prior notification application making reference to 33 residential units. This needs to be completed by May 2016 in order to accord with the time limit imposed by the permitted development right. The building is now vacant and there is evidence on site that works have commenced.
9-11 Clarendon House	Basingstoke	15		0	13	0	0	0	0	0	0	0	0	0	0	0	0	2	13	Under construction - meets the deliverability tests as set out in the NPPF. A prior notification has been approved for 14 residential units (14/01648/GPDOFF), along with a planning application for an additional residential unit (14/03676/FUL). A planning application has also been granted consent for external alterations to the building (14/03173/FUL). The site, which is being developed by Flamingo Partnerships is being marketed by estate agents, with units being stated as available by late Spring 2015. The marketing information suggests that only 13 dwellings are actually going to be built on the site and this has been reflected in the delivery figures. Therefore, it is considered reasonable to assume that the development will be complete by 2016/17, in accordance with the time limit imposed by the permitted development right.
Peacock House	Basingstoke	24		0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	A prior notification has been approved for the conversion of the building to residential use (14/02153/GPDOFF). This needs to be completed by May 2016 in order to accord with the time limit imposed by the permitted development right. There is evidence on site that works have commenced and advertisements are being displayed on site for the sale of the residential units.

Dextra Court	Basingstoke	56		56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	Under construction - meets the deliverability tests as set out in the NPPF. A prior notification has been approved for the conversion of the building to residential use (14/01230/GPDOFF). This needs to be completed by May 2016 in order to accord with the time limit imposed by the permitted development right. The conversion works are currently being carried out and the developer (Sentinel) has confirmed through the annual site monitoring that these will be complete by the end of 2015.
Kempshott Park	Basingstoke	57		0	57	0	0	0	0	0	0	0	0	0	0	0	0	0	57	The site received planning permission subject to legal agreement in September 2009 (BDB71030) for 63 dwellings and 2,740m2 commercial floorspace. The site has had on-going issues regarding viability associated with letting the commercial units and the permission subsequently lapsed in 2013/14. A new application for 57 residential units was granted in August 2014 (13/00155/FUL). The developer (Bewley Homes) has confirmed through the site monitoring consultation that it is their intention to commence the development in the summer of 2015 and the delivery projections set out accord with the projections provided by the developer.
Barn at Park Prewett	Basingstoke	20		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Under construction - meets the deliverability tests as set out in the NPPF. Planning permission has now been granted for this SHLAA site (BDB/74770) and the developer (Taylor Wimpey) has confirmed that the units will be completed during 2015/16. All of the units are under construction.
Razors Farm	Basingstoke	425		0	0	85	85	85	85	55	30	0	0	0	0	0	0	0	425	The site is allocated for approximately 420 units in the Submission Local Plan (Policy SS3.3). Outline planning permission was granted on appeal in September 2014 for 425 residential units (BDB/77341). A Reserved Matters application was registered on the 13 August 2015 for the first phase of development (143 homes). The developer (Croudace Homes) anticipates commencement on site in January 2016 and anticipates 30 completions in the first financial year (2016/17), with 85 units per year thereafter, reflecting previous development rates achieved by the developer on the neighbouring site (Sherfield Park). A more conservative approach has been taken to the initial completions, and these have been



Wella (UK)	Basingstoke	63		63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	Under construction - meets the deliverability tests as set out in the NPPF. A prior notification has been approved for the conversion of the buildings to residential use. The conversion works are at an advanced stage and the developer (Cavendish and Gloucester) has confirmed that the remaining units will be completed by the end of June 2015.
Eli Lilley/ Chapel Hill	Basingstoke	578		0	50	130	130	130	138	0	0	0	0	0	0	0	0	0	578	The site is considered to have redevelopment potential, meeting the deliverability and developability tests of the NPPF, and is in the borough's SHLAA (ref BAS112). In August 2010 the principle of residential development on the site was established when a resolution to grant outline planning permission (subject to legal agreement) was gained for 472 units (BDB71913). However, the developer was unable to complete the contract and this fell away in January 2012. Both the Victoria site and the Eli Lilley site have since been purchased by Sentinel Housing Association who have now gained outline planning permission for 578 units (14/00865/OUT) and a reserved matters planning application is due to be submitted shortly. The delivery projections set out accord with those provided by Sentinel (who is creating a partnership with Barrett David Wilson) during the course of the site monitoring consultation and are considered acceptable in light of the nature of the high density scheme.
Fairfield House	Basingstoke	29		0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	29	A prior notification has been approved for the conversion of the building to residential use (14/03542/GPDOFF) encompassing 12 units. This needs to be completed by May 2016 in order to accord with the time limit imposed by the permitted development right.
19 Verum House	Basingstoke	26		0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	A prior notification has been approved for the conversion of the building to residential use (14/03558/GPDOFF) encompassing 12 units. This needs to be completed by May 2016 in order to accord with the time limit imposed by the permitted development right.

