

# **AUTHORITY MONITORING REPORT 2016**

## **BASINGSTOKE AND DEANE BOROUGH COUNCIL**

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# Executive Summary

This is the 2016 Authority Monitoring Report (AMR) for Basingstoke and Deane Borough Council which monitors the period 1 April 2015 to 31 March 2016. The Report is based primarily on the 'saved' policies of the Basingstoke and Deane Local Plan (1996-2011) which were withdrawn upon the adoption of the new Local Plan (2011-2029) in May 2016 (outside of the monitoring period). As such, this will be the last AMR produced in this format.

## Key Findings

A summary of the headline outcomes of the 2015/16 AMR is outlined below. The report includes further information and statistics supporting these overall findings.

## Housing

- The gross number of new homes completed in the period was 494, with a net gain of 471 new homes. 398 of the new homes (net) were completed on large sites (sites of 10 or more units) and 73 homes (net) were completed on small sites (63 of which were not on garden land). This continues the recent trend of relatively low completion rates when compared with the Adopted Local Plan (May 2016) housing figure of 850 homes per year.
- 65% of gross completions were built on previously developed land (PDL). This figure is reflective of recent trends in the borough, with the exception of 2014/15 where low levels of development took place on PDL (an average of 60% of housing development has been on PDL in the last five years). This year's percentage reflects Government legislation changes regarding Permitted Development rights (planning permission is no longer required to convert buildings from employment use to residential use), which have significantly increased the percentage of completions on PDL. A notable proportion of the borough's completions in 2015/16 also continued to come forward on greenfield sites which were allocated in the 1996-2011 Adopted Local Plan, namely North of Popley/Merton Rise and Park Prewett.
- 398 of the 471 (net) new completed dwellings (85%) were market dwellings. 38<sup>1</sup>% were 1 bedroom, 42% were 2 bedroom, 9% were 3 bedroom, whilst 4/5 bedroom units accounted for 13% of total market completions. This represents an increase in the number of one-bedroom units from the previous monitoring year and a decrease in the provision of larger units, particularly those with three bedrooms or more. This is primarily as a result of the large number of conversions granted through Permitted Development Rights from Office (B1) to Residential (C3) over the year.

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<sup>1</sup> Due to rounding, the total percentage will not always equal 100%.

- Using gross figures, 290 market flats were completed in the borough in 2015/16 and 116 houses, with all of the flats being 1 and 2 bedroom. This is a significant number of small market flats and is considerably higher than the previous monitoring year. The trend reflects the realitively high percentage of developments that have been completed through Permitted Development rights.
- 73 affordable units were completed during the monitoring period, representing 15% of the gross number of total housing completions (73 of the 491 gross completions). Of the completed units, there were no 1 bedroom units, 60% had 2 bedrooms, 32% had 3 bedrooms and 8% were 4+ bedroom units.
- 59% of new homes were built at a density of equal to or over 30 dwellings per hectare (dph), reflecting the large number of conversion schemes taking place in Basingstoke Town. 41% of new dwellings were built at a density of less than 30 dph, reflecting the number of dwellings coming forward on small sites and rural schemes where local character and nature affects suitable density levels.
- 168 of the net completed residential units were on sites allocated in the 1996-2011 Local Plan, with 303 units on windfall sites (net). Of the windfall sites, 230 (net) were on large windfall sites (10 units or more) and 73 (net) were on small windfall sites (less than 10 units). A number of the units on the small windfall sites were on garden land and for monitoring purposes these need to be excluded from the results as per paragraph 48 of the NPPF. This leaves a total of 63 small windfall site completions on non-garden land.
- In terms of design standards, approximately 238 dwellings (53%) assessed during the monitoring period achieved a 'good' rating when assessed through the 'Building for Life' criteria. Approximately 20 dwellings (4%) received an 'average' rating with a further 194 dwellings (43%) receiving a 'poor' rating. This is explained more in section 4 (Design of housing monitoring through Building for Life).
- 6.2 years of housing supply can be demonstrated at 1 April 2016. The updated position reflects the Adopted Local Plan (2011-2029) requirement of 850 dwellings per annum (dpa).

### **Economic Issues and Development**

- The total amount of employment floorspace (B Class Uses) completed during the period was 44,125 m<sup>2</sup> (gross). The net total was significantly lower, at 9,671 m<sup>2</sup>, reflecting the loss of a significant amount of employment floorspace to other uses, including 9,006 m<sup>2</sup> to residential use via the permitted development rights, and 7,433 m<sup>2</sup> to retail (the Range, Gastons Wood). 85% of the total completed floorspace was on previously developed land.

- 36,847m<sup>2</sup> (84%) of the completed employment floorspace was developed within Employment Areas designated in the 1996 - 2011 Local Plan. These designations have been retained in the Local Plan 2011 – 2029. 84% of the completed floorspace was in Basingstoke, with the majority provided at the Sainsbury's Distribution Centre.
- The total amount of employment land available for development in April 2016 (sites with a valid planning permission, resolution to grant subject to legal agreement, or allocations in the 1996-2011 Local Plan) was 36.10 ha, a reduction of 5.49% compared to April 2015 (38.24 ha). The reduction is a result of sites being consented for alternative uses and the lapsing of various consents for employment development.
- The amount of available retail floorspace (i.e. with planning permission) decreased from 24,021 m<sup>2</sup> in April 2015 to 1,947 m<sup>2</sup> in April 2016, a decrease of 92%. This is a natural result of the considerable amount of newly completed retail floorspace utilising land previously available for retail development.
- There have been 5 applications permitted for changes of use away from A1 (shops) to other uses (generally either to financial and professional services, or restaurants/takeaways), which is the same number as in the previous monitoring period. These changes of use were allowed under the 'saved' policies of the 1996-2011 Local Plan and met the relevant policy criteria.

## Infrastructure

- 2 applications involving the loss of an essential service were approved during the monitoring period. These applications were considered compliant with the criteria of 'saved' policy C8 of the Adopted Local Plan (2011-2029) which permits the loss of such services if there is adequate alternative provision, it is no longer practical or desirable to retain them, or it is part of a change by a public sector provider.

# 1. Introduction

## Context

- 1.1 This is the thirteenth Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) for Basingstoke and Deane Borough Council and covers the period from 1 April 2015 to 31 March 2016. The report is based primarily on the 'saved' policies of the Basingstoke and Deane Local Plan (1996-2011). These were withdrawn upon the adoption of the new Local Plan (2011-2029) in May 2016 (outside of the monitoring period) and therefore this will be the last AMR produced in this format.
- 1.2 Local planning authorities (LPA) are required to publish information at least annually to show progress with Local Plan preparation, details of activities relating to the Duty to Cooperate and how Local Plan policies are being implemented. The AMR can also be used to provide up-to-date information on the implementation of any neighbourhood plans that have been 'made'. Monitoring data should be used to indicate whether there is a need to review the Local Plan.
- 1.3 The specific requirements in terms of matters to be covered by the AMR are set out in s.34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Section 34 requires that the following are included in the AMR:
  - the title of the local plans or supplementary planning documents specified in the LPA's local development scheme (LDS)
  - the timetable specified in the LDS for the preparation of the documents
  - the stage of each local development document (LDD)
  - if the preparation of an LDD is behind the timetable set out in the LDS, the reasons for this
  - the date of adoption or approval of LDDs within the period in respect of which the report is made
  - details of policies which the LPA are not implementing in a Local Plan, including a statement of the reasons why the LPA are not implementing the policy and any steps the LPA intend to take to secure that the policy is implemented, and
  - where a policy specified in a Local Plan stipulates an annual number, or a number relating to any other period (e.g. net additional dwellings), the LPA must specify the relevant number for the part of the LPA's area in the period in respect of which the report is made, and since the policy was first published, adopted or approved.
- 1.4 It was previously a requirement for the LPA to submit their AMR to the Secretary of State. The Localism Act 2011 (s.113) removed this requirement, but still states that a report is to be made available to the public.

- 1.5 The council monitors its performance using a “scorecard approach”, comprising a set of indicators which are based on achieving the outcomes set out in the Council Plan. These are reported quarterly through Performance Monitoring Reports.
- 1.6 The AMR has been brought in line with this “scorecard approach”, reporting on a set of corporate indicators that are relevant to the Planning Policy and Infrastructure Team. Consequently, some indicators from previous AMRs, such as those relating to the natural environment, are now monitored by other service areas and are reported separately to the council’s Performance Panel. Following the adoption of Local Plan in May 2016, this approach will be reviewed and, in future AMRs, all plan policies will be monitored in line with the framework established in the Plan.
- 1.7 The AMR forms part of the evidence base used to inform the preparation of planning documents, including the Local Plan 2011-2029. Please note that the percentages throughout the document may not equal 100% as figures have been rounded as suitable.

## Structure

- 1.8 The performance indicators are divided between the areas of housing, the economy and infrastructure. The indicators allow for an assessment of the extent to which the policies set out in the Local Plan are being achieved. Targets have been established for relevant performance indicators to allow quantifiable assessments to be made on the relative success or otherwise of the relevant policies.
- 1.9 In addition, the AMR includes information on the progress against the LDS, as required by s.34 of the Town and Country Planning Regulations 2012.

## Profile of the Borough

- 1.10 An overview of the borough’s economic, social and environmental characteristics is available through the council’s “Facts and Figures” webpages which are updated periodically. The latest facts and figures are available at:

<http://www.basingstple.gov.uk/profile>

## Key Contextual Characteristics of Basingstoke and Deane

- 1.11 Basingstoke and Deane covers an area of over 63,000 hectares (245 square miles), and comprises the town of Basingstoke and extensive areas of predominantly rural land. Basingstoke is by far the largest settlement in the borough with a population of approximately 108,000<sup>2</sup>, which represents more

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<sup>2</sup> 2011 Census: Usual Resident Population (ONS, 2013)

than 60% of the borough's population. There are also a number of small towns and larger villages including Tadley, Whitchurch, Oakley, Overton, Bramley and Kingsclere.

## Population

1.12 The latest official estimate of the borough's population is that it stands at approximately 173, 900<sup>3</sup>, having grown by approximately 4% since 2011. The borough has a relatively young population, with a higher proportion of children and middle-aged residents than the national average, and a lower than average proportion of pensioners. However, the population is ageing and it is estimated that there will be 59% more females aged 60+ and males aged 65+ in 2029 than there were in 2011<sup>4</sup>.

## Housing

1.13 On 27 March 2015, Full Council agreed that 850dpa should be used as the annual housing requirement for the emerging Local Plan and for use in determining the borough's 5 year land supply position.

1.14 The target, which meets objectively assessed housing needs, has been formulated by taking into account the following projections:

- population size (i.e. the needs of the growing population)
- net migration, including those moving into and out of the area from other parts of the UK and overseas, and
- average household size and household formation rates
- the number of people living in institutional accommodation (e.g. care homes)
- the proportion of vacant/second homes

## Housing Market/ House Prices

1.15 The housing market in the borough was particularly strong in 2007 before contracting markedly in the two following years. Significant signs of recovery were apparent in 2012, with housing market conditions further improving over the course of 2013/2014 continuing into 2015/16. In 2015/16 the median house price in the borough was £260,000 which constitutes a rise of 6.0% when compared with the median house price in the previous monitoring period (£243,000). This illustrates the strong recovery of the housing market since the recession. Before the fall in the housing market in 2008 the median house price in 2007/8 stood at £215,000 (before falling to £200,000 in 2008/9). House price rises were also experienced in the borough's

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<sup>3</sup> ONS Mid Year Population Estimate, 2014

[http://www.nomisweb.co.uk/reports/lmp/la/1946157300/subreports/pop\\_time\\_series/report.aspx](http://www.nomisweb.co.uk/reports/lmp/la/1946157300/subreports/pop_time_series/report.aspx)

<sup>4</sup> Source: SHMA 2015, para 6.58

neighbouring authorities from 2014/15 to 2015/16, i.e. West Berks saw a higher rise in median prices (15.6%), whereas East Hants saw a rise of 10.16%, Hart 7.39%, Rushmoor 10.17%, Winchester 4.47%, Wokingham 13.25%, and Test Valley 10.2%.

- 1.16 During the monitoring period the median prices for different types of properties saw a 8.0% rise in the value of detached dwellings (from £376,000 to £405,950), a 10.13% rise in the price of semi-detached houses (from £259,000 to £285,250), an 10.84% rise in the value of terraced properties (from £207,500 to £230,000) and a 10.0% rise in the price of flats (from £150,000 to £165,000).
- 1.17 However, it should be noted that the number of sales has not kept pace with the marked increase in property values. In 2007/8 the number of transactions totalled 3,875, whereas in the current monitoring period the total number of transactions amounted to 3,112, still 20% lower than the pre-recession level. In the current monitoring period the largest number of transactions was of terraced properties (989), followed by detached houses (833), then flats/maisonettes (679) and finally semi-detached properties (611).

## Health

- 1.18 At the time of the 2011 Census, 50.7% of the population described their health as “very good”, which is slightly above the Hampshire average (which is 49.1%), whilst 85.8% of the population described their health as either “good” or “very good”, also slightly above the Hampshire average (which was 84.1%). Only 3.5% of people considered themselves to be in “bad” or “very bad” health. Male life expectancy is 80.1 years whilst female life expectancy is 82.7 years<sup>5</sup>.

## Economy

- 1.19 Data from NOMIS for the 2014 to 2015 monitoring period shows that 84.7% of the population are economically active<sup>6</sup>. This is higher than the UK average of 77.7%<sup>7</sup>. Earnings data from the Annual Survey of Hours and Earnings (ASHE – residence based) shows the average (median) full time weekly salary for individuals living in Basingstoke and Deane is around £622 a week (about £32,000 per annum). Salaries in Basingstoke and Deane are above average earnings in Hampshire (£575 per week) and the UK average (£530 per week)<sup>8</sup>.

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<sup>5</sup> <http://www.basingstoke.gov.uk/browse/council-and-democracy/statistics-and-census-information/quick-stats/society-and-demographics.htm>

<sup>6</sup> Source: NOMIS, Economic activity rate (16-64, including both employed and self employed), April 2015-March 2016

<sup>7</sup> [https://www.nomisweb.co.uk/reports/lmp/gor/2092957698/subreports/nrhi\\_time\\_series/report.aspx](https://www.nomisweb.co.uk/reports/lmp/gor/2092957698/subreports/nrhi_time_series/report.aspx)

<sup>8</sup> Source: ONS Annual Survey of Hours and Earnings – Residence based, 2016

## Environment

- 1.20 Over 90% of the area of the borough is rural in nature with 32% of the borough lying in the North Wessex Downs Area of Outstanding Natural Beauty. 1.3% of the borough is designated as Sites of Special Scientific Interest and 9.4% as Sites of Importance for Nature Conservation.

## 2. Progress towards the Local Plan

- 2.1 This section of the report monitors the progress made towards the production of the Local Plan (2011-2029), which, upon adoption, replaces the ‘saved policies’ of the Basingstoke and Deane Borough Adopted Local Plan 1996-2011.

<b>Performance Indicator: Progress against Local Development Scheme</b>
<b>Target</b>
Meet all deadlines as set in the Local Development Scheme (LDS)
<b>Outcome</b>
Following the Inspector’s exploratory meeting on the submitted Local Plan, the timetable for the preparation of the Plan was updated on the Council’s website (March 2015). Over the monitoring year, the Local Plan has progressed in line with the updated and agreed timetable.

