



*Basingstoke
and Deane*



Basingstoke and Deane Borough Council

Strategic Housing Land Availability assessment
(Version 9)

Mid Examination Addendum (May 2015)

Introduction

This document is an addendum to Version 9 of the Basingstoke and Deane Borough Council's Strategic Housing Land Availability Assessment (SHLAA), published in September 2014.

The council submitted its Local Plan for examination in October 2014. An Exploratory Meeting on the Submission Local Plan was held by the appointed Inspector on 11 December 2014, following which he wrote to the council setting out additional work that was required to progress the Local Plan. As a result, the council has reviewed and updated its evidence base, including considering options for meeting the additional housing requirement (an increase from 748dpa to 850dpa). This has included revisiting all sources of housing land supply including previously developed land and land within Settlement Policy Boundaries.

The work concluded that two sites within the built up area of Basingstoke could suitably be included within the SHLAA, meeting the relevant tests, as set out within National Planning Policy Framework (NPPF). The sites are:

- Normandy House, Alencon Link (approx. 100 dwellings)
- Former Smiths Industry site, Winchester Road (approx. 50 dwellings)

The remainder of this document updates the relevant sections of Version 9 of the SHLAA to include the two sites, including updated summary tables and new site proformas and maps.

The SHLAA will be subject to a full review as part of the annual housing monitoring process undertaken by the borough council in partnership with Hampshire County Council. This will be published in due course to inform the forthcoming examination hearings in autumn 2015.

Opportunity sites with no policy constraints (para. 4.2.4, page 20)

Site Ref	Site Name	Phasing			Total
		0-5 years	5-10 years	10-15 years	
BAS016	Carpenters Down, Shetland Road, Popley	24	0	0	24
BAS026	Normandy house	0	100	0	100
BAS064	Castons Car Park, South of New Road	0	30	0	30
BAS070	Newman Bassett House, Warwick Road Basingstoke	14	0	0	14
BAS083	Brinkletts Car Park, Basingstoke	0	20	0	20
BAS084	Central Car Park, Basingstoke	0	40	0	40
BAS143	Barn at Park Prewett	20	0	0	20
BAS144	Hillacre and Hilltop, Reading Road	9	0	0	9

BAS 149	Land to the rear of Worthy House/Edison House, 16 - 18 Winchester Road	7	0	0	7
BAS155	Kempshott Park Industrial Estate	57	0	0	57
BAS156	Garage Court, May Street/Lower Brook Street	0	5	0	5
BAS158	Commercial Area at Park Prewett	16	0	0	16
BAS159	Woolverton House, London Street	15	0	0	15
BAS160	37 - 41 Wote Street	33	0	0	33
BAS161	Dextra Court	56	0	0	56
BAS162	Wella (UK) Ltd	63	0	0	63
BAS164	Clarendon House	14	0	0	14
BAS165	Former Smiths Industries site	0	50	0	50
OLD006	Peacock House	22	0	0	22
TAD007	38 New Road	0	7	0	7
TOTAL		350	252	0	602

Opportunity Sites within SPBs and Allocations (para. 4.2.19, Page 23)

'Opportunity' Sites within SPBs and Allocations				
Source of housing potential	0-5 years	5-10 years	10-15 years	Total
Basingstoke, including Chineham	1200	1505	125	2830
Bramley	0	20	0	20
Tadley	0	87	0	87
Old Basing	22	0	0	22
Total identified through survey	1222	1612	125	2959

Potential housing supply (para 5.1.2, page 27)

Source of housing potential	2014/15-2018/19	2019/20-2023/24	2024/25-2028/29	Total
Small Sites with planning permission	223	0	0	223
Large Sites with planning permission	1723	519	0	2242
Allocations	572	345	0	917
'Opportunity' sites within SPBs	650	1267	125	2042
Small site windfall	100	250	250	600
Regeneration	0	100	100	200
Total supply	3268	2481	475	6224

Appendix 2: Table of Rejected Sites on Previously Developed Land and /or Within Settlement Policy Boundaries

The following entry in the appendix to be deleted:

Site Ref	Site name	Settlement	Reason for rejection
BAS 026	Normandy house, Alencon Link	Basingstoke	The site is currently in use for employment purposes and there is no known interest from the landowner/develop to pursue an alternative use. The site is therefore not available for housing.