Worting Farm	Basingstoke	70		0	10	40	20	0	0	0	0	0	0	0	0	0	0	0	70	Full planning permission was granted on appeal for 70 units in January 2015 (13/02553/FUL). The agent representing the developer has confirmed that commencement on site is imminent. The owner (Wates Developments Ltd) anticipates that the development will be completed over the course of 2 years, finishing in 2017/18. However, for the purposes of housing monitoring a slightly more cautious rate of delivery has been assumed.
Overton Hill	Overton	120		0	20	40	40	20	0	0	0	0	0	0	0	0	0	0	120	The site is allocated for approximately 120 units in the Submission Local Plan (Policy SS3.5). Outline planning permission was granted on appeal for 120 units in February 2015 (13/00197/OUT) and the reserved matters application is currently being prepared. The site has been purchased by Bellway Homes who are planning to commence development in the summer of 2016. The developer anticipates a 2 year build programme. However, for the purposes of housing monitoring a more cautious approach has been adopted, with development expected to be completed over the course of a 4 year period.
Main Hall, Park Prewett	Basingstoke	19		0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Planning permission was granted for 19 units in March 2015 (13/02321/FUL). The developer (Taylor Wimpey) has confirmed through the site monitoring consultation that the units would be provided during the course of 2016/17.
Minchens Lane	Bramley	200		0	0	30	50	70	50	0	0	0	0	0	0	0	0	0	200	Outline consent for 200 residential units was granted in March 2015 (14/01075/OUT) and the site meets the NPPF deliverability tests. The developer (Persimmon Homes) intends to commence development on site in the next financial year (2016/17).The developer was consulted during the course of the site monitoring and they support the projections set out.
Caesers Way	Whitchurch	34		0	0	20	14	0	0	0	0	0	0	0	0	0	0	0	34	Outline planning permission was granted on appeal for 36 units in March 2015 (3/01522/OUT). There are no constraints to delivery and the projections accord with the response from the agent during the course of the site monitoring consultation.
<b>Total Large site Permissions</b>		<b>4466</b>		<b>431</b>	<b>796</b>	<b>760</b>	<b>717</b>	<b>510</b>	<b>489</b>	<b>180</b>	<b>220</b>	<b>165</b>	<b>66</b>	<b>60</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>67</b>	<b>4399</b>	

Small site commitments (9 or less units)																				
Outstanding Small site Commitments		269		89	90	90	0	0	0	0	0	0	0	0	0	0	0	0	269	
Total Sites with Planning Permission		4735		520	886	850	717	510	489	180	220	165	66	60	5	0	0	67	4668	
Small site windfall																				
Total Small Site Windfall		550		0	0	0	50	50	50	50	50	50	50	50	50	50	50	0	550	
Urban/brownfield opportunities (un-allocated sites)																				
Allocations from the adopted Local Plan																				
Aldermaston Road Triangle	Basingstoke	300		0	0	50	50	0	0	0	0	0	0	0	0	0	0	200	100	The site is considered to be suitable for development and is allocated in the adopted Local Plan for 300 units. It has a 'historic' development brief. The site is considered to meet the NPPF tests for deliverability. A planning application for 313 units was refused at Development Control Committee in July 2008 but the site remains available for development (owned by Basingstoke and Deane Borough Council), is vacant and there are no major site constraints. Market conditions have played a significant role in delaying delivery in recent years and the council has reassessed its approach to this site in its land owning capacity. In light of this work, the capacity of the site was reduced from 300 units to 150. An updated design brief was agreed and marketing of the site was undertaken in May/June 2014. The council has subsequently entered into an agreement with a developer (Bovis Homes) to progress the development of the site. The agreement is predicated on the provision of 100 residential units. Pre-application discussions are currently taking place for 100 units, providing evidence that the site is progressing and also that the full 100 units can be delivered on the site. The council's Property Services Team expects development to start in 2016, continuing into 2017.