- 2.2 The council’s current LDS (September 2014) can be viewed on the council website at <http://www.basingstoke.gov.uk/rte.aspx?id=799>.
- 2.3 The Inspector held an exploratory meeting into the submission Local Plan in December 2014 at which he expressed a number of concerns, most notably the proposed housing target. As such, progress on the Plan was delayed while further work was completed and the Plan was updated with a higher housing figure (850), an additional housing allocation at Hounsome Fields and a new jobs target. An updated timetable for the subsequent stages of the Local Plan was agreed and published in March 2015.
- 2.4 Over the monitoring year, the Local Plan has progressed in line with the updated and agreed timetable. Further consultation on the proposed changes to the emerging Local Plan took place in May /June 2015 with the hearings for the examination of the Plan taking place in October/November 2015. Following the conclusion of the hearing sessions, additional consultation on further proposed modifications took place in December-February 2016.
- 2.5 The March 2015 timetable is shown below, with additional stages added where relevant:

**Table 1 - Timetable for Preparation of the Local Plan**

<b>Date</b>	<b>Committee</b>	<b>Report/Action</b>
9 October 2014		Plan submitted for Examination - <b>Complete</b>
11 December 2014		Inspector’s exploratory meeting- <b>Complete</b>

15 January 2015	Economy, Planning and Housing Committee	Consider Inspector's comments regarding housing and jobs numbers - <b>Complete</b>
17 March 2015	Economy, Planning and Housing Committee; Cabinet; Full Council	Agree major changes as the basis for public consultation - <b>Complete</b>
11 May – 22 June 2015		Six week consultation period on proposed modifications - <b>Complete</b>
21 July 2015		Pre-hearing meeting – <b>Complete</b>
5 October – 11 November 2015		Examination hearings - <b>Complete</b>
December – February 2016		Consultation on further proposed modifications - <b>Complete</b>
April 2016		Inspector's report
May 2016	Cabinet and Full Council	Adoption

### 3. Monitoring against performance indicators

3.1 This section assesses the extent to which the objectives in the Basingstoke and Deane Borough Adopted Local Plan (set out in the ‘saved’ policies), and where relevant the Local Plan (2011-2029), are being achieved. A traffic light approach has been used below to show where the target has been met (green), partly met (amber) and not met (red).

**Table 2 - Performance Indicators and Targets**

Performance Indicator	Target at 1 April 2015	Target Met at 1 April 2016?
<b>Housing</b>		
Number of homes built	850 dwellings per annum (locally derived housing figure, endorsed by Cabinet for land supply purposes in March 2015)	471(net) completions were built in the borough (Section 4 pg.14).
% homes built on previously developed land	40% of all new homes to be accommodated on previously developed land (Adopted Local Plan)	65% of completions in the monitoring period were on PDL (Section 4 pg.15).
Housing Land Supply	i) 5 years supply of deliverable sites ii) 6-10 years of developable sites and 11-15 years where possible (National Requirement)	A 6.2 year Housing Land Supply position can be demonstrated (Section 4 pg. 17).
Sufficient provision for gypsy and traveller pitches	1 pitch to be provided within the borough to 2017 (GTAA)	1 pitch was provided in the current monitoring period (Section 4 pg. 19).
Density of residential development	Ensure that new development makes efficient use of land (Adopted Local Plan)	59% of new dwellings were built at a density of equal to or over 30 dph (Section 4 pg. 20).
% of new homes to be 1 and 2 bed units	Between 30% and 50% of market dwellings provided on site are small units (1 and 2	80% of market dwellings in the monitoring period are

	bedrooms) (Adopted Local Plan)	small units (Section 4 pg. 22).
Affordable Housing Completions	Starting point for negotiations on the level of affordable housing will be 40% (Adopted Local Plan)	Starting point for negotiations was 40% and 36.4% affordable housing was achieved for approvals that resulted in onsite provision (increasing to 39.1% when Brook House is removed) (see Section 4 pg. 26).
Design of housing monitored through building for life assessments	20% achieving good/very good rating (Adopted Local Plan, Design and Sustainability SPD).	53% of new dwellings achieved a 'good' rating when assessed through Building for Life criteria (Section 4 pg. 26).
<b>Economic Issues and Development</b>		
Change of employment space to other uses	Less than 1% reduction in overall employment floorspace	Overall net gain in employment floorspace (Section 5 pg.28).
Change of retail space to other uses	Less than 1% reduction in overall retail floorspace	Overall net gain in retail floorspace (Section 5 pg. 35).
<b>Infrastructure</b>		
Ensure essential services are retained	The council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities.	Only two applications involving the loss of essential services were approved and these met policy criteria (Section 6 pg. 38).

## 4. Housing

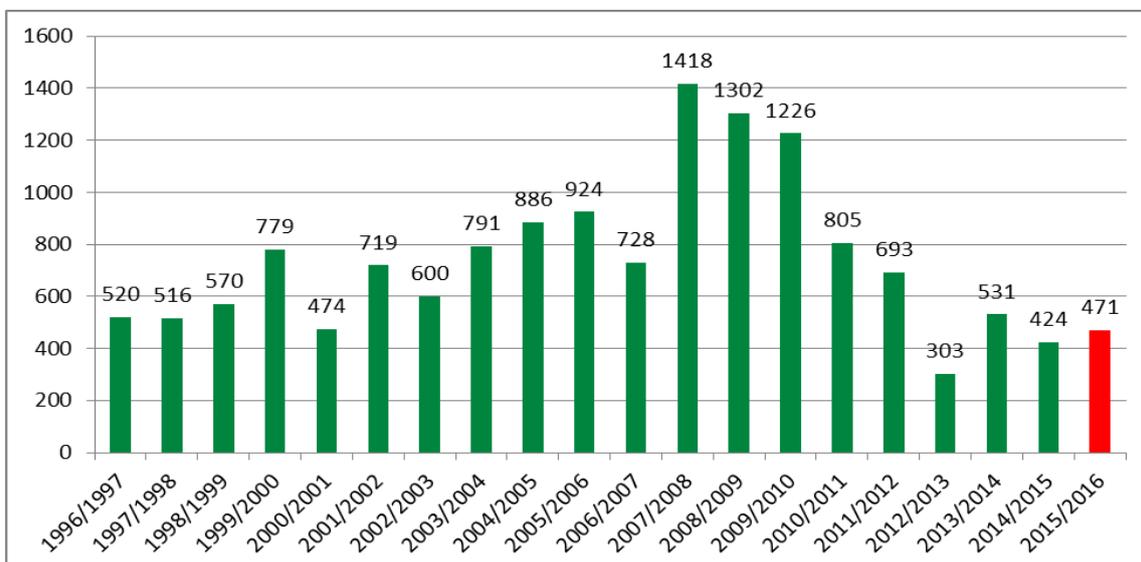
### Number of homes built

<b>Performance Indicator: Number of homes built</b>
<b>Local Plan Policy</b>
Saved Policy D2 (Phasing of Residential Development)
<b>Target</b>
850 dwellings per annum (locally derived housing figure, endorsed by Cabinet for land supply purposes in March 2015)
<b>Outcome</b>
471 net additional dwellings

### Key Findings

- The annual monitoring process undertaken by council officers and Hampshire County Council (HCC) has shown that the net number of dwellings completed between 1 April 2015 and 31 March 2016 was **471**. Gross completions were **494**.
- **398** new dwellings (net) were completed on large sites (sites of 10 or more).
- **73** units (net) were completed on small sites, **63** when those on garden land are excluded.
- A net total of **2,422** dwellings have been completed in the borough over the last five years (2011/12 to 2015/16), an average build rate of **484** new homes per year since 2011.

4.1 The following graph shows net completion rates in the borough since 1996.



### Figure 1 - Net additional dwellings between 1996/97 and 2015/16

4.2 Continuing the trends of recent years, a significant proportion of this year's housing completions have resulted from progress on the borough's remaining large housing allocations from the Adopted Local Plan 1996-2011, namely North of Popley/Merton Rise and Park Prewett. However, the most significant change is the large number of conversion schemes which have now been completed as a result of the changes to Permitted Development Rights. This is discussed further in section 5 (Economic issues and development).

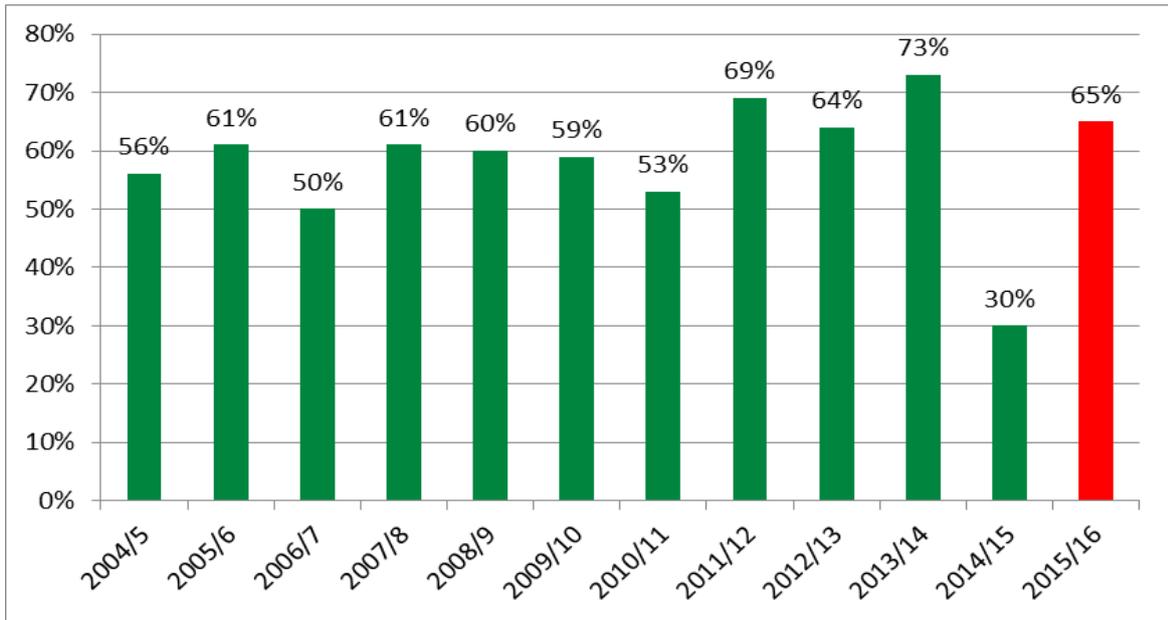
**Table 3 - The most significant sites for housing delivery 2015/2016**

Housing Sites	Completions
North of Popley/Merton Rise, Basingstoke	84
Wella (UK), Basingstoke	63
Dextra Court, Basingstoke	56
Freemantle Close, Basingstoke	30
Park Prewett, Basingstoke	30
Brook House, Basingstoke	24
Peacock House, Basingstoke	24
Chailey Court, Basingstoke	23

### Homes built on previously developed land

Performance Indicator: % homes built on previously developed land (PDL)
<b>Target</b>
40% of all new homes to be accommodated on previously developed land
<b>Outcome</b>
65% of gross completions (321 units of 494 gross completions)

4.3 The percentage of new dwellings built on previously developed land (PDL) in 2015/16 is above the 40% target set out in the Adopted Local Plan (1996-2011), standing at 65%. This figure is reflective of recent trends in the borough, with the exception of 2014/15 where low levels of development took place on PDL. Over the last 5 years (2011/12 to 2015/16), an average of 60% of development has taken place on PDL, a significantly higher percentage than the 40% target. This year's figure is a result of both the generally low level of overall completions and the high proportion of conversions which have taken place as a result of Permitted Development rights on existing employment sites in Basingstoke Town, such as Wella (UK) and Dextra Court.



**Figure 2 – Percentage of new dwellings (gross) on previously developed land**

## Housing land supply

<b>Performance Indicator: Housing Land Supply</b>
<b>Local Plan Policy</b>
Saved Policy D2 (Phasing of Residential Development)
<b>Target</b>
i) 5 years supply of deliverable sites
ii) 6-10 years of developable sites and 11-15 years where possible
<b>Outcome</b>
6.2 years of supply against the 850 dpa requirement

- 4.4 The NPPF requires that LPAs actively manage their housing land supply, and demonstrate that they can identify a supply of specific, developable sites or broad locations for growth for 10 years and, where possible, for 15 years. This includes a five year supply of specific deliverable sites.
- 4.5 The Local Plan (2011-2029), which was adopted in May 2016, sets out the strategy for meeting the borough's identified housing need in full over the plan period. As such it makes provision to deliver 15,300 dwellings over an 18 year period, or 850 dwellings per annum.
- 4.6 The local housing requirement of 850dpa equates to a five year housing requirement of 4,250 units. To date, within the Local Plan period (2011-2029) a total of 2,422 units have been completed (693 in 2011/12, 303 in 2012/13, 531 in 2013/14, 424 in 2014/15 and 471 in 2015/16). This figure falls short of the housing required over this five year period, leaving a requirement of 12,878 units over the remaining 13 year Local Plan period. Over a 5 year period this amounts to a shortfall of 1,828 units, which, when proportioned over the remainder of the plan period (13 years) and added to the 5 year requirement, leads to an increased figure of 4,953 dwellings. An additional 5% buffer is required by the NPPF (moved forward from later in the plan period) to ensure choice and competition in the market for land. This 5% buffer leads to a further 248 dwellings over the five year period, resulting in an overall requirement of 5,201 dwellings or 1,040 dpa. Appendix 2 illustrates that over the next five year period (2016/7 to 2020/21) completions are predicted to reach 6,443 units. Therefore, using a 5% buffer, the borough has a current land supply of 6.2 years. Table 4 below illustrates the position further.

**Table 4: Local Housing Target based on 850 dpa (1 April 2016)**

Total Requirement (2011 to 2029) – (850 dpa x18 years)	15,300
Completions (2011 – 2016)	2,422
Shortfall (2011-2016)	1,828

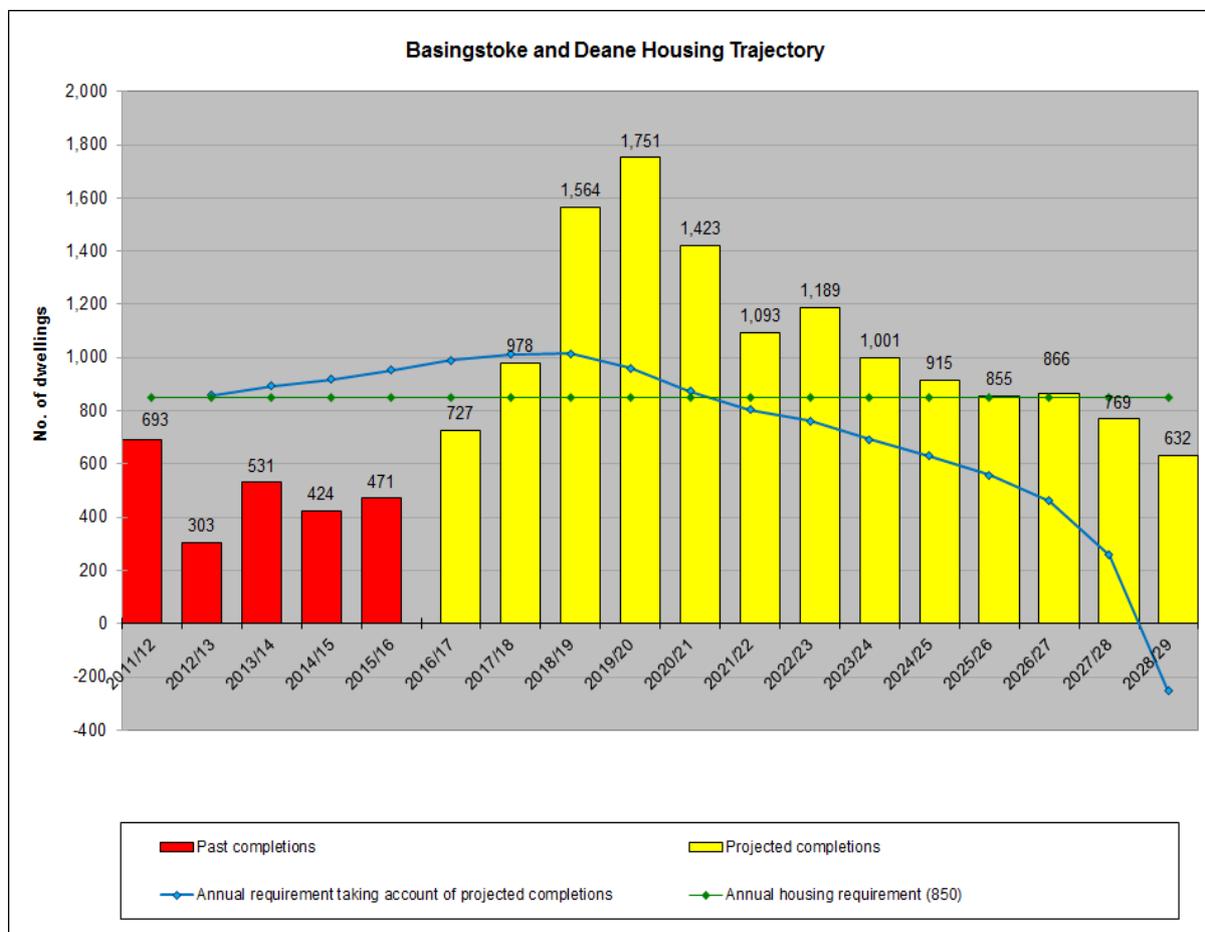
Requirement (2016 – 2021)	4,250 [850x5]
Requirement plus proportionate amount of shortfall (1,828/13x5)	4,953 [4,250+703]
Requirement Plus 5%	5,201 [4,953 + 248]
Revised Annual Requirement (2016 – 2021)	1,040 [5,201 ÷ 5]
Supply	6,443
Years Supply	<b>6.2 Years</b> [5,201 ÷ 1,040]

- 4.7 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) but allows the possibility that a method other than Sedgefield can be used to calculate land supply. It is considered that a more realistic approach to addressing this issue in the borough points to the Liverpool method as a suitable means of securing the aspiration of addressing the past shortfall i.e. that the shortfall should be apportioned to the council’s total evenly over the plan period.
- 4.8 This issue was scrutinised at the Local Plan examination when the Inspector concluded in his report (paragraph 93-97) that *‘the spreading of the shortfall over the entire plan period is the most appropriate method for Basingstoke and Deane’*. This support for the Liverpool method reflected the Inspector’s appreciation of the borough’s housing strategy being partially reliant on several large sites. The choice between the 2 methods is a matter of planning judgement and the current position has not materially changed since the Local Plan Inspector considered the matter.
- 4.9 As outlined above, NPPF para.47 requires a buffer of 5% to be applied to the supply of housing 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. The council’s position is that there has not been a record of persistent under-delivery and therefore a 5% buffer is suitable. This position was also scrutinised through the Local Plan examination when the Inspector concluded in his report (paragraph 90), that a 5% should be applied. This position is not considered to have materially changed. However, it should be noted that even if a 20% buffer was applied, the borough can demonstrate a land supply of 5.4 years.