Appendix 3 – Sites identifies as having housing potential on previously developed land and /or within Settlement Policy Boundaries - Site Proformas and Maps to be added.

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS026	Normandy House, Alencon Link	Basingstoke	0.4
Description of site (neighbouring uses; present use)		Previously Developed Land:	
yes			
<p>The site comprises an existing office building, constructed in the mid-1980s. The building is in the form of an L-shape, with three elements, the tallest of which is approximately 9 storeys, with smaller elements stepping down to 6 and 7 storeys. The building was previously occupied by IBM who vacated in September 2013. The floor area is 7093 square metres. A multi-storey car park is located to the rear/side, providing 287 spaces. The building is located on Alencon Link in the centre of Basingstoke, with Skyline Plaza located immediately to the south of the site, the railway station in close proximity to the west, and Basing View to the East. The new Waitrose and John Lewis at Home store is located approximately 150 metres away (to the east of the site).</p>			
Relevant Planning History			
15/00526/GPDOFF - Notification of proposed change of use of Class B1 (office) to Class C3 (dwelling house) consisting of 106 no. one bed flats and 47 no. two bed flats – granted 09.04.2015			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The current use of the building is B1(a) office. The site is located between the town centre area and the employment designation at Basing View, but does not fall within either of those delineations. As such there are no policy constraints preventing the change of use to residential. In addition, a permitted development right is available under Class J of Part 3, Schedule 2 of the GPDO 1995 as amended in order to convert the building to residential use via the prior notification procedure. A prior notification has been granted which will allow the permitted development right to be utilised. However, residential use of the building will need to be completed before 30 May 2016 in order to utilise the permitted development right.</p>			
<u>Physical problems:</u> The building appears to be in good condition and there is no obvious			

physical impediment to the conversion of the building to residential use.

Environmental conditions: Given that the building was built in the mid-1980s it may not be subject to asbestos contamination. There are no other obvious potentially significant environmental constraints.

Availability (legal/ownership issues)

The site was previously occupied by IBM, who vacated the building in September 2013. As such, the building is vacant and available for redevelopment. The landowner (Basingstoke and Deane Borough Council own the freehold) recognises the potential for redevelopment and initial market testing has been carried out.

Achievability (economic viability; market factors; cost factors; delivery factors)

The site is located in a highly accessible location in the heart of the town, in close proximity to several large residential blocks. The site also benefits from a considerable amount of parking, which is likely to increase the desirability of the residential units. The building appears to be in good condition and capable of conversion. Given that a prior notification has been pursued it is assumed that the redevelopment for residential use would be viable.

Conclusion (deliverable/developable)

