



**Basingstoke  
and Deane**

**Strategic Housing and Economic Land Availability  
Assessment (SHELAA)**

**2018 (base date of 1 April 2018)**

**Published December 2018**

## Index of sites

The site reference pre-fix relates to the parished area where the site is located. Where sites cross parish boundaries the parish with the largest portion of the site has been used.

Site ref:	Site Name	Parish	Appendix
<b>Ashford Hill with Headley</b>			
ASH001	Land East of Sunny Side	Ashford Hill with Headley	2
ASH002	Land south of Ashford Hill Road	Ashford Hill with Headley	5
<b>Ashmansworth</b>			
AMW001	Manor Farm	Ashmansworth	5
<b>Basingstoke</b>			
BAS001	Land at Shooters Way	Basingstoke	2
BAS002	Land at Queen Mary Avenue	Basingstoke	2
BAS003	ESME Ltd	Basingstoke	2
BAS004	Basing View	Basingstoke	3
BAS005	The Glasshouse	Basingstoke	2
BAS008	Basingstoke Glebe	Basingstoke	2
BAS009	Festival Place - Hampstead House	Basingstoke	2
BAS009	Festival Place - Kensington House	Basingstoke	2
BAS009	Festival Place - Chelsea House	Basingstoke	2
BAS011	Central Car Park, Basingstoke	Basingstoke	4
BAS012	Police Station, London Road	Basingstoke	4
BAS014	Brinkletts Car Park	Basingstoke	4
BAS015	Land to the Rear Brinkletts Car Park, Basingstoke	Basingstoke	2
BAS016	Castons Car Park, South of New Road	Basingstoke	4
BAS019	Grove Road	Basingstoke	2
BAS020	Land at Cliddesden Road	Basingstoke	2
BAS022	Land at Jays Close	Basingstoke	4
BAS023	Playing Field, Pack Lane	Basingstoke	2
BAS024	Camrose Stadium, Winchester Road	Basingstoke	4
BAS025	Regeneration Area	Basingstoke	4
BAS025	Regeneration Area	Basingstoke	4
BAS025	Regeneration Area (Winklebury)	Basingstoke	4
BAS026	Sandringham Court, Paddock Road	Basingstoke	4
BAS028	Deeside, Alliston Way, South Ham	Basingstoke	4
BAS029	Land west of 2 Kite Hill	Basingstoke	4
BAS030	Harlech Hall	Basingstoke	4
BAS031	Land at Former Newman Bassett House	Basingstoke	4
BAS032	Land off Ashwood Way	Basingstoke	2
BAS033	Land East of Ringway west	Basingstoke	4

BAS034	Land at Churchill Way West	Basingstoke	4
BAS036	Air Products PLC	Basingstoke	2
BAS037	Manydown (LP Allocation)	Basingstoke	3
BAS038	West Ham Lane	Basingstoke	4
BAS040	Land off Wiltshire Crescent Old Kempshott Lane	Basingstoke	4
BAS041	Wella Warehouse Bessemer Road	Basingstoke	2
BAS042	The Island Site, Beggarwood Lane	Basingstoke	4
BAS043	12 London Street, Basingstoke	Basingstoke	4
BAS044	Innovation Court, New Street	Basingstoke	4
BAS045	Chineham House, Chineham Park Court	Basingstoke	4
BAS046	Kings School, Sarum Hill	Basingstoke	4
	Intech Business Park	Basingstoke	2
<b>Baughurst</b>			
BGH001	Wolverton Plants	Baughurst	5
<b>Bramley</b>			
BRAM001	Stocks Farm	Bramley	5
BRAM002	The Byre	Bramley	2
BRAM003	Land North of Sherfield Road (Phase Two)	Bramley	5
BRAM004	Beech Farm, Bramley Green	Bramley	5
BRAM005	Upper Cufaude Farm (LP Allocation)	Bramley	3
BRAM006	Land at Minchens Lane, Bramley	Bramley	5
BRAM007	Land at The Street, Bramley	Bramley	5
<b>Burghclere</b>			
BUR001	Land adjacent to Reeves Cottage, Well Street	Burghclere	5
BUR002	Land off Church Lane	Burghclere	5
BUR003	Land on the south-east of Harts Lane	Burghclere	5
BUR004	Land to the east of Breachfield	Burghclere	5
BUR005	1 Coronation Close	Burghclere	2
BUR006	Land to the south of Beacon House, Harts Lane	Burghclere	5
<b>Candovers</b>			
CAN001	Land adjacent to gravel close	Candovers	5
CAN002	Land to the North of Bryces Lane	Candovers	5
<b>Cliddesden</b>			
CLID001	Farleigh Road	Cliddesden	5
CLID002	Land to the rear of the Mount	Cliddesden	5
CLID003	Church Lane	Cliddesden	5
CLID004	Land to rear of Manor Farm	Cliddesden	5
CLID005	Field between 13 & 14 Hackwood Lane	Cliddesden	5