## Trajectory

- 4.10 The NPPF requires LPAs to illustrate the expected rate of housing delivery (both market and affordable) through a housing trajectory for the Local Plan

period. The adopted Local Plan includes a trajectory (page 60), with a base date of 1 April 2015. An updated trajectory below outlines the predicted delivery rates of the borough's housing supply over the plan period, at a base date of 1 April 2016, and shows how the level of delivery affects the borough's housing target year on year.



**Figure 3 – Basingstoke and Deane Housing Trajectory, 1 April 2016**

### Gypsy and traveller provision

<b>Performance Indicator: Sufficient provision for gypsy and traveller pitches</b>
<b>Local Plan Policy</b>
Saved Policy C5: Gypsy Sites/Travelling Showpeople
<b>Target</b>
1 pitch to be provided within the borough up to 2017
<b>Outcome</b>
1 pitch was provided during the monitoring period

### Key Findings

- **1 pitch** was provided during the monitoring period. The application was granted in July 2015 for the change of use of land to provide one gypsy pitch

consisting of one touring caravan and one mobile home, both for residential purposes (reference 13/02746/FUL).

## Commentary

- 4.11 The one pitch consented in 2015/16 means that seven pitches have now been provided since the Assessment of Accommodation Needs for Gypsies, Travellers and Travelling Showpeople (GTAA) was published in 2012. As a result, only one additional pitch needs to be provided in order to meet the need up to 2017 as identified in the 2012 report.
- 4.12 However, the 2012 GTAA was superseded during the monitoring year by the Gypsy and Traveller Needs Assessment (GTNA) published in August 2015. The updated GTNA identifies a need of 16 pitches to be provided by 2029 (the end of the new Local Plan period of 2011-2029). This includes an initial short term need of 10 pitches to be delivered between 2015-2020. The GTNA also recommends the provision of 3 temporary stopping places. The one pitch provided in 2015 will contribute towards this target. However, government legislation published shortly after the GTNA was completed has changed the definition of a traveller/show person and further work is due to be undertaken in the next monitoring period to identify the impact of this definition change on needs in the borough.
- 4.13 Future provision is proposed to be made on four of the housing allocations outlined in the Local Plan 2011-2029 (SS3.9 – East of Basingstoke, SS3.10 – Manydown, SS3.11 – Basingstoke Golf Course and SS3.12 - Hounsome Fields). In addition, policy CN5 of the Adopted Local Plan addresses the issue of provision for gypsies, travellers and travelling show people on unallocated sites. The effectiveness of this approach will be tested through future AMRs.

## Density of residential development

<b>Performance Indicator: Density of residential development</b>
<b>Local Plan Policy</b>
Saved Policy E1 (Development Control)
<b>Target</b>
Average of 30 dwellings per hectare
<b>Outcome</b>
59% of new homes were built at a density equal to or above 30 dwellings per hectare (dph) (based on gross dwellings)

## Key Findings

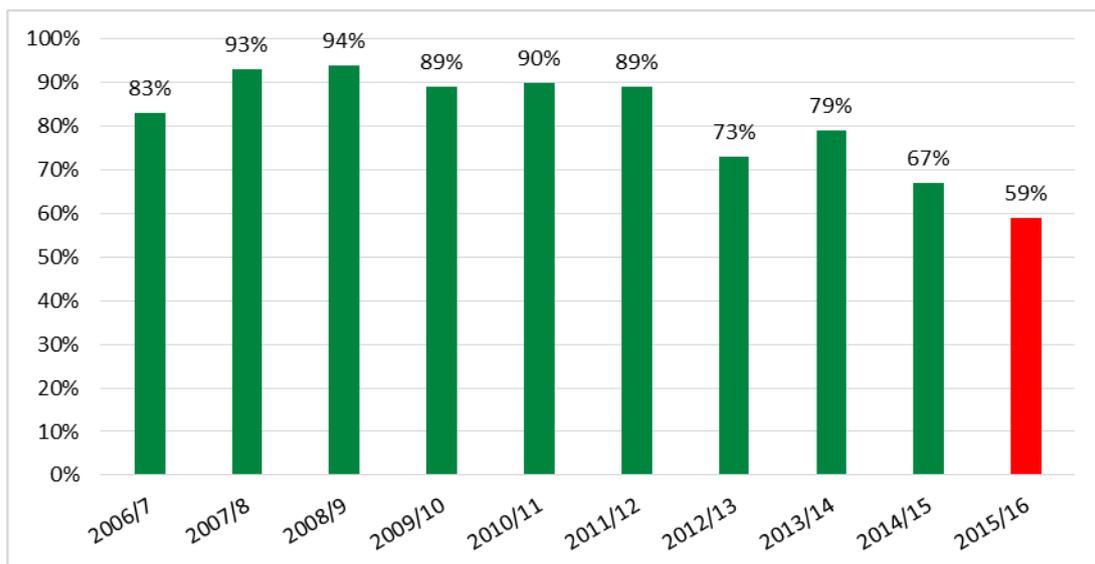
- **41% (200 dwellings) of new dwellings were built at a density of less than 30 dph.**
- **6% (30 dwellings) of new dwellings were built at a density of between 30 and 50 dph.**

- **53% (264 dwellings) of new dwellings were built at a density above 50 dph.**

### Commentary

4.14 There is no longer a national indicative minimum density for residential development and the NPPF states that local planning authorities should set out their own approach to housing density to reflect local circumstances. Saved policy E1 of the 1996-2011 Adopted Local Plan does however state that development should ‘make efficient use of land’. In 2015/16 the number of units built at a density of equal to or over 30 dph was 59%, which is considered a relatively high figure, although notably lower than recent years. A significant proportion of new housing built within the monitoring period were office to residential conversion schemes, as outlined earlier in the report. These have often been high density schemes, for example Wella UK (63 units at 154 dph), Dextra Court (56 units at 57 dph), Peacock House (24 units at 67 dph) and Clarendon house (16 units at 400dph). The majority of these sites are located in relatively close proximity to Basingstoke town centre.

4.15 A notable number of new homes (200 dwellings or 41% of gross completions) were built at a density of less than 30 dph, more than in recent years. This reflects lower densities on schemes such as Harwood Paddock in Woolton Hill and a large number of small sites which are often located in rural areas where such schemes are more consistent with the character and nature of the location.



**Figure 4 - Graph showing comparison density figures over 30 dph over the last 10 years**

### Housing mix

<b>Performance Indicator: % of new homes to be 1 and 2 bed units</b>
<b>Local Plan Policy</b>
Saved Policy C3 (Housing Mix)
<b>Target</b>
Between 30% and 50% of market dwellings provided on site to be small units (1 and 2 bedrooms)
<b>Outcome</b>
80% of new market dwellings were small units (1 and 2 bedrooms)

### Key Findings

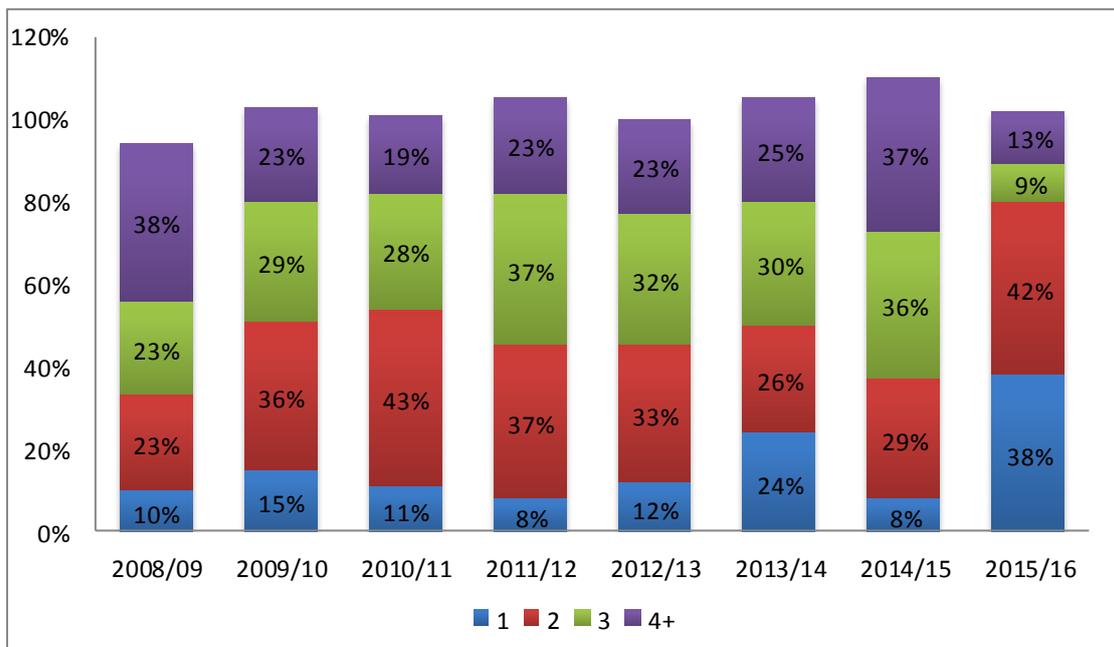
- Of the 398 net total market dwellings completed between 1 April 2015 and 31 March 2016 there was a net gain of **153 one-bed** dwellings and **169 two-bed** dwellings.
- There was a net gain of **37 three-bed** market dwellings and **51 four/five-bed** market dwellings.
- 12 units were lost/demolished on sites where the dwelling size was not stipulated.

4.16 Table 5 below shows the percentage of market dwellings by size of unit provided over the past 8 years.

**Table 5 - Market dwelling completions by number of bedrooms<sup>9</sup>**

Monitoring year	Net total market dwellings	1 bed	% of total	2 bed	% of total	3 bed	% of total	4+ bed	% of total	Number not known
2008/09	806	83	10%	183	23%	181	23%	309	38%	50
2009/10	801	116	15%	286	36%	232	29%	182	23%	15
2010/11	701	80	11%	306	43%	201	28%	137	19%	-23
2011/12	384	31	8%	142	37%	141	37%	88	23%	-18
2012/13	276	33	12%	95	33%	92	32%	64	23%	-8
2013/14	493	116	24%	129	26%	147	30%	123	25%	-22
2014/15	262	20	8%	76	29%	95	36%	96	37%	-25
2015/16	<b>398</b>	<b>153</b>	<b>38%</b>	<b>169</b>	<b>42%</b>	<b>37</b>	<b>9%</b>	<b>51</b>	<b>13%</b>	<b>-12</b>

<sup>9</sup> The percentages in the table don't add up to 100% as the number of completions where the size is 'not known' affects the final percentages.



**Figure 5 - Trends in terms of housing sizes (as percentage figures) over the last 8 monitoring periods.**

**Table 6 - Market and Affordable dwelling completions by dwelling type and number of bedrooms for 2015/16 (figures based on gross number of units completed during the monitoring period)**

House type	1 bed <sup>10</sup>	2 bed <sup>11</sup>	3 bed <sup>12</sup>	4+ bed <sup>13</sup>	Total
Market Flats	151	139	0	0	290
% <sup>14</sup>	36%	33%	0%	0%	69%
Market Houses	1	26	39	50	116
%	0.2%	6%	9%	12%	28%
<b>Total</b>	<b>152</b>	<b>165</b>	<b>39</b>	<b>50</b>	<b>406</b>
Affordable Flats	0	14	0	0	14
% <sup>15</sup>	0%	19%	0%	0%	19%

<sup>10</sup> There were also 2 other 1-bed dwelling units provided within the market category, but which do not fit precisely into either the house or flat definition: 2 TIED.

<sup>11</sup> There were also 1 two-bed annex, 4 TIED, and 2 agricultural within the market category.

<sup>12</sup> There was also 3 other 3-bed dwelling units provided within the market category but which do not fit into the definition of house or flat; 1 agricultural and 2 HMO/cluster.

<sup>13</sup> There were 3 agricultural market units which do not fit into the definition of house or flat.

<sup>14</sup> This refers to the percentage of the total number of market units (gross): 421. 15 units are included which do not fit into the house or flat category ensuring that a total of 406 houses and flats were completed during the monitoring year. Including the additional 15 units that do not fit the definition the total gross completions are 421.

<sup>15</sup> This refers to the percentage of the total number of affordable units (gross): 73.

Affordable Houses	0	30	23	6	59
%	0%	41%	32%	8%	81%
<b>Total Affordable</b>	<b>0</b>	<b>44</b>	<b>23</b>	<b>6</b>	<b>73</b>

N.B Percentages do not add up to 100% due to rounding

## Commentary

4.17 Of the 398 net total of market dwellings completed in this monitoring year, approximately 80% were 1 and 2 bedroom units, 9% were 3 bedroom units, whilst 4/5 bedroom units accounted for 12% of total market completions..

4.18 When the results are compared to previous years (see figure 5), the results for the 2015/16 monitoring period have shown a significant increase in the provision of smaller market homes (80%), in particular one-bedroom units, and a decrease in the provision of larger units, in particular three bedroom homes (just 9%). This again reflects the large proportion of completions coming from office to residential conversions. For example, Wella UK provided 55 1-bed units whilst Brook House provided 21 2-bed units.

## Affordable Housing

<b>Performance Indicator: Affordable Housing Completions</b>
<b>Target</b>
Starting point for negotiations on the level of affordable housing will be 40%
<b>Outcome</b>
73 affordable units were completed in 2015/16 (net completions)
36.4% affordable housing was achieved for relevant planning approvals that resulted in full on-site provision

**Table 7 - Affordable housing completions (gross)**

	<b>Social/affordable rent homes provided</b>	<b>Shared ownership/ Affordable home ownership homes provided</b>	<b>Affordable homes total</b>
<b>Built</b>	39	34	73

**Table 8 – Sites which yielded affordable housing<sup>16</sup>**

<b>Sites</b>	<b>Number of affordable homes</b>
Merton Rise	33
Freemantle Close	30
Harwood Paddock	7
Land rear of Gravelly Close	3
<b>Total</b>	<b>73</b>

### **Commentary**

- 4.19 Both the gross and net number of affordable housing completions was 73 (no losses), which amounts to 15% of the total number of housing completions over the monitoring period (net). This is a decrease on the 182 gross completions in the previous monitoring year.
- 4.20 The percentage of affordable housing delivered is considerably below the 40% starting point for negotiations and is low compared to levels achieved in the 2000s. The 2015/16 completions reflect both the low level of overall housing delivery in the borough and the impact of permitted development rights which have affected the borough with significant numbers of conversions from office to residential use. Such schemes are not required to provide affordable housing, therefore decreasing affordable housing provision in the borough.
- 4.21 In terms of mix, this year's affordable housing completions (gross) delivered a split of 80% houses and 20% flats. This constitutes a marginally higher proportion of houses compared to the previous monitoring period (75%). In terms of the size of the units there was a higher proportion of 2 and 3 bedroom units (67 units), with a particularly high concentration of 2 bedroom units, amounting to 60% of the total affordable units provided. This was higher than the previous monitoring period when 50% was achieved.
- 4.22 In terms of planning approvals given during 2015/16, a total of 149 full, outline and permitted development planning applications were approved and a total of 937 new homes secured consent. Removing sites that fall outside the affordable housing thresholds set by national government and also permitted development schemes which are exempt from the provision of affordable housing, an average of 36.4% affordable housing was achieved for approvals that resulted in full on-site provision. This figure is impacted by the re-submission of the proposal for 30 units at Brook House (for alterations to the scheme) where the council was unable to move away from permission granted some time ago based upon a 20% level of affordable housing. If
-

Brook House was removed from the figures, the average would rise to 39.1% and is therefore very close to the 40% target.