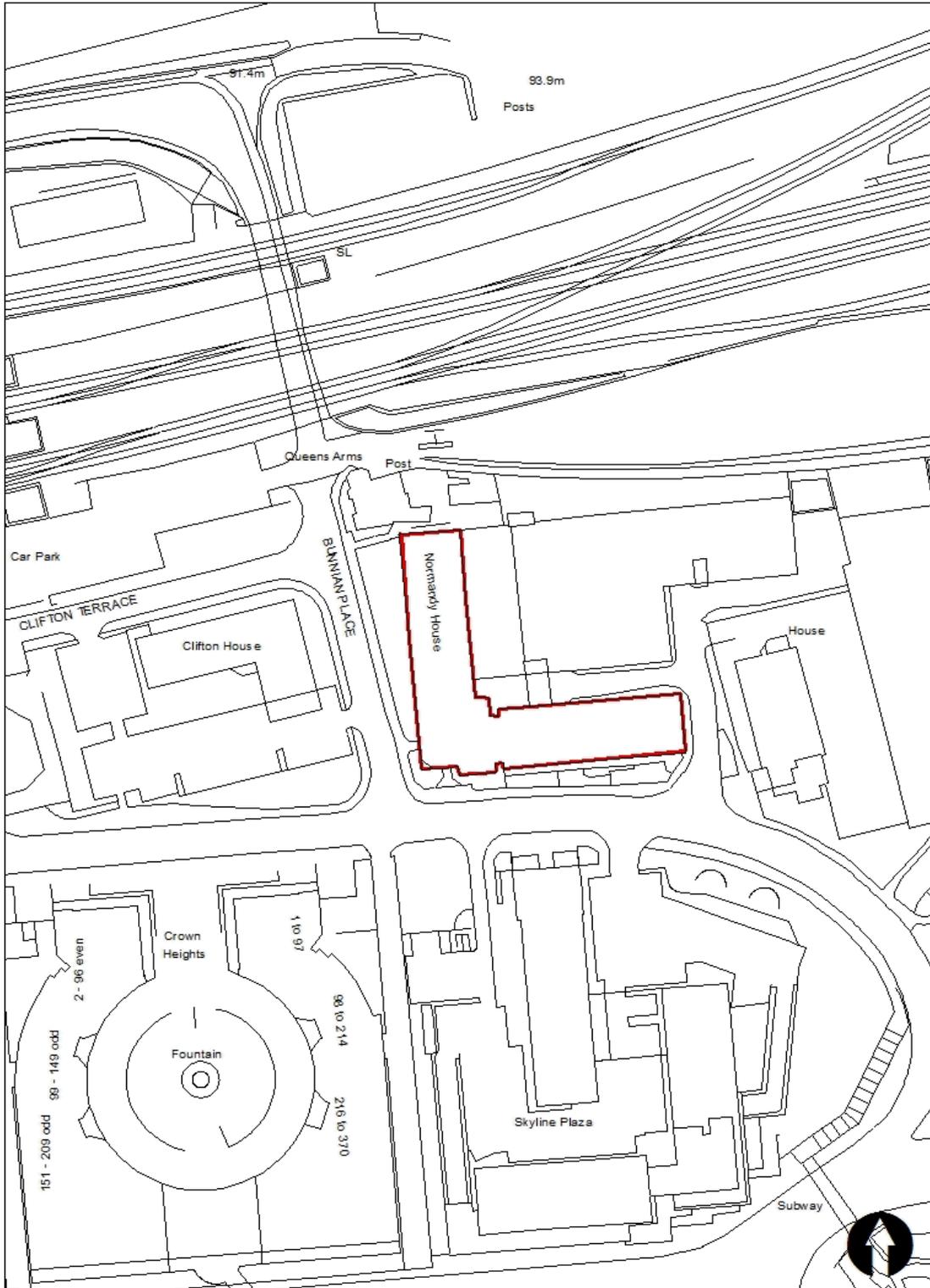
The building is in a suitable location for residential use, and the conversion is achievable and realistic. Whilst the building is vacant, the landowner has not stated that it is available for redevelopment now, although they have confirmed that there is potential for the site to come forward for residential development in the future. As such, the site has been placed in the 5-10 year timeframe.

Potential Density and Yield (including development type)

The floor area of the building is 7093 square metres. Based on a mix of units and allowing for circulation space etc. it is considered that approximately 100 units is a minimum which could be realistically delivered. This would accord with other examples of office conversions recently proposed, such as the Wella building (14/00833/GPDOFF) where 3345 square metres equated to 55 units.