A339 Newbury Road 'Trumpet' Junction	Basingstoke	130		0	0	50	40	32	0	0	0	0	0	0	0	0	0	8	122	<p>The site is considered to be suitable for development and is allocated in the adopted Local Plan for 300 units. The site has been purchased from the Highways Agency by the HCA who are looking to progress the development of the site as quickly as is practicable. It is therefore available for development. The site is relatively unconstrained and the high level infrastructure is already in place. A resolution to grant outline consent for 122 dwellings has been agreed (BDB/74447) and the HCA will shortly be exchanging contracts with a developer (due to be confirmed by October 2015) to build out the scheme. The mode of delivery will be via a 'custom build' approach. This will involve a housebuilder building out a portion of the site but also with some elements built out in smaller segments by a number of developers, as well as a number of individual self-build serviced plots. The HCA indicate that development should start on site in 2016/17.</p>
Land between Mulford's Hill and Silchester Road	Tadley	40		0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	<p>The site is, in principle, considered to be suitable, being allocated in the adopted Local Plan. An SPD for the site was adopted in 2007 following engagement with the landowners and local community. The achievability of the site has been revisited in light of the Boundary Hall appeal decision and it is considered that given the fact that the site is allocated and is a brownfield site that has the potential to provide significant benefits to Tadley of a similar nature to Boundary Hall, the principle of developing this site is likely to be supported. However, there is also a need to ensure that any additional population can be safely accommodated by the Off Site Emergency Plan, and therefore the site cannot be said to be available or achievable currently. As such, the site has been moved outside the 5 year period.</p>

South View	Basingstoke	300		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	0	The site is an adopted Local Plan housing allocation in multiple ownership, including the borough council, Sentinel and Network Rail. The site was originally allocated for 300 units in the Local Plan but following Cabinet and Council resolutions which have sought to retain the site for allotment/open space uses, the site is no longer considered to be deliverable or developable for residential development and has therefore been removed from the 15 year land supply.
Evingar Rd	Whitchurch	30		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	The site is considered to be suitable in principle for development and is an allocation in the adopted Local Plan. However, only the northern part of the site is now available for redevelopment with the southern part of the site remaining in employment use. Further work has been completed regarding the deliverability of only the northern part of the site and due to its size and its characteristics it is considered that this area is unlikely to be deliverable in isolation. Consequently the site no longer meets the availability and achievability tests and, as such, has been removed from the 15 year land supply. Conversion to a residential use under permitted development rights was refused in May 2015 (15/01104/GPDOFF).
West Ham Lane (and to Moniton Estate)	Basingstoke	50		0	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	50	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 whilst the landowner continues to express an interest in developing the site it has not progressed and there are now access issues. Due to the uncertainty associated with the availability and achievability of the site, it has been moved outside the 5 year land supply. This reflects the fact that there is a reasonable prospect that the site could be viably developed at the point envisaged, when the relevant issues are resolved.
<b>Allocations from Adopted Local Plan</b>		<b>850</b>		<b>0</b>	<b>0</b>	<b>100</b>	<b>90</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>538</b>	<b>312</b>		

Allocations from Adopted Local Plan (discounted by 10% for 5-15 yrs.)																				
		841		0	0	100	90	32	0	0	0	18	18	23	22	0	0	538	303	
<b>SHLAA sites</b>																				
Hampshire Court Hotel	Basingstoke	16		0	0	0	0	0	0	0	0	8	8	0	0	0	0	0	16	<p>The site (SHLAA Ref. BAS021) is vacant and in a suitable location for development now. The neighbouring site to the north has recently been developed for 12 residential units (BDB/76775). There are no obvious physical site constraints which would prevent residential development. Given that the site is vacant land in a suitable location, with no obvious constraints (once the requirements of Saved Policy C7, which relates to the loss of open space, are met), it is considered that the site is developable and has been placed in the 5-10 year timeframe.</p>
Land east of ringway west	Basingstoke	25		0	0	0	0	0	0	0	0	0	0	10	15	0	0	0	25	<p>The site (SHLAA Ref. BAS059) is currently vacant and it has been identified as a suitable location for housing development in the Central Area Action Plan as part of a mixed residential/commercial area. The borough council is interested in progressing the development of the site, most likely in conjunction with site BAS060, and it is considered that the site could be viably developed at the point envisaged. The site is therefore considered to be developable and has been placed in the 10-15 year timeframe.</p>
Land north of Churchill Way	Basingstoke	45		0	0	0	0	0	0	0	0	0	0	0	10	20	15	0	45	<p>The site (SHLAA Ref. BAS060) is currently vacant, the landowner (HCC) has indicated that the site is surplus to requirements and it has been identified as being suitable for development for a mix of commercial and residential uses in the Central Area Action Plan. There are access constraints associated with the site which will need to be addressed before the site can be progressed. However, a more comprehensive development of the area (with BAS059) would allow for the issue to be overcome. It is considered that the site could be viably developed at the point envisaged. The site is therefore</p>