### Design of housing monitored through Building for Life

<b>OBJECTIVE 8: Ensure new dwellings are of a high standard of design</b>	
<b>Local Plan Policy</b>	Policy A2 (Encouraging Walking, Cycling and the Use of Public Transport). Policy C2 (Affordable Housing). Policy C3 (Housing Mix). Policy E1 (Development Control). Policy E6 (Landscape Character).
<b>Community Strategy Objective</b>	E1: The variety and quality of the built environment is protected, enhance and well designed.
<b>Target</b>	
To improve the level of quality in new housing development – 20% achieving good/very good rating. Source: Adopted Local Plan 1996-2011, Design and Sustainability SPD.	
<b>Indicators</b>	
Housing Quality (Building for Life Assessments).	
<b>Outcome</b>	
Of the 8 assessed schemes, 53% of the completed dwellings have been rated as 'good', 4% as 'average' and 43% as 'poor'.	

#### Key Findings:

- For the monitoring period, a total of **452** new build housing completions qualified for Building for Life ratings. The developments are only eligible for assessment once the whole development or a large phase has been completed.
- **53%** of the completed dwellings have been rated as 'good', **4%** as 'average' and **43%** as 'poor'.

#### Commentary

- 4.23 Building for Life is a Government-endorsed assessment benchmark developed by the Commission for Architecture and the Built Environment (CABE), now known as Design Council Cabe. Each housing scheme is assessed against 12 Building for Life criteria which were introduced in 2012.
- 4.24 Housing sites are assessed where 10 or more new dwellings have been completed. This includes phases of large developments. 'Building for Life 12' invites a green, amber or red rating to be given to each criteria according to how well it is met by the scheme. This 'traffic light' rating has been adapted so that green is 1 point, amber is 0.5 points and red is 0 points. This gives a score out of 12 so that the quality of each scheme can be measured. The scores are categorised as:

- Very good (11-12 out of 12).
- Good (9-10.5 out of 12).
- Average (6-8.5 out of 12).
- Poor (0-5.5 out of 12).

4.25 The following 8 completed developments or phases of developments were assessed through the Building for Life criteria for 2015/16:

- Merton Rise (Phases 3 and 5), Basingstoke (238 houses and flats).
- Barn at Park Prewett, Basingstoke (20 houses and flats).
- Chailey Court, Winchester Road, Basingstoke (23 flats).
- Clarendon House, 9-11 Church Street, Basingstoke (14 flats).
- Dextra Court, Chapel Hill, Basingstoke (56 flats).
- Edison House, 16-18 Winchester Road, Basingstoke (14 flats).
- Peacock House, London Road, Old Basing (24 flats).
- Wella House, Wella Road, Basingstoke (63 flats).

4.26 Of the 8 assessed schemes, 53% of the completed dwellings have been rated as 'good', exceeding the target of 20%. These were all accounted for by Phases 3 and 5 of Merton Rise. Housing at Park Prewett accounted for the 4% rated as 'average'. Those scored as 'poor' accounted for 43% of completions. The increase in the proportion of houses rated 'Poor' reflects the large number of notifications of proposed change of use from office to residential. As these schemes have permitted development rights, the council is not able to control the design quality of these proposals. Table 9 summarises the findings.

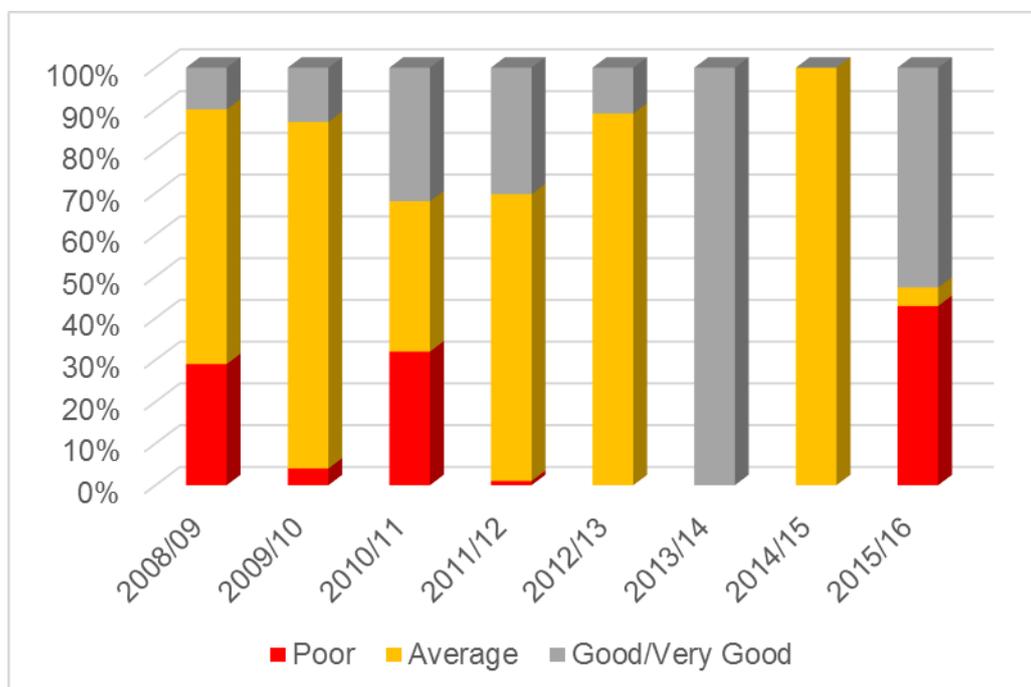
**Table 9: The number and proportion of housing completions with Building for Life ratings**

Rating	2014/15		2015/16	
	Number	Proportion (%)	Number	Proportion (%)
Very good	0	0%	0	0%
Good	0	0%	238	53%
Average	253	100%	20	4%
Poor	0	0%	194	43%
<b>Total</b>	<b>253</b>	<b>100%</b>	<b>452</b>	<b>100%</b>

Source: BDBC Planning Policy and Infrastructure Team

4.27 To support the improvement of design quality of developments in the borough, the council takes a strategic approach known as the Design Quality Initiative. This includes the adoption of a Charter and an Action Plan containing a range of measures focusing on how design can be improved at all stages of the development process.

4.28 Figure 10 shows how there has been an overall improvement in Building for Life ratings since 2008/09 when the monitoring of design quality in large housing schemes was first undertaken. The general trend since 2008/09 has been an increase in those rated 'Good' or 'Very Good', although the number of schemes rated poor has increased in 2015/16, for the reasons explained above.



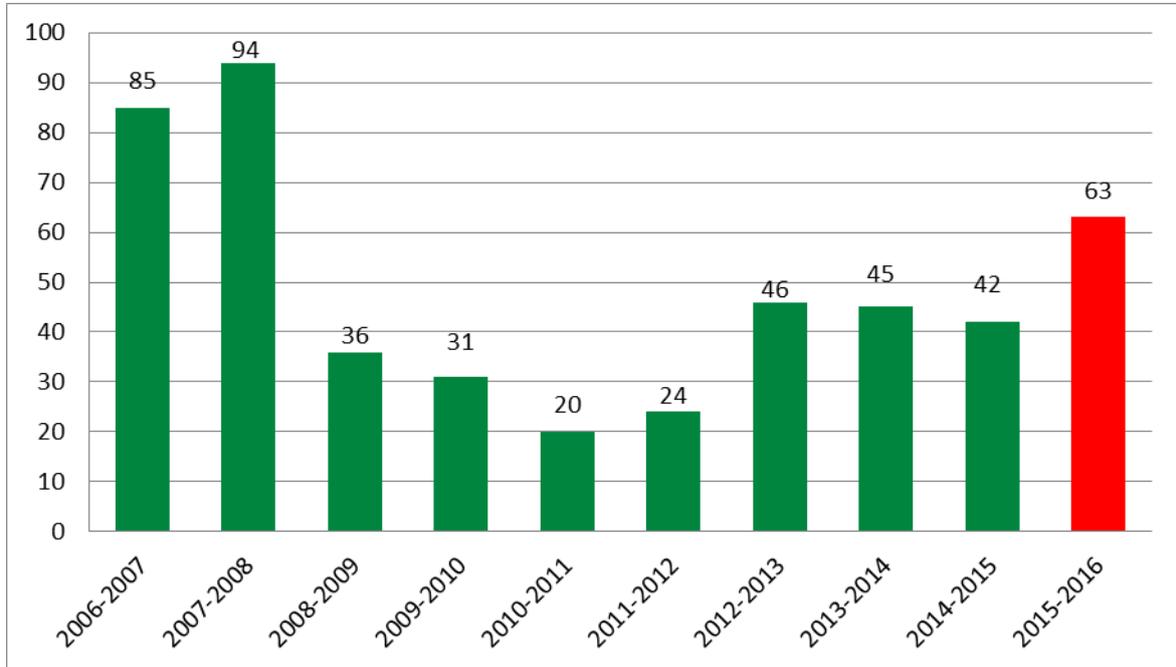
**Figure 10: Summary of Building for Life ratings 2008-16**

### Windfall sites

4.29 The NPPF allows LPAs to 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. However, the NPPF states that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens (para 48).

4.30 In this monitoring period 230 homes were provided on large windfall sites (sites of 10 or more units). This is primarily due to Permitted Development rights which have allowed sites such as Wella (UK), Dextra Court, and Verum House to come forward. In terms of allocated sites, only two of the greenfield sites allocated in the 1996-2011 Local Plan continue to be developed, with only Merton Rise now delivering a significant number of completions.

4.31 An additional 73 units were provided on small windfall sites (less than 10 units). This figure is reduced to 63 units once garden land is excluded. Over the course of the last 10 years, the average number of homes provided on small windfall sites stands at 49 units. Figure 7 shows recent results for small windfall sites.



**Figure 7 – small site windfall (net, with garden land excluded) over the previous 10 years**

## 5. Economic issues and development

### Employment Land

<b>Performance Indicator: Change of employment space to other uses</b>
<b>Local Plan Policy</b>
Policies EC1 and EC2 (Employment Areas) Policy EC4 (Loss of Local Employment Opportunities)
<b>Target</b>
Less than 1% reduction in overall employment floorspace.
<b>Outcome</b>
The figure for available employment land <sup>17</sup> as at April 2016 was 36.10 hectares, which shows a reduction of 5.49% compared to April 2015.

### Key Findings

- **Total amount of additional employment floorspace (B Class Uses) completed during the period was 44,125m<sup>2</sup> (gross) or 9,671m<sup>2</sup> (net), 85% of which was on previously developed land (gross).**
- **36,847m<sup>2</sup> (84%) of the gross completed employment floorspace was developed within Employment Areas designated in the 1996 – 2011 Local Plan.**
- **The total employment land available for development at April 2016 (sites with a valid planning permission, resolution to grant subject to legal agreement, or allocations in the Local Plan) was 36.10ha, a decrease of 5.49% compared to April 2015.**

Table 10 - Floorspace developed for employment use (m<sup>2</sup>)

	B1 - business <sup>18</sup>	B2 - industrial <sup>19</sup>	B8 - storage <sup>20</sup>	B1-B8	Total
<b>Gross</b>	0	528	33,939	9,658	44,125
<b>Net</b>	-25,967	- 1512	33,939	3,211	9,671

Source: Hampshire County Council

### Commentary

5.1 The total amount of employment floorspace (B Class Uses) completed during the period was 44, 125 m<sup>2</sup> (gross), a significant increase when compared with last year's figure of 17, 251m<sup>2</sup>. This constitutes the largest delivery of new

<sup>17</sup> Available land is defined as sites with a valid planning permission (or subject to legal agreement) or allocations in a Local Plan.

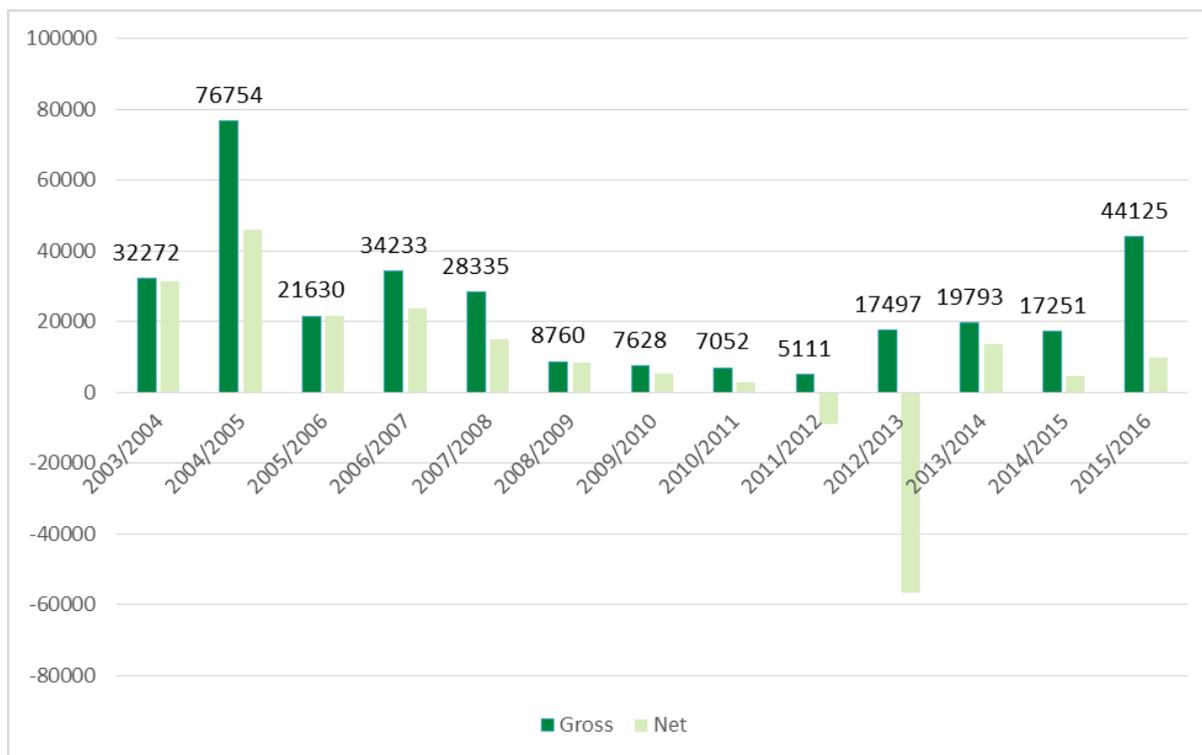
<sup>18</sup> Encompassing office, research and development, light industrial

<sup>19</sup> General industrial

<sup>20</sup> Storage and distribution

employment floorspace in one monitoring period since 2004/5. The vast majority of the completed floorspace was for B8 (storage and distribution) at the Sainsbury's distribution centre in Houndmills (BDB/75142), which provided 32,422 m<sup>2</sup> of floorspace during this monitoring period. The Sainsbury's site was also the main source of employment floorspace completions during the two previous monitoring periods. The impact of this one site in the delivery of new floorspace means it is currently too early to say, with confidence, that the strong increase in employment floorspace provision over the current monitoring year signals a resurgence in Basingstoke's commercial property market. In addition, it should be noted that the Sainsbury's distribution centre involves the redevelopment of existing employment floorspace, resulting in a net loss of floorspace at the site (amounting to an overall loss of 5,579 m<sup>2</sup>).