<b>Dummer</b>			
DUM001	Hounsme Fields (LP Allocation)	Dummer	3
DUM002	Basingstoke Golf Course (LP Allocation)	Dummer	3
DUM003	Peak Copse	Dummer	5
DUM004	Oakdown Farm	Dummer	5
DUM005	Land at Glebe Close	Dummer	5
DUM006	Land on Down Street	Dummer	5
DUM007	Land to the north of Dummer village	Dummer	5
<b>East Woodhay</b>			
EW001	Land south of Knights Farm	East Woodhay	5
EW003	Woolton Hill Glebe	East Woodhay	5
EW004	Land to the west of Mount Road	East Woodhay	5
<b>Ecchinswell, Sydmonton and Bishops Green</b>			
EC001	Land at Bishops Green	Ecchinswell, Sydmonton and Bishops Green	5
<b>Herriard</b>			
HER001	Land at Herriard, Herriard	Herriard	4
<b>Highclere</b>			
HI001	Land south of Tothill Services	Highclere	5
HI002	Highclere Glebe	Highclere	5
HI003	Land at Westridge	Highclere	5
HI004	Land at Westridge	Highclere	5
HI005	Land to the rear of Little Flexford	Highclere	2
<b>Hurstbourne Priors</b>			
HP001	Apsley Eco Village	Hurstbourne Priors	5
HP002	Cressington	Hurstbourne Priors	5
HP003	Land at Winchester Road	Hurstbourne Priors	5
HP004	Land to south west of Whitchurch Sewage Works	Hurstbourne Priors	5
<b>Kingsclere</b>			
KING001	Land at Stokins Road	Kingsclere	3
KING002	Fawconer Road	Kingsclere	3
KING003	Land at Coppice Road	Kingsclere	3
KING004	Land at Yew Tree Farm	Kingsclere	5
KING005	Land North of Gaily Mill	Kingsclere	5
KING007	Land at Porch Farm	Kingsclere	5
<b>Mapledurwell and Up Nately</b>			
MAP001	Paddock at the Farm	Mapledurwell and Up Nately	5
MAP002	Land east of Cob Cottages	Mapledurwell and Up Nately	5
MAP003	Land adjacent to Meadowcroft	Mapledurwell and Up Nately	5