																				considered to be developable and has been placed in the 10-15 year timeframe.
Playing Field, Pack Lane	Basingstoke	100		0	0	0	0	0	0	25	25	25	25	0	0	0	0	0	100	The site (SHLAA Ref. BAS069) has been identified by HCC as surplus to requirements and is available. The land is situated in a suitable location for residential development now. There are no obvious physical constraints and the redevelopment of the site for housing is achievable. In light of the above the site is considered to be developable. However, given the planning policy constraints associated with redeveloping recreational land the site has been placed in the 5-10 year timeframe.
Area N	Basingstoke	96		0	20	40	36	0	0	0	0	0	0	0	0	0	0	0	96	This site (SHLAA Ref. BAS134) is considered to meet the NPPF deliverability tests. A resolution to grant consent was agreed in May 2015 for a detailed planning permission encompassing 96 units (14/02752/FUL). The section 106 is expected to be finalised within a short timeframe, with the submission of details and compliance to follow shortly afterwards. The developer (Bellway Homes) expects to commence development towards the end of the 2015/16 financial year, and anticipates a 2 year build programme.
Aurum Site	Basingstoke	130		0	0	30	60	40	0	0	0	0	0	0	0	0	0	0	130	This site (SHLAA Ref. BAS137) is considered to meet the NPPF deliverability tests. A resolution to grant outline planning consent for 130 residential units was agreed in May 2015 (14/03343/OUT). The applicant is expecting to progress the reserved matter during the early part of 2016, followed by the discharge of conditions, with commencement on site anticipated in 2016/17. The first completions are expected in 2017/18. The delivery projections set out are in accordance with the information provided by the applicant's agent during the course of the site monitoring consultation.

Basing View	Basingstoke	300		0	0	0	0	0	0	50	50	50	20	50	50	30	0	0	300	The regeneration of Basing View (SHLAA Ref. BAS153) is being actively pursued by the borough council in conjunction with its development partner MUSE. This is reflected in Submission Local Plan policy SS8 which supports the redevelopment of the area for a mix of uses including a residential component. The site is in a suitable location for housing development, lying in a very accessible location with good access to public transport interchanges, town centre facilities and employment opportunities. A proportion of the units are expected in the Downtown area whilst the remainder is likely to be provided in the Uptown area. Plans for Basing View are evolving and a higher element of residential development may be delivered in due course. Any such increase will be considered through the annual monitoring process.
British Legion Club	Bramley	10		0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10	The site (SHLAA Ref. BRAM007) is considered to be in a suitable location, being well related to existing residential development, the village centre and a playing field. The site has been promoted through the SHLAA and is considered available. There are no physical constraints which would be likely to prevent the development of the site and it could be viably developed at the point envisaged. Therefore, it is considered that the site is developable within a 5-10 year timeframe.
Burnham Copse Infant School	Tadley	36		0	0	0	0	0	10	26	0	0	0	0	0	0	0	0	36	The borough council has resolved to grant outline planning permission for 36 residential units on the site (SHLAA Ref. TAD003) 14/02200/OUT. However, the consent has not yet been issued owing to the need for clarification in respect of certain issues in relation to the Emergency Plan associated with the Aldermaston AWE, and in order for the legal agreement to be finalised. Therefore, the site has been placed within the 5-10 year timeframe until this issue is resolved