- 5.2 The net completions figure is considerably lower at 9,671 m<sup>2</sup>. This is largely a result of a large number of losses to other land uses, amounting to 25,863 m<sup>2</sup>. Of this amount, 9,006 m<sup>2</sup> were due to the permitted development rights which allow for the conversion of office buildings to residential use. The other most significant loss to other uses was the redevelopment of Gastons Wood for retail (The Range), amounting to the loss of 7,433 m<sup>2</sup> of employment floorspace.
- 5.3 85% of the total completed floorspace (gross) was on previously developed land. The provision of floorspace on land not constituting previously developed land was largely due to the conversion of a number of agricultural buildings to employment use (as agricultural land does not fall within the definition of previously developed land). Figure 8 illustrates the provision of employment floorspace, both gross and net, in the borough over the previous 12 monitoring years.



**Figure 8 - Completed employment floorspace 2004/05 – 2015/16. Gross figures are shown above.**

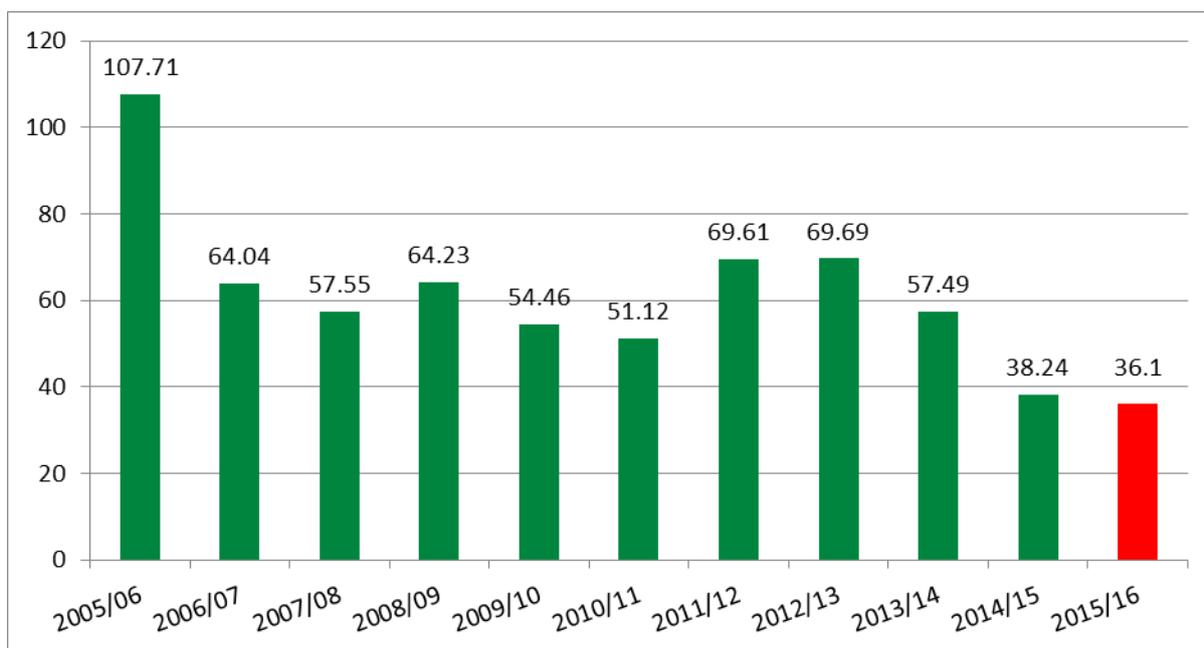
**Table 11 - Employment land available by type**

	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
<b>Hectares</b>	15.78	12.08	0	0	0	0.48	7.76	36.10

Source: Hampshire County Council

5.4 The amount of available employment land as of 31 March 2016 was 36.10 ha, falling from 38.24 ha as of 31 March 2015, a decrease of 5.49%. This reduction is a consequence of the provision of new employment floorspace during the monitoring period, which naturally reduces the amount of unutilised space available. The most significant decrease in comparison to the previous monitoring period has been with regard to available B8 land, which has reduced by 8.53 ha as a consequence of the completion of the development at the Sainsbury's distribution centre in Houndmills. This leaves only 0.48 ha of available storage and distribution land. However, there have been a number of new planning consents which have largely counterbalanced the previously available land utilised/lost over the current monitoring period. Figure 9 shows the changes in the amount of available employment floorspace over the previous 11 monitoring periods.

5.5 In terms of the future supply of employment land, the new Local Plan (policy EP1) sets out the council’s intention to allocate a new employment site for storage and distribution via a subsequent Development Plan Document. In addition, the new Local Plan also facilitates the provision of additional employment uses at the strategic housing allocations (specifically at Manydown and Basingstoke Golf Course). Consequently, the Plan provides mechanisms for the provision of additional employment land over the plan period. There is also the potential for additional employment land to be allocated via neighbourhood planning. A new needs assessment for the borough will be completed in the next monitoring period, which will help to inform the process of making provision for the new employment land referred to above. It will also provide insight regarding whether additional allocations may also be required through a subsequent Development Plan Document.



**Figure 9 - Employment land available (hectares) (within areas allocated for employment in the Local Plan and on sites outside of those areas with planning permission for employment use)**

5.6 Table 12 gives details of the granted applications for change of use away from employment to alternative uses permitted during the monitoring period. This shows 19 changes of use consented, compared with 23 in the previous monitoring period. This is largely indicative of the growing influence of the permitted development rights which allows office floorspace to be converted to residential use. The permitted development rights were made permanent during the 15/16 monitoring period on 13 October 2015, and the effect on the borough can be seen throughout the AMR.

**Table 12 - Planning permission granted for loss of sites in employment use  
2015/16**

Application no.	Current/pr vious Use	Description of new use	Address	Site area (ha)	Policy
16/00031/GPD OFF	B1 (a) office	C3 (residential)	Innovation Court, New Street, Basingstoke, RG21 7DN	0.09	GPDO Class J
15/00893/RET	B1 (a)	C3 (residential)	1 <sup>st</sup> & 2 <sup>nd</sup> Floor 1 Queens Parade, New Street, Basingstoke	0.004	GPDO Class J
15/04313/GPD OFF	B1 (a) office	C3 (residential)	Unit 1, The Bakehouse, The Street, Old Basing	0.01	GPDO Class J
15/04194/GPD OFF	B1 (a)	C3 (residential)	Wolverton Court, 15- 16 London Street, Basingstoke	0.07	GPDO Class J
15/04029/FUL	B1 (a)	Sui Generis	Morton House, Kimbell Road, Basingstoke	0.09	EC1/2
15/04031/GPD OFF	B1 (a)	C3 (residential)	19 New Road, Basingstoke	0.01	GPDO Class J
15/03777/GPD OFF	B1 (a)	C3 (residential)	Spectrum House, 8 Woodlands Business Village, Coronation Road	0.18	GPDO Class J
15/03636/GPD OFF	B1 (a)	C3 (residential)	Cranbourne House, Bessemer Road, Basingstoke	0.41	GPDO Class J
15/03392/GPD OFF	B1 (a)	C3 (residential)	Offices at 1 Winton Square, Basingstoke	0.007	GPDO Class J
15/02979/FUL	B1/B2/B8	D2/D3	Unit B, Rutherford Road, Basingstoke	0.22	EC2
15/02900/GPD OFF	B1 (a)	C3 (residential)	Whistlers Barn, Whistlers Lane, Silchester	0.09	GPDO Class J
15/02796/FUL	B1 (c)	Sui Generis (vehicle rental)	Moniton Estate, West Ham Lane, Basingstoke	0.14	EC1/2
15/02572/GPD OFF	B1 (a)	C3 (residential)	54 Southern Road, Basingstoke	0.01	GPDO Class J
15/01714/FUL	B1	D1	Ground floor, Rooksdown House, Southern Road, Basingstoke	0.02	EC2

15/01738/FUL	B1	B2 (motor trade)	9 Joule Road, Basingstoke	0.05	EC1/2
15/01507/GPD OFF	B1 (a)	C3 (residential)	2-4 Market Place, Basingstoke	0.01	GPDO Class J
15/00581/FUL	B1	D1	Italdent Ltd, Unit Q, Loddon Business Centre, Roentgent Road, Basingstoke	0.01	EC2
15/00524/GPD OFF	B1 (a)	C3 (residential)	Mango Grove, 12A London Street, Basingstoke	0.02	GPDO Class J
15/00526/GPD OFF	B1 (a)	C3 (residential)	Normady House Assets Ltd, Normandy House, Alencon Link, Basingstoke	0.53	GPDO Class J

Source: Uniform

## Retail

<b>Performance Indicator: Change of retail space to other uses</b>
<b>Local Plan Policy</b>
Policy EC10 (A3, A4 and A5: Food and Drink) Policy C8 (Protection of Essential Services)
<b>Target</b>
Less than 1% reduction in overall retail floor space.
<b>Outcome</b>
There has been a net gain in overall retail floor space.

## Key Findings

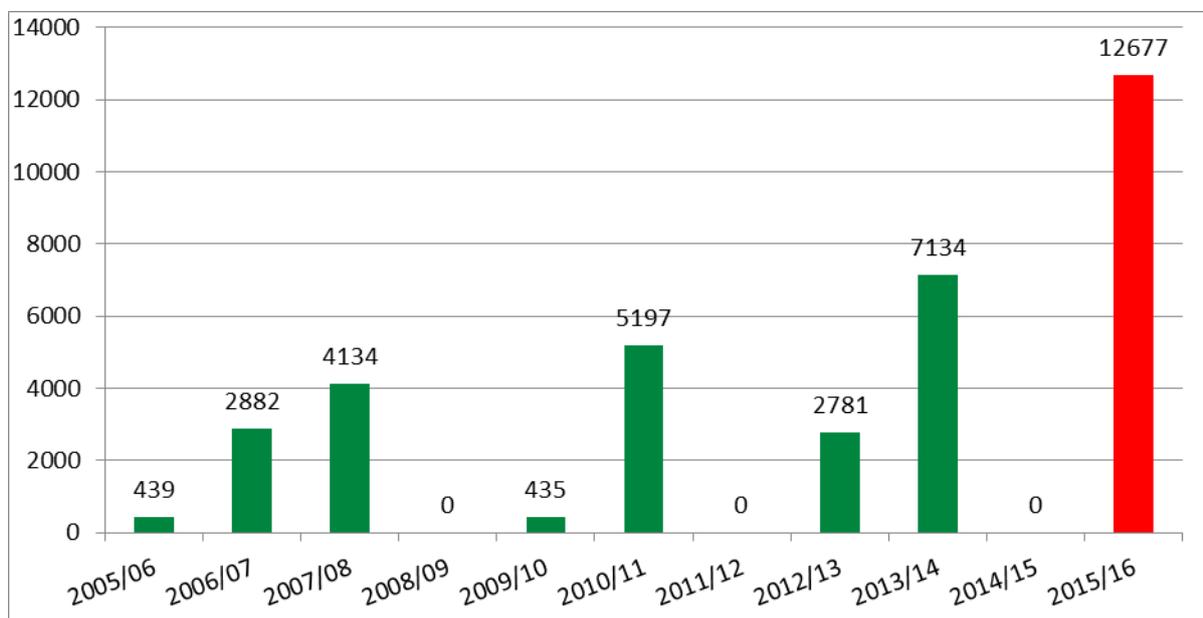
- The amount of available retail space<sup>21</sup> has decreased from **24,021 m<sup>2</sup>** in April 2015 to **1,947 m<sup>2</sup>** in April 2016.
- There was **12,677 m<sup>2</sup>** retail floorspace completed during the monitoring period.
- **5 applications** were granted planning permission for change of use from **Class A1 (retail)** to other uses, the same as during the last monitoring period.
- There was **1 application** for change of use to **A3 (restaurants & cafes)** and **A4 (drinking establishments)** granted.

## Commentary

5.7 There was 12,677 m<sup>2</sup> retail floorspace (Use Class A1) completed during 2015/16, compared with no retail floorspace in the previous monitoring period. This is primarily a result of the completion of large sites at The Range at Gastons

<sup>21</sup> i.e. the permissions for retail uses which have yet to be built out.

Wood (5,191 m<sup>2</sup>) and John Lewis/Waitrose at Basing View (6,807 m<sup>2</sup>). However, there has been a significant decrease in the amount of available retail land from 24,021m<sup>2</sup> to 1,947 m<sup>2</sup>. This is reflects the increased floorspace completions during the monitoring period, which has utilised previously available land.



**Figure 10 - Completed gross retail floor space (m<sup>2</sup>) 2005/06 – 2015/16**

- 5.8 Table 13 provides details of the 5 applications granted during the monitoring period that resulted in the change of A1 retail space to other uses.
- 5.9 As in 2014/15 there were 5 changes of use consented for the loss of retail floorspace. It should be noted that as of April 2014 DCLG brought in new permitted development rights which allow retail floor space to be converted to residential use as permitted development, subject to a 'prior approval' process to be determined by the Local Planning Authority. These new permitted development rights could impact on the number of losses of retail uses in future monitoring reports, however during the 2015/16 monitoring period there was only one change of use from retail to residential.

**Table 13 - Change of Class A1 (retail) use**

Application number	Change of Use	Description of new use	Address
15/03220/FUL	A1 to D1	Change of use from retail to children's tuition centre	24 Chineham Shopping Centre, Basingstoke
15/02915/FUL	A1 to Sui Generis	Temporary change of use from part of retail store to pet care, treatment and grooming facility	Pets at Home, Hatch Warren Retail Park
15/02782/FUL	A1 to C3	Change of use from retail	241-245 Old Worting Road,

		unit to contain 6 x flats	Basingstoke
15/00854/FUL	A1 to A3	Change of use from retail to restaurant	1 Loddon Mall, Basingstoke.
15/00462/FUL	A1 to D1	Change of use from retail to children's day nursery	Unit 3 (retail) Crown Heights, Alencon Link, Basingstoke

**Source: Uniform**

5.10 There was 1 partial loss of an evening use (public house) during the monitoring period which is considered to be evidence of the generally healthy state of the evening economy within the borough. The partial loss was approved on appeal for the change of use of part of 25-27a Winchester Street from use class A4 to a betting office (15/01250/FUL).

### **Leisure**

5.11 One hotel (use class C1) was completed in the borough during the monitoring period at Barclay House, Victoria Street, Basingstoke. The new hotel provides 88 bedrooms. There were no losses of hotel bedrooms in the borough.

## 6. Infrastructure

### Essential services

<b>Objective: Ensure essential services are retained</b>
<b>Local Plan Policy</b>
Saved Policy C8 (Protection of Essential Services)
<b>Target</b>
The council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities.
<b>Outcome</b>
2 applications involving the loss of an essential service were approved during the monitoring period. Both were considered compliant with the criteria of Saved Policy C8.

### Key Findings

- **1 application involving the loss of a school was approved during the monitoring period.**
- **1 application for the loss of a public house was permitted during the monitoring period.**

### Source: Uniform Commentary

6.1 Saved Policy C8 of the Local Plan (1996-2011) only permits the loss of essential services, such as pubs, shops and post offices if there is adequate alternative local provision; it is demonstrated that it is no longer practical or desirable to retain them; or it is a part of changes by a public service provider which will improve the overall quality or accessibility of public services in the borough. The closure of these services and facilities can have a serious effect on the local community and the local economy.

6.2 In granting planning permission for the loss of essential services, the proposals set out in table 15 were considered to comply with saved Policy C8.

**Table 15 - Applications involving the loss of an essential service**

Application Number	Change of use from	Description of new use	Address	Decision	
15/03981/FUL	A4 (public house)	C3 (residential)	The Hurstbourne, Longparish Road, Hurstbourne Priors	Approved 17/02/2016	The application was made for change of use from Public House to residential dwellings. The officer's report recognised that there were alternative pubs, albeit not in walking distance. It was also

					recognised that the public house had been running at a significant loss meaning that it was neither practical nor desirable to retain. At the time of the report the unit was vacant and met the criteria of Policy C8.
15/00515/FUL	D1 (school)	C3 (residential)	St Michaels School, Andover Road, Highclere.	Approved 07/05/2015	The application was made for change of use from Boarding School to residential dwelling. The case officer's report recognised that as the school is a private school which has been relocated there is alternative provision and the application complied with Policy C8.