<b>Monk Sherborne</b>			
MS001	1 Tubbs Lane	Monk Sherborne	5
MS002	Land at Ramsdell Road, Monk Sherborne	Monk Sherborne	5
<b>Mortimer West End</b>			
MWE001	Land to rear of Rowlands Close	Mortimer West End	5
MWE002	The Red Lion	Mortimer West End	2
<b>Newnham</b>			
NEW001	land adjoining Oakfield Farmhouse	Newnham	5
<b>Newtown</b>			
NT001	The Swan Inn	Newtown	5
NT002	Land west of Well Street	Newtown	5
NT003	Hill Farm	Newtown	5
<b>North Waltham</b>			
NWAL001	SW of Basingstoke/NE of North Waltham	North Waltham	5
NWAL002	Land to the north-east of North Waltham	North Waltham	5
NWAL003	Land at Westside Dairy (north)	North Waltham	5
NWAL004	Land at Westside Dairy (south east)	North Waltham	5
NWAL005	Land at Westside Dairy (south west)	North Waltham	5
NWAL006	Land at Westside Dairy (Group Option)	North Waltham	5
NWAL007	Land South of North Waltham	North Waltham	5
NWAL008	Land south of Kyte Abbey	North Waltham	5
NWAL009	The Old Hall	North Waltham	5
NWAL010	Land opposite Fox pub	North Waltham	5
NWAL011	Land at Popham Lane	North Waltham	5
<b>Oakley and Deane</b>			
OAK001	West Basingstoke MDA (Manydown)	Oakley and Deane	5
OAK002	Pardown	Oakley and Deane	2
OAK003	Sainfoin Lane (North)	Oakley and Deane	2
OAK004	Sainfoin Lane (South)	Oakley and Deane	2
OAK005	Sainfoin Lane (NP Allocation)	Oakley and Deane	3
OAK006	West of Sainfoin Lane	Oakley and Deane	5
OAK007	Land at Pardown	Oakley and Deane	5
OAK008	Fairview Meadow, Sainfoin Lane	Oakley and Deane	5
OAK009	Sainfoin Lane (Group Option)	Oakley and Deane	5
OAK010	Honeysuckle Rectory Road	Oakley and Deane	2
OAK011	Land adjacent to Sunbeam Cottage	Oakley and Deane	5
OAK012	Park Farm	Oakley and Deane	5
OAK013	Park Farm (NP Allocation)	Oakley and Deane	3

OAK014	Andover Road (NP Allocation)	Oakley and Deane	3
OAK015	Oakley Coaches	Oakley and Deane	2
OAK016	Oakley Hall (NP Allocation)	Oakley and Deane	3
<b>Old Basing and Lychpit</b>			
OLD001	Land east of Basingstoke (LP Allocation)	Old Basing and Lychpit	3
OLD002	Lodge Farm/HCC	Old Basing and Lychpit	5
OLD003	Poors Farm	Old Basing and Lychpit	5
OLD004	Land at Pyotts Hill	Old Basing and Lychpit	5
OLD005	Land South of Newnham Lane	Old Basing and Lychpit	5
OLD006	Land North of London Road	Old Basing and Lychpit	5
OLD007	Land at Hodds Farm	Old Basing and Lychpit	5
OLD008	Riverside View	Old Basing and Lychpit	2
OLD009	Swing Swang Lane (LP Allocation)	Old Basing and Lychpit	3
OLD010	Land to the south of Basing Road	Old Basing and Lychpit	2
OLD011	Land on the north side of Tunworth Road	Old Basing and Lychpit	5
<b>Overton</b>			
OV001	Land west of Kingsclere Road	Overton	5
OV002	Court Drove	Overton	5
OV003	Land east of Court Drove (NP Allocation)	Overton	3
OV004	Land north of Primary School (NP Allocation)	Overton	3
OV005	Land to the west of Overton Primary School	Overton	5
OV006	Vinns Lane, Southington	Overton	5
OV007	7 Vinns Lane	Overton	5
OV008	Land south of Two Gate Lane (NP Allocation)	Overton	3
OV009	Two Gate Lane	Overton	5
OV010	Land east of Waltham Road	Overton	5
OV011	Land south of Hazelcombe	Overton	5
OV012	Land to the west of Sapley Lane and Pond Close	Overton	5
OV013	Land west of Sapley Playing Field (NP Allocation)	Overton	3
OV014	Land to west of Pond Close	Overton	5
OV015	Land at Overton Road	Overton	5
<b>Pamber</b>			
PAM001	Land at Sandy Lane	Pamber	2
PAM002	Greenacres Nursery	Pamber	5
PAM003	Land at New Road	Pamber	5
PAM004	Land at Fair Oak Farm	Pamber	5
PAM005	Oak Tree Farm	Pamber	2
PAM006	Land on Aldermaston Road	Pamber	5