Carpenter s Down	Basingstoke	24		0	0	0	12	12	0	0	0	0	0	0	0	0	0	0	24	The site (SHLAA Ref. BAS016) is in a suitable location for housing, as it is well related to existing residential properties, local facilities and services, and public transport connections. The site has previously been allocated for use as a fire station, but is no longer required for that purpose. The land has recently been marketed and therefore is considered to be available. There are no obvious physical constraints which would prevent the development of the site. Therefore, the site is considered to be developable within a 5-10 year timeframe.
Normandy House	Basingstoke	100		0	0	0	0	0	0	25	25	25	25	0	0	0	0	0	100	The building is in a suitable location for residential use, and the conversion is achievable and realistic. A prior notification has been granted for change of use to residential (15/00526/GPDOFF) although the head lease has since changed hands. The freehold is owned by the borough council who recognise the potential for the site to come forward for residential development in the future, and initial market testing has been carried out. It is vacant and there is potential for the site to come forward for residential development in the future. Therefore, the site is considered developable for housing and has been placed in the 5-10 year timeframe.
Castons Car Park, South of New Road	Basingstoke	30		0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	30	The site (SHLAA Ref. BAS064) is in a suitable location for housing, as there is a residential area to the rear and another housing development has recently been completed immediately to the east of the site. The site is also well related to town centre facilities and services, and public transport connections. Whilst the site is not currently available but rather is in use as a borough council owned car park, the land is included within the Top of the Town Concept Masterplan, and there is a reasonable prospect that the site will be available and viably developed in the 5-10 year timeframe. The site is considered to be developable.

Newman Bassett House	Basingstoke	15		0	0	0	5	10	0	0	0	0	0	0	0	0	0	0	15	Consent has been granted on the site (SHLAA Ref. BAS070) for the demolition of the Former Newman Bassett House building and a replacement smaller 'respite unit' has now been completed. Therefore, this retains the facility and service use on the site and frees up the remainder of the land for residential redevelopment. Consequently, the remainder of the site is available for development now. The site is in a suitable location for development as the surrounding area is characterised by suburban housing. HCC (the landowner) are actively progressing the redevelopment of the site and are hoping to submit an outline planning application in 2016. Once outline consent has been put in place the site will be marketed. In light of the above it is considered that development is achievable within a 0-5 year timeframe.
Brinkletts Car Park	Basingstoke	20		0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	20	The site (SHLAA Ref. BAS083) is in a suitable location for housing, with the areas to the north, south and west characterised by residential development. The site is also well related to the town centre and associated uses. Most of the medical uses previously associated with the site have been relocated, and hence it is considered that there is a reasonable prospect that the site will be available and viably developed in the 5-10 year timeframe. The site is considered to be developable.
Central Car Park	Basingstoke	40		0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	40	The site (SHLAA Ref. BAS084) is in a suitable location for housing, as the land to the east is largely characterised by residential properties, whilst the site is also well related to town centre facilities and services, and public transport connections. The land is included within the Top of the Town Concept Masterplan. It is considered that there is a reasonable prospect that the site will be available and viably developed in the 5-10 year timeframe. The site is considered to be developable.

May Street/ Lower Brook Street	Basingstoke	10		0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	The site (SHLAA Ref. BAS156) is considered to meet the NPPF test for specific developable sites. The location is well related to existing housing (Brookvale) and town centre facilities and services. The borough council owns this site and is prepared to make the site available if that is in the public interest. The council is also actively supporting the potential development of the site in order to provide affordable housing. The site is considered to be developable and viably developed in the 5-10 year timeframe.
Former Smiths Industry Site	Basingstoke	50		0	0	0	0	0	0	0	10	20	20	0	0	0	0	0	0	50	The site is available for development now, has been cleared and remediated, and has recently been marketed. The site offers a suitable location for development now, and given the previous developer interest it is considered there is a reasonable prospect that it will come forward for residential development in the future. It is considered that the site could potentially be developed as a residential scheme, or as part of a mixed-use redevelopment in a similar manner to the recently withdrawn planning application (14/03334/FUL). In light of the recent planning application a yield of 50 residential units based on a mixed-use scheme has been assumed at this stage. Given that the recently submitted planning application has been withdrawn, and a new application has yet to be lodged, the site has been placed in the medium timescale (5-10 years).
38 New Road	Tadley	7		0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7	The site (SHLAA Ref.TAD007) is considered to meet the NPPF test for specific developable sites. The site constitutes an undeveloped piece of land sandwiched in between other residential sites. Accordingly, the site is considered suitable for housing. A planning application has been submitted for 8 residential units (BDB/68286) which has not yet been determined. Significantly though the Office of Nuclear Regulation is not objecting to the application and hence there is a reasonable prospect of the site being developed.