## 7. Neighbourhood Planning

- 7.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that details are provided in the AMR of any Neighbourhood Development Orders or Neighbourhood Development Plans made during the monitoring period.
- 7.2 The council continues to actively support neighbourhood planning, working with local communities to progress sound plans. During the **2015/16** monitoring period a number of the borough's developing neighbourhood plans reached notable stages of the relevant regulations, as outlined below:

**North Waltham** designation area approved by the council on August 10 2015.

**Sherfield on Loddon** Neighbourhood Plan designation approved by the council on 10 August 2015 (this was amended to remove the Sherfield Park development).

**Bramley** and **Whitchurch** reached regulation 14 pre-submission stage with consultation for Bramley ending on 19 August 2015 and Whitchurch ending on 8 January 2016 respectively.

**Overton** undertook regulation 16 consultation from 18 September 2015 for six weeks.

**Oakley and Deane** undertook regulation 16 consultation from 17 August 2015 for seven weeks. Following examination, the examiner's report was received in December 2015 which concluded that the Plan met the basic conditions and could progress to referendum stage. The referendum was held on 17 March 2016 with 94% of the 43.4% turnout agreeing for it to progress to be 'made' by the council.

- 7.3 Since the end of the monitoring period, both Oakley and Deane and Overton neighbourhood plans have been made and form part of the development plan for the borough, holding the same weight as the Local Plan when assessing planning applications in the borough.

## 8. Duty to co-operate

8.1 The duty to co-operate is set out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act 2011).

8.2 The council has engaged with the following local planning authorities, county councils and “prescribed” bodies in pursuance of the duty to cooperate:

- Hart District Council
- West Berkshire Council
- Wokingham Borough Council
- Rushmoor Borough Council
- Test Valley Borough Council
- Winchester City Council
- East Hampshire District Council
- Reading Borough Council
- Hampshire County Council
- Highways England
- The Environment Agency
- Historic England
- Natural England
- The Enterprise M3 Local Enterprise Partnership
- Parish councils (neighbourhood planning)

8.3 The council has also co-operated with several other bodies and organisations on strategic issues relevant to the Local Plan, and these are set out below:

- The Office for Nuclear Regulation
- South East Water
- South West Water
- Thames Water
- Southern Water
- Homes and Communities Agency
- Hampshire and Isle of Wight Local Nature Partnership

8.4 During the monitoring period the council had a number of detailed meetings with representatives of the above organisations, as relevant, particularly in relation to a revised housing number for the borough over the period 2011-2029. Full details of the collaborative work the council has undertaken are set out in the council’s Duty to Cooperate Statement<sup>22</sup>. This supported the Submission Local Plan (2011-2029), setting out how the council has satisfied the relevant legislation in preparing the Plan

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<sup>22</sup> <http://www.basingstoke.gov.uk/content/doclib/960.pdf>

## 9. Conclusion

- 9.1 The AMR continues to provide an essential set of baseline data in relation to the Basingstoke and Deane Local Plan, enabling a comparison of results with trends from previous years.
- 9.2 Following the adoption of the new Local Plan 2011-2029 in May 2016, following AMR's will incorporate the successive objectives, site allocations and targets set, alongside the borough's 'made' neighbourhood plans.

## Appendix 1: Glossary and Use Classes Order

AMR	Authority Monitoring Report
dpa	dwellings per annum
dph	dwellings per hectare
CABE	Commission for Architecture and the Built Environment
Ha	hectares
HCA	Homes and Communities Agency
HCC	Hampshire County Council
LDS	Local Development Scheme
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SPB	Settlement Policy Boundary
Uniform	Council's database for recording planning applications

### Use classes order

- A1** **Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- A2** **Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- A3** **Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- A4** **Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- A5** **Hot food takeaways** - For the sale of hot food for consumption off the premises.
- B1** **Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- B1a** Offices, other than a use within Class A2 (Financial Services)
- B1b** Research and development of products or processes
- B1c** Light industry
- B2** **General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- B8** **Storage or distribution** - This class includes open air storage.
- C1** **Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- C2** **Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- C2A** **Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution,

detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

**C3 Dwellinghouses** - this class is formed of 3 parts:

Use as a dwellinghouse (whether or not as a sole or main residence) by—

(a) a single person or by people to be regarded as forming a single household;

(b) not more than six residents living together as a single household where care is provided for residents; or

(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

**C4 Houses in multiple occupation** - Use of a dwellinghouse by not more than six residents as a “house in multiple occupation”.

**D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

**D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

**Sui Generis** Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casino

## Appendix 2: Land Supply Position, 2016

Site	Settlement	Net Dwls available	5 year supply					5-10 year supply					Remainder of Plan period			Unlikely	Net Total		
			2011-15	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>Total Completions 2011-2015</b>																			
		2422																	
<b>Sites with Planning Permission</b>																			
<b>Large site commitments (10 or more units)</b>																			
Park Prewett	Basingstoke	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Under construction - meets the deliverability tests as set out in the NPPF. 1,325 units have now been completed on the site with 30 units being completed on the western triangle in 2015/16 as predicted. The developers, through the site monitoring consultation (Taylor Wimpey), have indicated that all of the remaining 16 units (at the commercial area) will be completed in 2016/17.
North of Popley/ Merton Rise	Basingstoke	567	75	150	150	132	60	0	0	0	0	0	0	0	0	0	0	567	Under construction - meets the deliverability tests as set out in the NPPF. The site has outline permission for 784 units (BDB73174) and the landowners, Hampshire County Council (HCC), sold the site on in October 2012. All of the site is now within the ownership of Persimmon Homes (being built out as Persimmon and Charles Church brands). Permission was gained for reserve matters on phases 3 and 5 in June 2013 and these phases are now complete (15 units completed in 2013/14, 118 in 2014/15 and 84 units in 2015/16). A reserved matters application for 122 units on Phase 4 (14/01913/RES) was approved in August 2015 and an application for phase 6 for 147 units (15/02040/RES) was approved in March 2016. A reserved matters application for phase 2a (49 units) was submitted in March 2016, and for Phase 2 (250 units) in May 2016 (16/01794/RES). The predicted completion rates reflect numbers of starts on site (64 by June 2016) and phasing information provided by the developer through the site monitoring consultation which has been smoothed out in 2017/18 and 2018/19 for monitoring purposes.

Taylors Farm /Sherfield Park	Basingstoke	12	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. The site has seen a very steady rate of house building which is now virtually complete. 12 units remain, situated above a small retail element (14/03404/FUL) and Croudace Homes have confirmed, through the site monitoring consultation that all 12 will be completed in October 2016. Units were being marketed in summer 2016 in line with expected delivery dates.
Land north of Park Prewett, former golf course	Basingstoke	585	0	60	60	60	60	60	60	60	60	60	45	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 for 300 units (15/00537/RES) was granted by the LPA in December 2015. Delivery projections are based on the information provided by the developer, David Wilson Homes (Barratt Group) through the site monitoring consultation which indicates a relatively conservative rate of development of 60 units per annum. The site has been delayed due to the front loading of primary infrastructure works required by the HCA as a condition of contract and this has resulted in no completions now being expected in 2016/17.
Clifton House, Bunnion Place	Basingstoke	205	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 has recently been redrafted. There remains a reasonable prospect of the site being developed for residential purposes in the future and it remains the intention to develop the site for residential use once market conditions improve (as confirmed by BDBC Property Services). 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 or considered viable now.

Cheam hawtreys, Newbury Road	Headley	6	0	0	0	0	0	0	0	0	0	6	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 phased into the 5-10 year time band and its future delivery will continue to be reviewed through the annual monitoring process.
Brook House	Basingstoke	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	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 with 24 completions in 2015/16. The developer (Bewley homes) has confirmed, through the site monitoring consultation, that the remaining 6 units were completed by May 2016 and therefore all fall within the 2016/17 completions period.
Freemantle and Taverner Close	Basingstoke	52	52	0	0	0	0	0	0	0	0	0	0	0	0	0	52	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 BDBC housing services. All the units are now demolished, with 52 units remaining to be built. The project manager has confirmed, during the course of the site monitoring consultation, that all of the units will be completed in this financial year.
20 Winchester street	Basingstoke	14	0	14	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). The site is under construction and is due to be completed in 2017, as confirmed by the agent through the site monitoring consultation. Further development on the site is also being considered (a planning application for 8 additional units on the site was refused in May 2016 (16/00568/FUL)).

North of Marnel Park	Basingstoke	446	90	65	65	65	65	65	31	0	0	0	0	0	0	0	446	The site meets the deliverability tests as set out in the NPPF. This allocation in the Adopted Local Plan (2011-2029) (May 2016) was granted outline planning permission at appeal in September 2013 for 450 units (BDB/75761) along with detailed permission for 200 units (BDB/75762). The first phase is under construction and 4 units were completed in 2015/16. The reserved matters application for phase 2, for 250 units, (16/01794/RES) is due to be determined in September 2016. Delivery rates reflect information submitted by the developer (David Wilson Homes Southern) through the site monitoring consultation and also the number of starts on site (104 starts by June 2016). The site has experienced a number of delays and the delivery rates have been reduced to a conservative 65 dpa after 2016/17, in line with developer expectations. The high level of completions in 2016/17 reflect the fact that a number of completions (22) were recorded by the developer for 2015/16 which were not considered complete by the LPA and therefore have slipped into 2016/17.
Harwood Paddock	Wootton Hill	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	36	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). 13 units were completed on site in 2015/16 and the remainder of the site is due to be completed in 2016/17 as confirmed by the developer Bloor Homes, through the site monitoring process. Site visits confirm that the site is near to completion.
Kennel Farm	Basingstoke	310	70	70	70	60	40	0	0	0	0	0	0	0	0	0	310	This allocation in the adopted Local Plan (2011-2029) (Policy SS3.2) was granted outline planning permission at appeal in January 2014 for up to 310 units (BDB/77382).The reserved matters application was granted in September 2015 (15/00905/RES). The site is under construction with 83 starts on site in June 2016. Delivery rates generally reflect the number of starts and the build programme provided by the developer (Linden homes), who are now expecting a more conservative delivery rate than previously suggested. The developer has stated however, that if the opportunity arises, they will be looking to accelerate their programme.

16-18 Winchester Road	Basingstoke	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	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. The 14 flats were completed in 2015/16 leaving the 10 new build units to be delivered. These units are under construction and the agent for the scheme considers that it will be complete in this financial year. A site visit in June confirmed that the site is at an advanced stage and it is also being marketed by the developer Vivici homes.
15-16 wolvert on House	Basingstoke	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	18	A number of prior notifications have been approved for the redevelopment of the site, the last of which was in January 2016 (15/00245/GPDOFF, 14/00524/GPDOFF and 15/04194/GPDOFF). A site visit conducted in June 2016 indicated that the site is complete although this will be confirmed through the next annual monitoring process. All of the units have therefore been placed in 2016/17.
37-41 Wote Street /Sun Alliance House	Basingstoke	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	36	A prior notification was approved for the conversion of the building to residential use (15/00503/GPDOFF) in April 2015. The site is under construction and a June 2016 site visit established that the conversion (Desire Homes) is well advanced. Marketing information suggests that units will be available from March 2017.
Kempst hott Park	Basingstoke	57	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 (Bellway Homes) has confirmed, through the site monitoring consultation that the site will be completed in 2016/17 and site visits confirm that the site is well advanced.

Razors Farm	Basingstoke	425	20	100	100	100	100	5	0	0	0	0	0	0	0	0	425	The site is allocated for approximately 420 units in the Adopted Local Plan (2011-2029) (Policy SS3.3). Outline planning permission was granted on appeal in September 2014 for 425 residential units (BDB/77341) and phase 1 reserved matters was approved in January 2016 for 137 dwellings (15/02513/RES). The developer (Croudace Homes) has confirmed that there was a 6 month delay in terms of getting on site due to S278 issues but the site is now under construction with 19 starts by July 2016. The rates used are based upon the developer's expectations of 20 completions in 2016/17 followed by a rate of 100 units a year. A reserved matters application for phase 2 (157 units) was submitted in November (16/03842/RES).
Cranborne House	Basingstoke	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	35	A prior notification has been approved for the conversion of the building to residential use (14/02770/GPDOFF) encompassing 21 units. A further notification was approved in December 2015 (15/03636/GPDOFF) for 35 units. The site has been under construction and the developer (Inland Homes) has confirmed, through the site monitoring consultation, that the development was complete by summer 2016. All completions have therefore been placed in 2016/17.
Wella (GB)	Basingstoke	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	12	A prior notification has been approved for the conversion of the building to residential use (14/02433/GPDOFF) encompassing 12 units. There is a possibility that these units may not come forward as the landowner has submitted a further application for approximately 70 units on the site (15/03170/FUL) which is currently being considered. The site meets the NPPF tests and is highly likely to be delivered for either 12 units or a higher number within a 5 year timescale. However, the date of completions has been moved back to reflect the changed approach.
Chineham House	Basingstoke	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	The site meets the deliverability tests as set out in the NPPF. Planning permission for the conversion of this council owned building to 10 residential units was granted in October 2014 (14/00759/FUL / 14/00760/LBC). Whilst the council remains committed to progressing the project, there has been a delay whilst structural issues are addressed and a new empty homes partner found. As such the delivery timescale has been pushed back to 2018/19.

Bloswo od Lane	Whitchurch	83	0	40	43	0	0	0	0	0	0	0	0	0	0	0	83	<p>The site meets the deliverability tests as set out in the NPPF. The site is allocated as part of a larger allocation in the adopted Local Plan (2011-2029) for 150 units (Policy SS3.6) but will be built out separately. Full planning permission was granted to Bewley/Banner Homes for this part of the site in October 2014 (BDB/77828) and a details and compliance submission has also been made (16/00711/CONDN), due for determination by July 2016. There have been a number of delays on the site relating to clearing pre-commencement conditions, but they are now due to start on site in late summer 2016. The developer (Bewley Homes, who will potentially also be developing out the wider site) has confirmed the predicted delivery rates, through the site monitoring consultation.</p>
Eli Lilley/ Chapel Hill	Basingstoke	578	0	85	120	120	120	77	56	0	0	0	0	0	0	0	578	<p>The site meets the deliverability 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 gained outline planning permission for 578 units (14/00865/OUT). Reserved matters consent for the full 578 units (15/03667/RES) was gained in May 2016 and demolitions/site clearance is underway. Delivery projections were provided by Sentinel via Turleys (who are creating a partnership with Barrett David Wilson who will build out the site) during the course of the site monitoring consultation. The phasing includes a delivery rate of 120 units per annum, reflecting the nature of the high density scheme. Although their delivery programme predicts completions for 2016/17, a more conservative rate has been used for the purposes of land supply monitoring with first completions phased for 2017/18. In light of the delivery programme, high completions in 2017/18 are considered to be justified although a lower number of completions has been used than for much of the remainder of the build programme to reflect normal development patterns. 56 of the units are to be delivered in the existing 'white building' for which there is no current phasing. This has therefore been placed at the end of the development phasing.</p>

Fairfield House	Basingstoke	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	A prior notification was approved for the conversion of the building to residential use (14/03542/GPDOFF) for 29 units in January 2015 with a further 2 units being added through a further application in January 2016 (15/03960/FUL). A site visit in June 2016 confirmed that the site is under construction and the site has been placed in 2016/17.	
19 Verum House	Basingstoke	27	24	0	0	0	0	0	0	0	0	0	0	0	0	0	3	24	A prior notification has been approved for the conversion of the building to residential use (14/03558/GPDOFF) encompassing 12 units. The site is under construction and all of the units are expected to be completed in 2016/17, as confirmed by the project manager during the course of the site monitoring consultation.
Worting Farm	Basingstoke	70	0	35	35	0	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) and the site meets the NPPF deliverability tests. An amended layout was permitted in August 2016 (16/00391/FUL). The developer (Redrow homes) has confirmed, through the site monitoring consultation that commencement on site is imminent and first completions are expected by summer 2017, with the site due for completion in 2018/19.
Overton Hill	Overton	120	0	30	75	15	0	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 (16/00626/RES) was granted for 120 units in June 2016. The site has been purchased by Bellway Homes who are due to commence development in September 2016 with first completions by July 2017. The phasing outlined reflects the projected delivery profile of the developer, provided during the site monitoring consultation, and takes into account typical lead in times for sites such as this.
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 a net gain of 19 units in March 2015 (13/02321/FUL) and the site meets the NPPF deliverability tests. The site is under construction and the developer (Taylor Wimpey) has confirmed, through the site monitoring consultation, that the units will be delivered in 2017/18.