Phasing:	0-5 years	5-10 years	10-15 years
	0	100	0

Site Plan

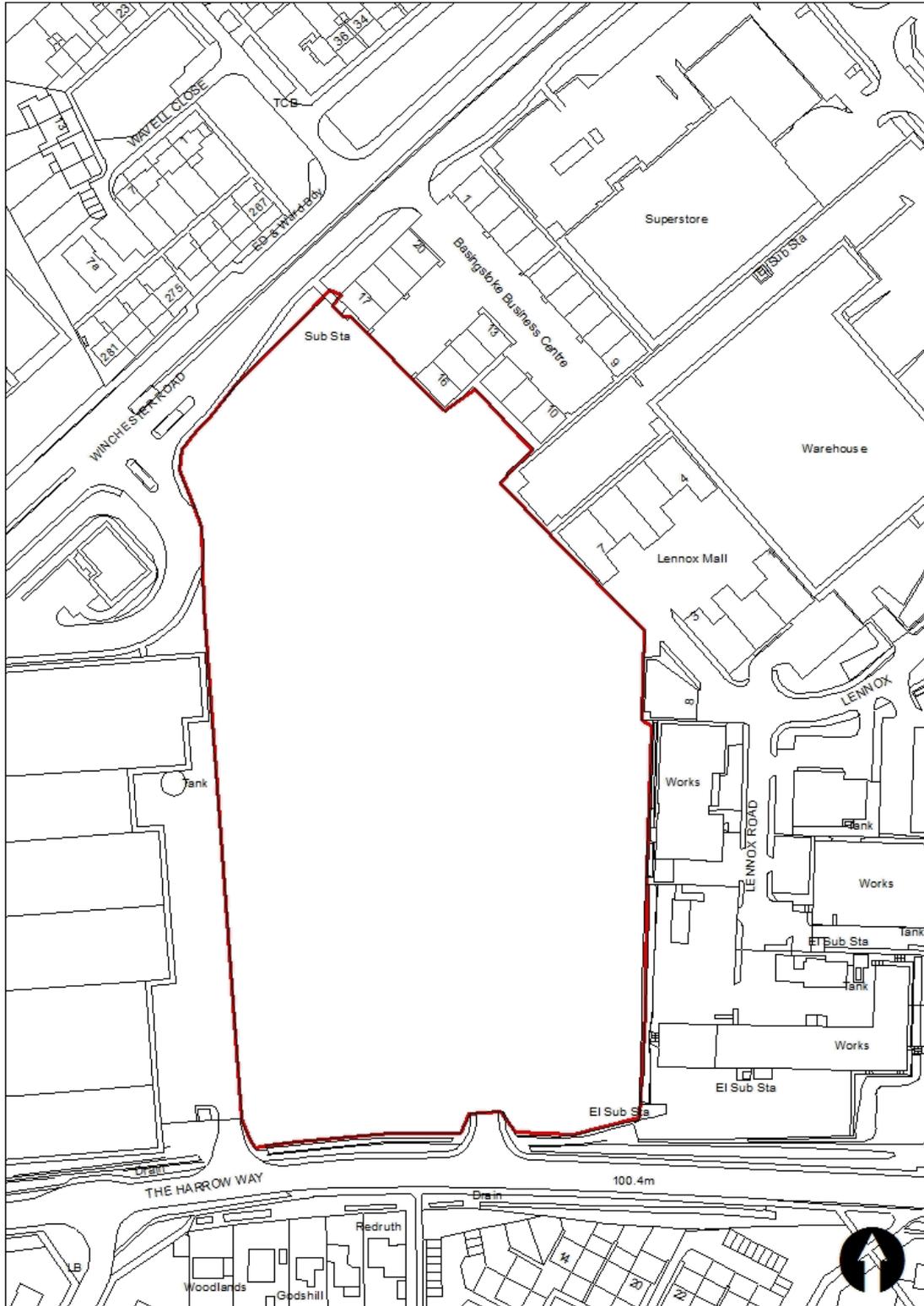


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Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS165	Former Smiths Industries Site, Winchester Road	Basingstoke	3.3
Description of site (neighbouring uses; present use) Previously Developed Land: yes			
<p>The site is located south west of Basingstoke Town Centre, between the A30 Winchester Road to the north and The Harrow Way to the south. The site is currently vacant and has been cleared of all structures associated with its former use as a production facility for Smiths Industries Aerospace. The site can be accessed from The Harrow Way, with pedestrian access via a gate on Winchester Road. Immediately to the west of the site is the Brighton Hill Retail Park, which comprises 6 retail units, a Pizza Hut restaurant in the car park and a McDonalds Drive Through adjacent to the entrance to the Retail Park. Vehicular access to the retail park is from a traffic light controlled junction from Winchester Road. To the north of the site beyond Winchester Road is the Basingstoke Football Club Camrose ground, with housing adjacent and beyond. A residential area is located to the south of the site, which is generally set back from The Harrow Way behind mature landscaping. The Basingstoke Business Centre lies to the east which consists of a number of small business units. These units are set on lower ground than the site. The site is also on lower ground than the Brighton Hill Retail Park, and it slopes down towards Winchester Road to the north.</p>			
Relevant Planning History			
<p>BDB/55849 - Demolition of existing buildings and redevelopment of land for class A1 retail warehousing with car parking, service yard and revised access arrangements - Granted on Appeal (15/05/06 - Call-In by Secretary of State)</p> <p>BDB/70408 - Outline planning application for the erection of Class A1 food store including access and layout with associated parking – Withdrawn (15/06/09)</p> <p>BDB/70680 - Reserved matters application for the siting, external appearance and landscaping for the demolition of existing buildings and redevelopment of land for Class A1 retail warehousing with car parking, service yard and revised access arrangements pursuant to outline planning permission BDB 55849 – Granted 09/03/10</p> <p>BDB/75792 - Extension of time limit of outline planning permission BDB 55849 to demolish existing buildings and redevelop for Class A1 'Bulky Goods' retail warehousing with car parking, service yard and revised access arrangements and the associated Reserved Matters approval BDB/70680 for the siting, external appearance and landscaping – Granted 25.07.2012</p> <p>BDB/75056 - Erection of a Class A1 (retail) foodstore with car park, landscaping and associated highways works – refused 16.08.2012 (appeal dismissed)</p> <p>14/03334/FUL - Hybrid application for Full planning permission for Class A1 Foodstore with associated service yard, car park, landscaping and highways works and Outline planning permission for residential development of up to 48 units - Withdrawn</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is located outside of the adjacent employment area, and therefore the principle of using the site for housing is complicit with policy D5 of the Adopted Local Plan.