PAM007	Land north of Ramsdell Road	Pamber	5
PAM008	Oak Tree Farm Previously Developed Land	Pamber	5
PAM009	Land north of Pelican Road	Pamber	5
PAM010	Land to East of Pamber Heath	Pamber	4
<b>Preston Candover</b>			
PCAN001	Land adjacent to Church Farm, Wield Road	Preston Candover	5
<b>Rooksdown</b>			
RO001	Land adjacent to Weybrook golf course, Rooksdown	Rooksdown	5
<b>Sherborne St. John</b>			
SSJ001	Land to the north of Cranes Field	Sherborne St. John	5
SSJ002	Land at Cranes Road (NP Allocation)	Sherborne St. John	3
SSJ003	Vidlers Field	Sherborne St. John	5
SSJ004	Land west of Marnel Park	Sherborne St. John	5
SSJ005	Land at Carpenters Down	Sherborne St. John	2
SSJ006	Land at Cranes Farm	Sherborne St. John	5
<b>Sherfield on Loddon</b>			
SOL001	Field Adjoining the White Hart, Reading Road	Sherfield on Loddon	4
SOL002	Goddards Lane	Sherfield on Loddon	5
SOL003	Land at Breach Farm - Option 2	Sherfield on Loddon	5
SOL004	Land at Breach Farm - Whole Site	Sherfield on Loddon	5
SOL005	Land at Breach Farm - Option 1	Sherfield on Loddon	5
SOL006	SW of Sherfield on Loddon	Sherfield on Loddon	5
SOL007	Land at Wildmoor Lane	Sherfield on Loddon	5
SOL008	Land at Sherfield Hill Farm	Sherfield on Loddon	5
SOL009	Redlands (LP Allocation)	Sherfield on Loddon	3
SOL010	Land to the north of Redlands Farm	Sherfield on Loddon	5
SOL011	Redlands Lodge	Sherfield on Loddon	5
SOL012	Land at Redlands	Sherfield on Loddon	5
<b>Silchester</b>			
SIL001	Land at Little London Road	Silchester	5
<b>Steventon</b>			
STE001	Popham Airfield	Steventon	5
<b>Tadley</b>			
TAD001	Fox and Hounds	Tadley	2
TAD002	Smiths Field, Droxford Crescent	Tadley	5
TAD003	Land in Church Brook	Tadley	5
TAD004	Land in Church Road	Tadley	5
<b>Upton Grey</b>			
UG001	Manor Farmhouse	Upton Grey	5

<b>Whitchurch</b>			
WHIT002	NW Whitchurch (NP Allocation)	Whitchurch	3
WHIT003	52 Evingar Road	Whitchurch	2
WHIT004	Dances Lane (NP Allocation)	Whitchurch	3
WHIT005	South of Blosswood Lane/Manor Farm (LP Allocation)	Whitchurch	3
WHIT006	The Knowlings	Whitchurch	5
WHIT007	57 Winch. Rd, Car Centre Site (NP Allocation)	Whitchurch	3
WHIT008	Land north of Cricket Ground	Whitchurch	5
WHIT009	Cricket ground and land north of cricket ground	Whitchurch	5
WHIT010	Whitchurch Glebe	Whitchurch	5
WHIT011	South East Whitchurch	Whitchurch	5
WHIT012	15/03693/OUT site with planning permission	Whitchurch	N/A
<b>Wootton St Lawrence</b>			
WSL001	Land to the north side of White Hart Lane	Wootton St Lawrence	5
WSL002	Ramsdell Glebe	Wootton St Lawrence	5
WSL003	Land at Wootton St Lawrence	Wootton St Lawrence	5
WSL004	Land associated with unit 38	Wootton St Lawrence	2
WSL005	Land at Wootton St Lawrence	Wootton St Lawrence	5
WSL006	Land at Manydown Park	Wootton St Lawrence	2