Minchens Lane	Bramley	200	20	50	50	65	15	0	0	0	0	0	0	0	0	0	200	The site meets the NPPF deliverability tests. Outline consent for 200 residential units was granted in March 2015 (14/01075/OUT) and Phase 1 reserved matters for 57 dwellings (15/02304/RES) was permitted in February 2016. The site is under construction with 39 starts by June 2016. A reserved matters application for the second phase (66 units) is currently being considered by the LPA (16/03524/RES). The developer (Persimmon Homes) has confirmed, through the site monitoring consultation the projections set out.
Caesers Way	Whitchurch	34	0	0	20	14	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) and the site meets the NPPF deliverability tests. Whilst there are no constraints to delivery, a cautious approach to completion levels has been used, in accordance with the views of the agent received during the course of the site monitoring consultation which indicated that delivery had slipped by a year and was therefore now due for completion by 2019.
Normandy House	Basingstoke	153	0	0	0	0	0	0	0	0	0	0	50	50	53	0	153	A prior notification was approved for the conversion of the building to residential use (15/00526/GPDOFF) in April 2015 for 153 units. The applicant is keen to convert the building as soon as practicably possible but the landowner (Basingstoke & Deane BC) is currently requiring that the building remain in office use, meaning that the permitted development rights allowing the conversion of the building cannot currently be implemented. As a result, the site is considered to fail the NPPF deliverability tests although it is considered to be developable as it lies in a suitable location for housing, there is a reasonable prospect that the site is available and could be viably developed at the point envisaged.
Daneshill Court	Basingstoke	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	Planning permission was granted for 14 units on the pdl site in July 2015 (14/03916/FUL) and the site meets the NPPF deliverability tests. The scheme involves 11 new build and a conversion leading to an additional 3 units. The developer (Leo Developments) have confirmed, through the site monitoring consultation, that completions are expected by May 2017 and there are no outstanding impediments to delay the development. The site is being marketed by Connells Estate Agents.

Bell's Field	St Mary Bourne	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11	The site gained planning permission in March 2016 (14/02936/FUL) and the site meets the NPPF deliverability tests. The site is being developed by PMC Construction on behalf of Martlet Homes (part of the Hyde Group) and the site is under construction. Hyde housing have confirmed, through the site monitoring consultation, that the scheme is due to be complete by June 2017, subject to the clearance of conditions.
Land at Weston Road	Upton Grey	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	Full planning permission was granted for 14 units on the greenfield site in September 2015 (15/00571/FUL) and the site meets the NPPF deliverability tests. A further application for 18 units (16/00732/FUL) is currently being considered. There are no constraints to the delivery of the development and the developer (Antler Homes Plc.) has confirmed, through the site monitoring consultation that they intend to develop out the site quickly and expect completions in 2017/18. A more cautious approach has been used for annual monitoring purposes and 14 units has been placed in 2018/19.
Spectrum House	Basingstoke	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	13	Prior notification was approved for 13 flats on the site in December 2015 (15/03777/GPD OFF) and the site meets the NPPF deliverability tests. The agent (Bdt) has confirmed, through the site monitoring consultation that the site has been sold to a developer who will implement the scheme. Delivery rates reflect other conversion schemes, with a relatively conservative approach being taken.
Area N	Basingstoke	96	0	50	30	16	0	0	0	0	0	0	0	0	0	0	96	Planning permission was granted for 96 units on the pdl site in February 2016 (14/02752/FUL) and the former SHLAA site (SHLAA Ref. BAS134) meets the NPPF deliverability tests. The site is under construction and the developer (Bellway Homes) has confirmed, through the site monitoring consultation, a 2 year build programme completing in 2018. A more cautious approach has been used for the purposes of land supply monitoring, spreading development over 3 years.

Recycling Yard, Hurstbourne Station	Hurstbourne Priors	30	0	0	0	10	20	0	0	0	0	0	0	0	0	0	30	Outline planning permission was granted for 30 units on the site in February 2016 (14/02489/OUT) and the site meets the NPPF deliverability tests. However, the site has since changed hands and a new application (16/02664/FUL) has been submitted (August 2016) for 44 dwellings. As a result of the change of approach, no completions are expected in the next few years and this is reflected in the phasing for the site.
Little Know Hill	Ashford Hill	35	0	25	10	0	0	0	0	0	0	0	0	0	0	0	35	Full planning permission was granted for 35 units on the greenfield site in March 2016 (15/01224/FUL) and the site meets the NPPF deliverability tests. The developer (Charles church Ltd) expects the development to be delivered in a single year with completions by the end of 2017. A more cautious approach has been used for the purposes of land supply monitoring, spreading development over 2 years.
Innovation Court, New Street	Basingstoke	35	0	0	0	35	0	0	0	0	0	0	0	0	0	0	35	A prior notification was approved for the conversion of the building to residential use (16/00031/GPDOFF) in March 2016 for 35 flats and the site meets the NPPF deliverability tests. The lease of the current tenants expires in autumn 2016 and the site was marketed to seek a developer purchaser in summer 2016. Progress is therefore being made to take the site forward but, given that there is currently no certainty over final delivery timescales, completion has been pushed back to 2019/20.
Burnham Copse Infant School	Tadley	36	0	0	10	26	0	0	0	0	0	0	0	0	0	0	36	Outline planning permission (14/02200/OUT) for 36 residential units on the former SHLAA site (SHLAA Ref. TAD003) was granted in March 2016. The site meets the NPPF deliverability tests. It was marketed in spring 2016 (closed in May) and there is an aim to confirm a preferred purchaser by September 2016. HCC have stated, through the site monitoring consultation, that it is likely that a reserved matters/full application from the successful purchaser will be made later this year and a start on building could be expected some time in 2017. Progress is therefore being made to take the site forward but, given that there is currently no certainty over final delivery timescales, a standard approach has been used.

Beech Tree Close	Oakley	84	0	0	34	50	0	0	0	0	0	0	0	0	0	0	84	Outline planning permission (14/00963/OUT ) for 84 residential units on this greenfield site was granted in March 2016. (85 gain and 1 loss) The site meets the NPPF deliverability tests. The agent has stated, through the site monitoring consultation, that a two year build out is expected with development commencing in 2017/18, to allow for a reserved matters application which needs to be submitted within the timeframe required by condition i.e. no later than one year from the date of permission (March 2017).
<b>Total Large site Permissions</b>		<b>4540</b>	<b>607</b>	<b>818</b>	<b>921</b>	<b>768</b>	<b>480</b>	<b>207</b>	<b>247</b>	<b>165</b>	<b>66</b>	<b>60</b>	<b>95</b>	<b>50</b>	<b>53</b>	<b>3</b>	<b>4537</b>	
<b>Small site commitments (9 or less units)</b>																		
<b>Outstanding Small site Commitments</b>		<b>359</b>	<b>120</b>	<b>120</b>	<b>119</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>359</b>
<b>Total Sites with Planning Permission</b>																		
<b>Total Commitments</b>		<b>4899</b>	<b>727</b>	<b>938</b>	<b>1040</b>	<b>768</b>	<b>480</b>	<b>207</b>	<b>247</b>	<b>165</b>	<b>66</b>	<b>60</b>	<b>95</b>	<b>50</b>	<b>53</b>	<b>3</b>	<b>4896</b>	
<b>Total small site windfall</b>																		
<b>Total Small Site Windfall</b>		<b>500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>500</b>	
<b>Opportunity Sites</b>																		
Local Plan (1996-2011) allocations - remained as allocations at 1 April 2016 but since been de-allocated upon the adoption of the new Local Plan. Sites are included as commitments in HCC schedules as a result but categorised separately here to reflect the most up to date position.																		

Aldermaston Road Triangle	Basingstoke	300	0	30	30	30	0	0	0	0	0	0	0	0	0	0	210	90	<p>The site (SHLAA Ref BAS092) is suitable for development and was allocated for 300 units in the Local Plan (1996-2011). The site is not allocated in the newly adopted Local Plan (2011-2029) due to its location within the Settlement Policy Boundary of Basingstoke. The site meets the NPPF tests for deliverability, is vacant and there are no major site constraints. A planning application for 313 units was refused at Development Control Committee in July 2008 but the site remained available for development (owned by Basingstoke and Deane Borough Council), 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 subsequently entered into an agreement with a developer (Bovis Homes) to progress the development of the site. A full planning application (16/00614/FUL) for 90 units gained permission (subject to S106) in July 2016. The phasing outlined reflects the response from Bovis Homes to the site monitoring consultation.</p>
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A339 Newbury Road 'Trumpet' Junction	Basingstoke	130	0	0	30	50	42	0	0	0	0	0	0	0	0	8	122	<p>The site (SHLAA Ref BAS093) is suitable for development and was allocated for 300 units in the Local Plan (1996-2011). The site is not allocated in the newly adopted Local Plan (2011-2029) due to its location within the Settlement Policy Boundary of Basingstoke. The site was purchased from the Highways Agency by the HCA. The site is available for development, is relatively unconstrained and the high level infrastructure is already in place. A resolution to grant outline consent for 122 dwellings was agreed (BDB/74447) in 2014, subject to the completion of a S106 agreement, and the HCA have now appointed Zero C as their preferred partner to deliver the site. Given the length of time since the committee resolution of 2014 the application needs to be refreshed and is due to be taken back to committee in September. The HCA and Zero C continue to advise that they wish to move forward and progress the site quickly. The mode of delivery will be via a 'custom build' approach. Zero C have stated, through the site monitoring consultation, that they expect development to commence on site in January 2017 with the site complete by 2020. A more cautious approach has been used for land supply purposes.</p>
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Land between Mulford's Hill and Silchester Road	Tadley	40		0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	40	<p>The site (SHLAA Ref TAD008) is, in principle, considered to be suitable for development and was allocated for 40 units in the Local Plan (1996-2011). The site is not allocated in the newly adopted Local Plan (2011-2029) due to its location within the Settlement Policy Boundary of Tadley. An SPD for the site was adopted in 2007 following engagement with the landowners and local community. The achievability of the site was revisited in light of the Boundary Hall appeal decision and it was concluded that the site is a brownfield site that has the potential to provide significant benefits to Tadley of a similar nature to Boundary Hall. 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. Stacey Development Ltd have confirmed, through the site monitoring consultation, that there is no substantive change in the current position and whilst there are no plans to progress the site in the near future, it may be developed in the longer term. The site is therefore considered to meet the developability tests of the NPPF in that there is a reasonable prospect that the site is available and could be viably developed at the point envisaged.</p>
West Ham Lane (and to Moniton Estate)	Basingstoke	50		0	0	0	0	0	0	0	0	0	0	0	25	25	0		0	50	<p>The site (SHLAA Ref BAS163) is suitable for development and was allocated for 50 units in the Local Plan (1996-2011). The site is not allocated in the newly adopted Local Plan (2011-2029) due to its location within the Settlement Policy Boundary of Basingstoke. 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 in due course, it has not progressed to date and there remain unresolved 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 into the 10-15 year timeband. 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.</p>



Land east of ringway west	Basingstoke	25	0	0	0	0	0	0	0	0	0	0	0	10	15	0	0	25	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 remain 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.
Land north of Churchi II Way	Basingstoke	45	0	0	0	0	0	0	0	0	0	0	0	10	20	15	0	45	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 and HCC have confirmed, through the site monitoring consultation that they are looking into the relevant development issues. A more comprehensive development of the area (with BAS059) would allow for potential issues to be overcome. 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.
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. 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.

Aurum Site	Basingstoke	130	0	10	60	60	0	0	0	0	0	0	0	0	0	0	130	This site (SHLAA Ref. BAS137) is considered to meet the NPPF deliverability tests. Outline planning permission for up to 130 residential units was granted in April 2016 (14/03543/OUT) and a reserved matters application for 130 units is currently being considered (16/03462/RES). The delivery projections set out are in accordance with the information provided by the applicant's agent, Savills, on behalf of the developer Pal Properties, during the course of the site monitoring consultation, allowing for some slippage.
Basing View	Basingstoke	300	0	0	0	0	0	50	100	0	0	50	50	50	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 Local Plan policy SS8 which supports the redevelopment of the area for a mix of uses including a residential component of approximately 300 units. 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	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, subject to the criteria of Local Plan policy CN8 regarding the loss of local facilities. There are no physical constraints which would be likely to prevent the development of the site and it is considered that it could be viably developed at the point envisaged. Therefore, the site is developable within a 5-10 year timeframe. An application for 10 units is currently being considered (15/04506/FUL) by the LPA and the number of units may drop to 9 in due course.

Carpenters Down	Basingstoke	15	0	0	0	0	0	0	15	0	0	0	0	0	0	0	15	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 is being marketed (deadline of July 2016) and different uses for the site are currently being considered, including residential. There are no obvious physical constraints which would prevent the development of the site. The site is considered to be developable and has been placed within a 5-10 year timeframe.
Castons Car Park, South of New Road	Basingstoke	30	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 being 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	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	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. Some operational accommodation is to be provided on the site and once that is completed, there will be some surplus land remaining that could be developed for housing. HCC are conducting further work to consider the level of development suitable for the site. Given the current uncertainty with timescales for progressing the site and the level of suitable development, it has been placed in the 5-10 year time band.

Brinkletts Car Park	Basingstoke	20	0	0	0	0	0	0	0	10	10	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. The site continues to be actively reviewed by the council, as landowner, 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.
Central Car Park	Basingstoke	40	0	0	0	0	0	0	0	20	20	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	12	0	0	0	0	0	12	0	0	0	0	0	0	0	12	The council owned 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. A planning application (15/04189/FUL) was submitted in November 2015 for 12 affordable units and an extension of time was requested in June 2016 in relation to highways issues that need to be resolved. The site is considered to be developable (as it is not available now being in use as garage courts) and will be developed in the 5-10 year timeframe.
38 New Road	Tadley	7	0	0	0	0	0	0	0	0	7	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 was submitted for 8 residential units (BDB/68286) in late 2013 which has not been determined. Significantly though the Office of Nuclear Regulation were not objecting to the application and hence there is a reasonable prospect of the site being available and viably developed at the point envisaged.

Land off Wiltshire Crescent	Basingstoke	20	0	0	0	10	10	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 lapsed and the land is hence available for development now. The land offers a suitable location for development, being located on the edge of a recently constructed housing estate. There is a developer (Brymor Construction Ltd) associated with the site and the agent has confirmed, through the site monitoring consultation that they are due to submit a planning application shortly and are aiming to complete the development by 2018. A more conservative approach has been used for land supply purposes but there is a realistic prospect that the site will be delivered within five years. The yield may increase with an application for 35 units expected.
North of Sherfield Road /Strawberry Fields	Bramley	50	0	0	25	25	0	0	0	0	0	0	0	0	0	0	50	Outline planning permission was granted for 50 units on the greenfield site in April 2016 (15/02708/OUT) and the site meets the NPPF deliverability tests. The agent (Gleesons) has stated, through the site monitoring consultation, that 50 units will be completed in 2017/18 and the site is currently being marketed (June 2016). However, given that no developer is yet on board and that a reserve matters application has yet to be submitted a more conservative view has been taken for land supply purposes which reflects completions 2 years after outline permission granted.
Churchill Plaza	Basingstoke	257	0	0	57	100	100	0	0	0	0	0	0	0	0	0	257	A prior notification was approved for the conversion of the building to residential use (16/00504/GPDOFF) in May 2016 for 257 flats. The investor and developer (Seven Capital) has confirmed, through the site monitoring consultation, that the conversion to residential use will take place once Barclays' lease expires in December 2016 and the units are expected to be completed by 2018/19. Footnote 11 of the NPPF states that sites with planning permission should be considered deliverable unless there is clear evidence that schemes will not be implemented within 5 years. There is no such evidence and the agent sees no reason why the site will not be completed built out in the 5 year period, The site has therefore been placed in the 5 year supply.