Land off Wiltshire Crescent	Basingstoke	20		0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	20	The availability of the site has previously been constrained by a legal agreement imposed when consent was granted for the development of the surrounding land for residential development. However, the restriction has now lapsed and the land is hence available for development now. The land is considered to be in a suitable location for development now, as it is located on the edge of a recently constructed housing estate. There is a reasonable prospect that the site could be delivered within a 5-10 year timeframe.
Daneshill Court	Basingstoke	14		0	0	0	3	11	0	0	0	0	0	0	0	0	0	0	14	The site meets the deliverability tests set out in the NPPF. The site is within a predominantly residential area, and hence is considered to be in a suitable location for development now. The site is currently vacant and is consequently considered to be available now. The site is likely to be commercially attractive and there is a reasonable prospect that housing will be delivered on the site within the next 5 years.
Bell's Field	St Mary Bourne	11		0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11	The site is an agricultural field adjacent to the settlement policy boundary which has been put forward for affordable housing. The site is considered available now, and offers a suitable location development now. A housing association is progressing the development of the site and given that a resolution to grant consent is now in place it is considered that the development of the site for housing in the next 5 years is realistic.
<b>Total of brownfield opportunity sites identified in the SHLAA</b>		1099	0	0	20	81	126	83	10	136	120	173	150	60	75	50	15	0	1099	
<b>Total of brownfield opportunity sites identified in the SHLAA (discounted by 10% for 5-15 yrs.)</b>		1020	0	0	20	81	126	83	9	122	108	156	135	54	68	45	13	0	1020	

<b>Total Opportunity Sites</b>		1861	0	0	20	181	216	115	9	122	108	174	153	77	90	45	13	538	1323	
<b>Regeneration sites</b>																				
<b>Total Regeneration Sites</b>		200	0	0	0	0	0	0	22	22	22	22	22	22	22	23	23		200	
<b>Draft Local Plan Allocations (Policy SS3)*</b>																				
Swing Swang Lane	Basingstoke	100		0	0	50	50	0	0	0	0	0	0	0	0	0	0	0	100	<p>The site is allocated for approximately 100 units in the Submission Local Plan (SS3.1) which states that the site is due to be delivered in 2015/16 – 2019/20. Due to the delay in the adoption of the plan the first completions are now expected in 2017/18 with a 2 year build programme, reflecting the site's size and characteristics. These predictions have been agreed with the landowner HCC through the site monitoring process in terms of their disposal policies and typical delivery rates.</p>
Redlands	Basingstoke	150		0	0	50	50	50	0	0	0	0	0	0	0	0	0	0	150	<p>The site is allocated for approximately 150 units in the Submission Local Plan (SS3.7) which states that the site is due to be delivered in 2017/18 – 2024/25. The first completions are expected in 2017/18 with a 3 year build programme, reflecting the site's size and characteristics. The predictions have been agreed with the landowner's agent (Phillips Planning Ltd) through the site monitoring process. The LPA received a request for EIA screening opinion in March 2015 and pre-application discussions are currently taking place on an application for 150 units, providing evidence that the full figure of 150 can be delivered on the site. In line with the policy, the site is being considered in light of the allocation East of Basingstoke (SS3.9) but its delivery is not dependent upon it.</p>

Upper Cufaude Farm	Basingstoke	390		0	0	0	0	0	50	70	70	70	70	60	0	0	0	0	390	The site is allocated for approximately 390 units in the Submission Local Plan (SS3.8) which states that the site is due to be delivered in 2020/21 - 2024/25. Delivery in the 5-10 year period reflects its position to the north of the Razors Farm allocation rather than its deliverability. Predicted development rates have been agreed with the landowner, HCC (although they have indicated that the site could come forward sooner), through the site monitoring process, taking into account their disposal policies and typical delivery rates. A cautious development rate has been used, resulting in a slightly longer development than stated in the plan (until 2025/2026).	
East of Basingstoke	Basingstoke	450		0	0	0	60	110	110	110	60	0	0	0	0	0	0	0	450	The site is allocated for approximately 450 units in the Submission Local Plan (SS3.9) which states that the site is due to be delivered in 2017/18 – 2024/25. Due to the delay in the adoption of the plan the first completions are now expected in 2018/19 with a 5 year build programme, reflecting the site's size and characteristics. These predictions have been agreed with the landowner HCC through the site monitoring process, taking account of their disposal policies and typical delivery rates. In line with the policy, the site will be masterplanned with neighbouring allocation Redlands (SS3.7).	
Golf Course	Basingstoke	1000		0	0	0	0	0	50	100	150	150	150	15	15	0	0	100	0	1000	The site is allocated for approximately 1000 units in the Submission Local Plan (SS3.11) which states that the site is due to be delivered in 2020/21 – 2028/29. The delivery of the site in the later years of the plan reflect the characteristics of the site including its current ownership by the club members. Whilst the landowner suggests the site could come forward more quickly, a more cautious approach has been used for the purposes of land supply monitoring. In line with the policy, the site will be masterplanned with neighbouring allocation of Hounsome Fields (SS3.12) but its delivery is not dependent upon it.