## Table of Contents

<b>Introduction</b>	<b>11</b>
<b>Background</b>	<b>12</b>
<b>Methodology</b>	<b>13</b>
<i>Stage 1: Identification of sites and broad locations</i>	14
<i>Stage 2: Site/broad location assessment</i>	16
<i>Stage 3: Windfall approach</i>	18
<i>Stage 4: Assessment review</i>	19
<i>Stage 5: Final evidence base</i>	19
<b>Assessment parameters</b>	<b>19</b>
<b>Housing: Sources of supply</b>	<b>20</b>
<b>Sites with planning permission</b>	<b>20</b>
<b>Site specific sources of housing supply</b>	<b>21</b>
<i>Allocation in the adopted Local Plan</i>	21
<i>Allocation in Neighbourhood Plan</i>	22
<i>Sites identified through survey and consultation</i>	23
<i>Overall findings - site specific supply</i>	25
<b>Windfall allowance</b>	<b>25</b>
<b>Regeneration opportunities</b>	<b>27</b>
<b>Employment: Sources of supply</b>	<b>29</b>
<b>Sites outside Settlement Policy Boundaries</b>	<b>30</b>
<b>Monitoring and review</b>	<b>30</b>
<b>Appendices:</b>	
Appendix 1: Outstanding planning permissions at 1 April 2018	32
Appendix 2: Sites identified not subject to further assessment	
Appendix 3: Allocations in adopted Local Plan or in 'made' Neighbourhood Plans	
Appendix 4: Sites identified within Settlement Policy Boundaries and/or previously developed land (including exception sites which are suitably advanced) - Opportunity sites	
Appendix 5: Sites identified outside Settlement Policy Boundaries	
Appendix 6: Maps	

## Context

- The SHELAA seeks to identify and assess available land with housing or economic development potential. SHLEAAs are a central part of the evidence base for Local Plans and also for establishing an area's housing land supply position.
- The SHELAA only assesses sites for their development potential – it does not allocate sites.
- The SHELAA is based on the most up to date information available at the time of the documents preparation. Some of these assumptions may change, such as site boundaries, constraints which could be mitigated/overcome, development timescales, site capacity, densities and the availability of the site. New sites will continue to be promoted to the council and these will be considered in future updates.
- The inclusion of a site within this document does not preclude it from being developed for other uses. Similarly it does not imply that the council would grant planning permission for residential or employment use.
- Given the council's current position of having an up to date adopted Local Plan and a five year housing land supply, further allocations for housing development are not currently required.