Land between Elmde and Fairholme Road	Tadley	12	0	0	0	0	12	0	0	0	0	0	0	0	0	0	12	Outline planning permission was granted for 12 units on the site in May 2016 (15/03029/OUT) and the site meets the NPPF deliverability tests. The agent (Provision) has stated, through the site monitoring consultation that they are confident that the development is deliverable within the next 5 years although it is likely to come forward towards the end of the 5 year period. As such, the site has been placed in 2020/21.
Land adjacent to The Street	Bramley	65	0	0	15	30	20	0	0	0	0	0	0	0	0	0	65	Outline planning permission was granted for up to 65 units on the greenfield site in May 2016 (15/02682/OUT) and the site meets the NPPF deliverability tests. The agent (Hollins Strategic Land) has confirmed, through the site monitoring consultation, that the reserved matters application will be submitted for 65 dwellings by the end of the year (2016) and that there are no constraints to delivery. The phasing used is in line with that indicated by the agent although it has all been pushed back one year to ensure a robust land supply position (allowing 2 years from completion of outline).
37-41 Wote Street /Sun Alliance House (extension)	Basingstoke	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	Full planning permission was granted for 14 units on this pdl site in May 2016 (15/01309/FUL). This comprises an extension to provide a further 14 flats on an additional storey to the scheme approved via prior notification for the conversion of the building to 36 residential flats (15/00503/GPDOFF). The initial prior notification scheme is now under construction and is well advanced (Desire Homes) with the site due to be complete by 2017/18. The additional 14 units have been phased to follow on from those completions.
Land south of Winchester Road	Whitchurch	100	0	0	25	50	25	0	0	0	0	0	0	0	0	0	100	The site, which was allocated in the draft Whitchurch Neighbourhood Plan, gained outline planning permission for 100 units in May 2016 (15/03693/OUT). The site meets the NPPF deliverability tests. An application for reserved matters was received in July (16/02508/RES) and David Wilson Homes will be developing out the site. Standard phasing has been used for the site, allowing 2 years from the outline permission to completions.

Brickell s Yard	Oakley	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	10	The SHLAA site (RefOAK012) lies within the Oakley SPB and is currently in commercial use. An application (15/04534/FUL) for 10 units is currently being considered. As the site is not currently available, due to its employment use, it has been placed within the 5-10 year timeframe. The site does however, meet the developability tests lying in a suitable location for housing development with a reasonable prospect that is will be available and viably developed at the point envisaged.
Centenary House	Basingstoke	50	0	0	0	0	0	0	0	25	25	0	0	0	0	0	50	The SHLAA site (Ref: BAS172) lies within the Basingstoke SPB in close proximity to the town centre. The site is currently in commercial use but has potential to accommodate residential units in a highly sustainable location. The site is currently being marketed and meets the developability tests, lying in a suitable location for housing development with a reasonable prospect that is will be available and viably developed at the point envisaged.
<b>Total of brownf ield opport unity sites identi fied in the SHLAA</b>		1322	0	10	196	275	167	72	150	95	112	75	70	85	15	0	1322	
<b>Total of brownf ield opport unity sites identi fied in the SHLAA (disco unted by 10% for 5- 15 yrs.)</b>		1243	0	10	196	275	167	76	132	63	86	84	63	77	14	0	1243	
<b>Total Opportunity Sites</b>																		
<b>Total Opport unity Sites</b>		2085	0	40	256	355	209	76	132	81	104	84	86	100	14	548	1537	

**Total regeneration sites**

<b>Total Regen eration Sites</b>		200		0	0	0	0	0	25	25	25	25	25	25	25	25	0	200
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**New Development Plan Sites**

<b>Local Plan (2011-2029) allocations - Policy SS3</b>																		
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Swing Swang Lane	Basingstoke	100		0	0	50	50	0	0	0	0	0	0	0	0	0	0	100	The site is allocated for approximately 100 units in the adopted Local Plan (SS3.1) which states that the site is due to be delivered in 2017/18 – 2019/20. HCC have confirmed, through the site monitoring consultation that they are currently finalising the masterplanning of the site and a planning application is expected to be submitted in the monitoring year 2016/17. Completions are now expected in 2018/19 with a 2 year build programme. This reflects HCC's disposal policies and the site's size and characteristics.
Redlands	Basingstoke	165		0	0	50	65	50	0	0	0	0	0	0	0	0	0	165	The site is allocated for approximately 165 units in the adopted Local Plan (SS3.7) which states that the site will be delivered in 2017/18 – 2020/21. Completions are now expected in 2018/19 with a 3 year build programme, reflecting the site's size and characteristics. The predictions have been agreed with the agent of the larger landowner's agent (Phillips Planning Ltd for Cooper Estates) through the site monitoring process. The LPA received a request for EIA screening opinion in March 2015 and an outline planning application for up to 150 units is currently being considered by the LPA (16/02457/OUT) . Part of the site (approximately 15 units on Redlands House) is in a different ownership and there is evidence of the site being progressed proactively, as confirmed, through the site monitoring consultation. In line with the policy, the site is being masterplanned with neighbouring allocation East of Basingstoke (SS3.9), although its delivery is not dependant upon it, and this is due for adoption in early 2017.

Upper Cufaude Farm	Basingstoke	390	0	0	0	0	0	50	70	70	70	70	60	0	0	0	390	<p>The site is allocated for approximately 390 units in the adopted Local Plan (SS3.8) which states that the site will be delivered in 2020/21 - 2025/26. Predicted development rates have been agreed with the landowner, HCC, through the site monitoring consultation, taking into account their disposal policies, typical delivery rates and a single sales outlet. Given the particular site characteristics and relationship with the neighbouring site at Razors Farm, the delivery of the site has been pushed outside the 5 year land supply with completions starting in 2021/22. However, HCC have confirmed that Cufaude Farm could theoretically be bought forward earlier, subject to third party coordination, and therefore although a conservative approach has been used here to ensure flexibility in the land supply position, the site could be delivered within the 5 year period.</p>
East of Basingstoke	Basingstoke	450	0	0	0	60	110	110	110	60	0	0	0	0	0	0	450	<p>The site is allocated for approximately 450 units in the adopted Local Plan (SS3.9) which states that the site is due to be delivered in 2018/19 – 2022/23. In line with policy SS3, a development brief SPD for this site and the neighbouring site of Redlands, is currently being prepared in conjunction with the relevant landowners and this is due to be adopted in early 2017. As confirmed with the landowner HCC, surveys and technical studies to support an application are currently underway (June 2016) and an outline application is due in early 2107. Delivery rates for the site were submitted in evidence at the Local Plan examination and these reflected the statement of common ground produced with the landowner at that time. However, to ensure a robust approach to land supply the phasing has now been pushed back one complete year to ensure sufficient time between the outline application being submitted and first completions on site. The phasing predictions are therefore more conservative than those previously agreed with HCC. The updated position has been agreed by HCC through the site monitoring consultation, and take account of disposal policies, typical delivery rates. It also assumes that the developer operates a dual sales outlet.</p>

Golf Course	Basingstoke	1000	0	0	0	0	0	50	100	150	150	150	150	150	100	0	1000	The site is allocated for approximately 1000 units in the adopted Local Plan (SS3.11) which states that the site is due to be delivered in 2020/21 – 2027/28. The delivery of the site in the later years of the plan and outside of the 5 year period reflects 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. The Golf Club have indicated, through the site monitoring consultation, that the site is due to be marketed in summer 2016.
Manyd own	Basingstoke	3,400	0	0	95	255	300	340	350	320	320	320	320	320	320	140	3260	The site is allocated for approximately 3,400 units in the adopted 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 Plan states that the site is due to be delivered in 2017/18 – 2028/29. In line with policy SS3 a development brief SPD is currently being prepared for the site in conjunction with the landowners and this is due to be adopted in December 2016. The phasing represents the outcome of the site monitoring consultation with each of the relevant landowners. Most notably, an outline application is due from BDBC/HCC (as landowners) in December 2016 with commencement of the first phase of the larger site in winter 2018. Land around Worting is expected to form the initial phase of the overall development however, and a detailed application on the Flavia land is due in 2016, whilst an application on the Worting house site is expected in March 2017. The relatively high delivery rates on the site as a whole reflect the characteristics of the site, its ownership and the specific ambitions for the site, as discussed and agreed through the recent Local Plan examination. More conservative rates of delivery have been used for land supply purposes than that considered at the examination, leading to 200 units being moved outside the 5 year land supply.

Bloswo od Lane	Whitchurch	60	0	0	0	0	20	40	0	0	0	0	0	0	0	0	60	This is part of a wider site allocated for approximately 150 units in the adopted Local Plan (SS3.6) which states that the site is due to be delivered in 2017/18 – 2020/21. Part of the site has already received planning permission for 83 units and is listed as a commitment. This part of the wider site is within the ownership of Zurich. Agents (Smiths Gore) on behalf of the landowner have confirmed through the site monitoring consultation that they remain committed to the site and are working towards delivering the site in the short term. Bewley Homes are under an agreement with Zurich Land to promote the site as a second phase and have also confirmed that they will be progressing the site in the short term. The site has been phased to follow the delivery of the first phase, which is due for completion in 19/20.	
Hounso me Fields	Basingstoke	750	0	0	50	70	70	70	70	70	70	70	70	70	70	70	0	750	The site is allocated for approximately 750 units in the adopted Local Plan (SS3.12) which states that the site is due to be delivered in 2017/18 to 2027/8. A planning application for the whole site was submitted in January 2016 (15/04503/OUT) and is due for determination in September. Wates have stated, through the site monitoring process that they expect first completions in 2017/18, with a 70 dpa delivery rate. However, in light of the need to dispose of the site and agree reserved matters applications, due to take place in early 2017, the delivery of the site has been pushed back a year to 2018/19 (commencement of construction on site in early 2018).
<b>Local Plan Allocat ions</b>		<b>6315</b>	<b>0</b>	<b>0</b>	<b>245</b>	<b>500</b>	<b>550</b>	<b>660</b>	<b>700</b>	<b>670</b>	<b>610</b>	<b>610</b>	<b>600</b>	<b>540</b>	<b>490</b>	<b>140</b>	<b>6175</b>		
<b>Adopted Oakley and Deane Neighbourhood Plan (May 2016)</b>																			
Andove r Road	Oakley	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15	The site is allocated for approximately 15 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan ((2011-2029). An outline application (15/04058/Out) has been submitted but has yet to be validated (June 2016). Due to current ownership issues the site has been moved outside the 5 year supply at this stage until the deliverability of the site is clarified.

Park Farm	Oakley	45	0	0	0	0	20	25	0	0	0	0	0	0	0	0	45	The site is allocated for approximately 45 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan ((2011-2029). The site meets the deliverability tests set out in the NPPF and there are no known constraints to the site being delivered, as indicated through the Local Plan examination when evidence was submitted to show the site's development credentials. No response was received through the site monitoring consultation and therefore a conservative approach has been used with half of the site yield being placed in the 5 year supply,
Sainfoin Lane	Oakley	35	0	0	0	15	20	0	0	0	0	0	0	0	0	0	35	The site is allocated for approximately 35 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan (2011-2029). The agent (mbplanning) have confirmed, through the site monitoring consultation, that layout concept plans are being prepared at present (June 2016) to allow a detailed financial appraisal of the scheme and that construction works could commence in the 2017-2018 financial year with completions taking place in the following financial year. Therefore, the housing will be delivered in the short term (within the next 5 years). A more conservative estimate has been used for land supply purposes with completions predicted for 2019/20 to 2020/21.
Oakley Hall	Oakley	30	0	0	0	10	20	0	0	0	0	0	0	0	0	0	30	The site is allocated for approximately 30 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan ((2011-2029). The site meets the deliverability tests of the NPPF. The agent has stated that a planning application is currently being prepared, and, subject to the timescale for determination, they envisage that the development could commence during 2017/18. Taking 1 to 2 financial years to complete, the development could be completed by 2018/19. A more conservative estimate has been used for land supply purposes with completions predicted for 2019/20 and 2020/21
<b>Oakley + Deane Allocations</b>		<b>125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>60</b>	<b>40</b>	<b>0</b>	<b>125</b>								
<b>Adopted Overton Neighbourhood Plan (July 2016)</b>																		

South of Two Gate Lane	Overton	70		0	0	0	20	50	0	0	0	0	0	0	0	0	0	70	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site F) for 70 units.. The site meets the deliverability tests set out in the NPPF and there are no known constraints to the site being delivered. The site agent has confirmed (on behalf of the landowner) through the annual site monitoring that a draft scheme is being prepared (September) and they estimate being on site by 2018. They expect 20 completions in 2018/19 and 50 in 2019/20. A more conservative approach has been used for land supply purposes as no application has yet been received by the LPA.
West of Sapley Playing Field	Overton	55		0	0	15	30	10	0	0	0	0	0	0	0	0	0	55	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site J) for 55 units. An outline application was submitted by Bargate Homes in August 2016 (16/03057/OUT) for 55 units. The agent has confirmed, through the annual site monitoring that their intention is to submit a reserved matters application as soon as possible after receiving outline consent, with development commencing once any conditions have been cleared. Therefore they consider that the site would be delivered within the 5 year period. This is reflected in the phasing used.
North West of Overton Primary School	Overton	11		0	0	0	0	11	0	0	0	0	0	0	0	0	0	11	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site A) for 11 units. The site meets the deliverability tests set out in the NPPF and there are no known constraints to the site being delivered. The landowner, through the site monitoring consultation, has indicated that the site will be sold to a developer in the near future. The site meets the deliverability tests and has been placed at the end of the 5 year period.

East of Court Drove	Overton	14	0	0	8	3	3	0	0	0	0	0	0	0	0	0	0	14	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site B) for 14 units. The site is in private ownership, and the landowner has indicated, through the site monitoring consultation, that they aim to start developing the initial 8 houses in early 2017, to be completed in 2017/18. The remaining units will follow afterwards. A feasibility study has already been carried out and they are now in the final part of the concept and design stages. However, given lead in times it is considered that 2018/19 completions is more realistic. The Neighbourhood Plan does state that some of the site should be self-build and this will be a controlled process within the rest of the project. Therefore there is a realistic prospect that the site will be complete within 5 years.
<b>Total Overton NP allocations</b>		<b>150</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>53</b>	<b>74</b>	<b>0</b>	<b>150</b>										
<b>Total allocations</b>																			
<b>Total allocations</b>		<b>6590</b>	<b>0</b>	<b>0</b>	<b>268</b>	<b>578</b>	<b>684</b>	<b>700</b>	<b>700</b>	<b>670</b>	<b>610</b>	<b>610</b>	<b>600</b>	<b>540</b>	<b>490</b>	<b>140</b>	<b>6450</b>		
<b>Neighbourhood Planning (Policy SS5)</b>																			
Kingsclere		50	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	50	The Kingsclere Neighbourhood Plan will deliver the 50 units and consultation on the draft Plan (Reg 14) was due to take place in Autumn 2016.
Whitchurch		66	0	0	0	0	0	0	0	0	50	16	0	0	0	0	0	66	Policy SS5 includes a requirement for 200 units to be provided through the Whitchurch Neighbourhood Plan or on other qualifying sites. 34 units had permission as of 1/4/16 with a further 100 gaining permission in July 2016. To avoid double counting these have been removed from the total used here which represents the remainder of the requirement.

Small settlements	64	0	0	0	0	0	0	10	10	10	10	10	10	4	0	0	64	Monitoring for 2015/16 concluded that 201 qualifying units have been completed/committed over the plan period to date (2011-2016) that meet the criteria of SS5 as it relates to smaller settlements with SPBs. The settlements of Ashford Hill, Old Basing, St Mary Bourne, Tadley/Baughurst/Pamber Heath, Upton Grey and Woolton Hill have met their Policy SS5 requirement. 7 settlements have yet to fulfil their requirement including Burghclere which has 6 qualifying units to date. The policy states that each of the named settlements will need to deliver at least 10 homes within and adjacent to the settlement, and therefore 'at least' 64 homes are left to be delivered (10 units at each of the 6 settlements where no development has qualified for SS5 over the plan period and 4 homes at Burghclere). These have all been placed outside the 5 year land supply as no specific sites are currently identified.
<b>Total Neighbourhood Plans</b>																		
Total from Unadopted Neighbourhood plans	180	0	0	0	0	0	35	35	10	60	26	10	4	0	0	180		
<b>TOTAL SUPPLY</b>																		
	14454	727	978	1564	1751	1423	1093	1189	1001	915	855	866	769	632	691	13763		