Manydown	Basingstoke	3,400		0	0	50	200	300	300	320	320	320	320	320	32	32	320	310	0	3400	The site is allocated for approximately 3,400 units in the Submission Local Plan (SS3.10) and is primarily in the ownership of the borough council and HCC in addition to land around Worting village which is in a number of smaller ownerships. The Submission Plan states that the site is due to be delivered in 2017/18 – 2028/29. The relatively high delivery rates reflect the characteristics of the site and the ambitions of the site owners.
Bloswood Lane	Whitchurch	60		0	0	0	0	0	20	40	0	0	0	0	0	0	0	0	0	60	The site is allocated for approximately 150 units in the Submission Local Plan (SS3.6) which states that the site is due to be delivered in 2015/16 – 2019/20. Part of the site has already received planning permission and is listed as a commitment. This constitutes the remainder of the site which is within the ownership of Zurich. Agents (Savilla-Smiths Gore) on behalf of the landowner have confirmed through the site monitoring that they remain committed to the site and are working towards delivering the site in the short term. However, for housing land supply purposes a cautious approach has been taken, with the site expecting to be delivered in the 5-10 year following the completion of the remainder of the Bloswood Lane site.
Hounsoms e Fields	Basingstoke	750		0	0	50	70	70	70	70	70	70	70	70	70	70	70	0	0	750	The site is allocated for approximately 750 units in the Submission Local Plan with Proposed modifications (SS3.12) which states that the site is due to be delivered in 2017/18 to 2028/9, The first completions are expected in 2017/18 and the delivery rates have been agreed with the developer (Wates) through the site monitoring process and are reiterated in their representation to the Proposed Modifications consultation. In line with the policy, the site will be masterplanned with the neighbouring allocation of the Golf Course (SS3.11) but its delivery is not dependent upon it.
<b>Total Allocations</b>		<b>6300</b>		<b>0</b>	<b>0</b>	<b>200</b>	<b>430</b>	<b>530</b>	<b>600</b>	<b>710</b>	<b>670</b>	<b>610</b>	<b>610</b>	<b>600</b>	<b>540</b>	<b>490</b>	<b>310</b>	<b>0</b>	<b>6300</b>		
<b>Neighbourhood Planning (Policy SS5)</b>																					
Kingsclere		50		0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	50	
Oakley		150		0	0	0	0	0	50	50	50	0	0	0	0	0	0	0	0	150	

Overton	150	0	0	0	0	0	0	0	0	0	0	0	50	50	50	0	0	0	150
Whitchurch	166	0	0	0	0	0	0	0	0	0	0	0	50	50	50	16	0	0	166
Bramley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Small settlements	150	0	0	0	0	0	0	15	15	15	15	15	15	15	20	20	20	0	150
<b>Total from Neighbourhood plans</b>	<b>666</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>90</b>	<b>65</b>	<b>15</b>	<b>115</b>	<b>115</b>	<b>120</b>	<b>36</b>	<b>20</b>	<b>0</b>	<b>666</b>	
<b>TOTAL SUPPLY</b>																			
	<b>14312</b>	<b>0</b>	<b>520</b>	<b>906</b>	<b>1231</b>	<b>1413</b>	<b>1205</b>	<b>1260</b>	<b>1174</b>	<b>1135</b>	<b>1036</b>	<b>1016</b>	<b>924</b>	<b>827</b>	<b>644</b>	<b>416</b>	<b>605</b>	<b>13707</b>	

\* Some allocation sites are not included in this section as they have permission i.e. Kennel Farm, Land north of Marnel Park, Razors Farm, Overton Hill and part of Bloswood Lane