</p> <p><u>Physical problems:</u> The previous planning applications have established that the site is suitable for re-development.</p> <p><u>Environmental conditions:</u> Due to the historic use of the site as an Aviation Instrument Works radiological contamination has been previously detected on the site, but this has been</p>			

remediated. The site lies within Flood Zone 1 but is in a high risk location for groundwater protection. However, previous planning applications have established that there are no environmental constraints which would preclude the redevelopment of the site.			
Availability (legal/ownership issues)			
The site is owned by Tesco Stores Ltd. They have withdrawn the most recent planning application and confirmed that they no longer wish to pursue the site for retail purposes. They have confirmed that the site for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The applicant's agent in relation to application 14/03334/FUL has stated that there was considerable market interest from national housebuilders in developing the residential element of that proposal, and that delivery was not dependent on the retail component of the scheme. The site is likely to be viable for residential (subject to detailed viability appraisal). Many of the cost and delivery impediments in the form of site clearance and remediation work have already been addressed. There are no other obvious delivery constraints.			
Conclusion (deliverable/developable)			
The site is available for development now, and has been cleared and remediated. The site offers a suitable location for development now, and the landowner has confirmed that 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 by Tesco's – 14/03334/FUL. However, given that there is no confirmation at this stage, the site has been placed in the medium timescale (5-10 years).			
Potential Density and Yield (including development type)			
Given the location of the site it is considered that a scheme based on 3 storey flats and townhouses with some 2-storey and 2.5 storey houses may be a suitable approach to the site's redevelopment. At a density of approximately 48 dph, and taking buffers into account along the boundaries, this indicates a likely yield of 120 units if a purely residential scheme were to be proposed. If a mixed-use scheme were to be proposed, it is considered reasonable to assume that this would include a residential element of a similar scale to that proposed in the recently withdrawn planning application by Tesco's. Accordingly, a yield based on that proposed in the recent planning application has been assumed for the purposes of the SHLAA.			
Phasing:	0-5 years	5-10 years	10-15 years
	0	50	0

Site Plan



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