## **1. Introduction**

- 1.1 The preparation of a Strategic Housing and Economic Land Availability Assessment (SHELAA) is required by national policy, as outlined in the National Planning Policy Framework (NPPF), and informed by guidance set out in National Planning Practice Guidance (PPG). Such assessments are technical documents which provide information on the opportunities that exist for meeting housing and employment needs in a specified area.
- 1.2 The primary purpose of a SHELAA is to identify a supply of land, promoted by landowners, developers and other interested parties, that is available for future housing or employment development and may have the potential to be suitable and achievable for such development. The SHELAA also assesses how many houses, or how much employment floorspace the land could accommodate and the potential phasing for when development could be delivered.
- 1.3 The SHELAA is an important part of the evidence base which supports the local planning framework, including the borough's adopted Local Plan (2011-2029) and made neighbourhood plans. It forms the basis for the council's five year housing land supply assessment.
- 1.4 This assessment updates the council's Strategic Housing and Economic Land Availability Assessment (SHELAA) to a base date of 1 April 2018. It replaces the SHELAA published in May 2018 which had a base date of 1 April 2017. This version of the SHELAA has been informed by consultation with landowners and site promoters through a 'call for sites' consultation held in June/July 2017 and the receipt of more recent sites submissions.
- 1.5 Given the council's current position of having an up to date adopted Local Plan and a five year housing land supply, further allocations for housing development are not required at this stage. However, national guidance requires such sites to be assessed through the SHLEAA process. The SHELAA will therefore help to inform decision making in due course, as part of any future Local Plan review or development of relevant Development Plan Documents. It provides a high level strategic overview of the deliverability/developability of each identified site.
- 1.6 Importantly, the SHELAA does not determine whether a site should be allocated for development. Not all sites considered in the assessment will be suitable for development or required to meet needs. It is the role of the SHELAA to provide information on the range of sites which are available to meet housing and employment needs, but it will be for the Local Plan/Neighbourhood Plans to determine which of those sites assessed are most suitable to meet needs. In addition, the SHELAA does not make any decision on the borough-wide strategy for development, which, again, is established through the Local Plan.

1.7 The sites identified as having housing or employment potential on previously developed land or within Settlement Policy Boundaries may come forward if they meet the relevant policies in the adopted Local Plan and made neighbourhood plans.

## **2. Background**

2.1 The preparation of a SHELAA is required by national level planning policy, as set out in paragraph 73 of the NPPF, and informed by guidance set out in the 'Housing and Economic Land Availability Assessment' section of the government's PPG<sup>1</sup>. The SHELAA assesses sites with the potential to form part of the future supply of land, considering their suitability, availability and achievability for housing and employment. The assessment is required to:

- identify sites and broad locations with potential for housing and employment development
- assess the development potential of those sites
- assess the suitability of those sites for development and the likelihood of development coming forward (the availability and suitability).

2.2 The primary purpose of the SHELAA is to identify sites with realistic potential for future housing or employment development, in order to underpin policies in the Local Plan/neighbourhood plans in relation to housing and employment, including supporting the delivery of land to meet identified needs.

2.3 In terms of the background of the borough's SHELAA, the council commissioned Baker Associates to produce the first version in 2007. Since then, the council has continued the process of annually updating the SHELAA in-house. The development of the first version of the SHELAA involved a 'call for sites', as well as public consultation and engagement with a wide range of landowners and developers. The council has continued to include new sites, as suitable, as they have been promoted for development, for example through the Local Plan Review process. The SHELAA has also been subject to review by the appropriate member committees, most notably in 2009/10 and 2012.

2.4 The SHELAA's methodology is compliant with national guidance, ensuring a robust evidence base for future decision making and also includes an assessment of sites for economic uses in line with national guidance. A 'call for sites' consultation was undertaken in June/July 2017, alongside engagement with site promoters, in order to ensure that the starting point for this SHELAA is based on a robust approach to identifying potential sites. Site promoters who previously submitted sites for consideration through the last local plan review process have been contacted and these sites have not been included if no response was received confirming that the land is still being promoted.

2.5 The site reference pre-fixes have been updated and relate to the parished area where the site is located. Where sites cross parish boundaries the parish with the largest portion of the site has been used. The SHELAA is a 'live' document, updated

---

<sup>1</sup> <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

on an annual basis. It must be kept-up-to-date as part of the Authority’s Monitoring Report in accordance with the national guidance. Consequently, the council publishes an updated SHELAA annually with a base date position of 1 April.

### 3. Methodology

3.1 The section below explains the council’s approach to producing the SHELAA and sets out how it complies with the NPPF and PPG guidance.

3.2 The PPG contains a recommended methodology for carrying out the assessment as well as a list of core outputs. The guidance strongly recommends the use of this standard methodology for reasons of robustness and transparency. For ease of reference the PPG methodology is set out below in figure 1.

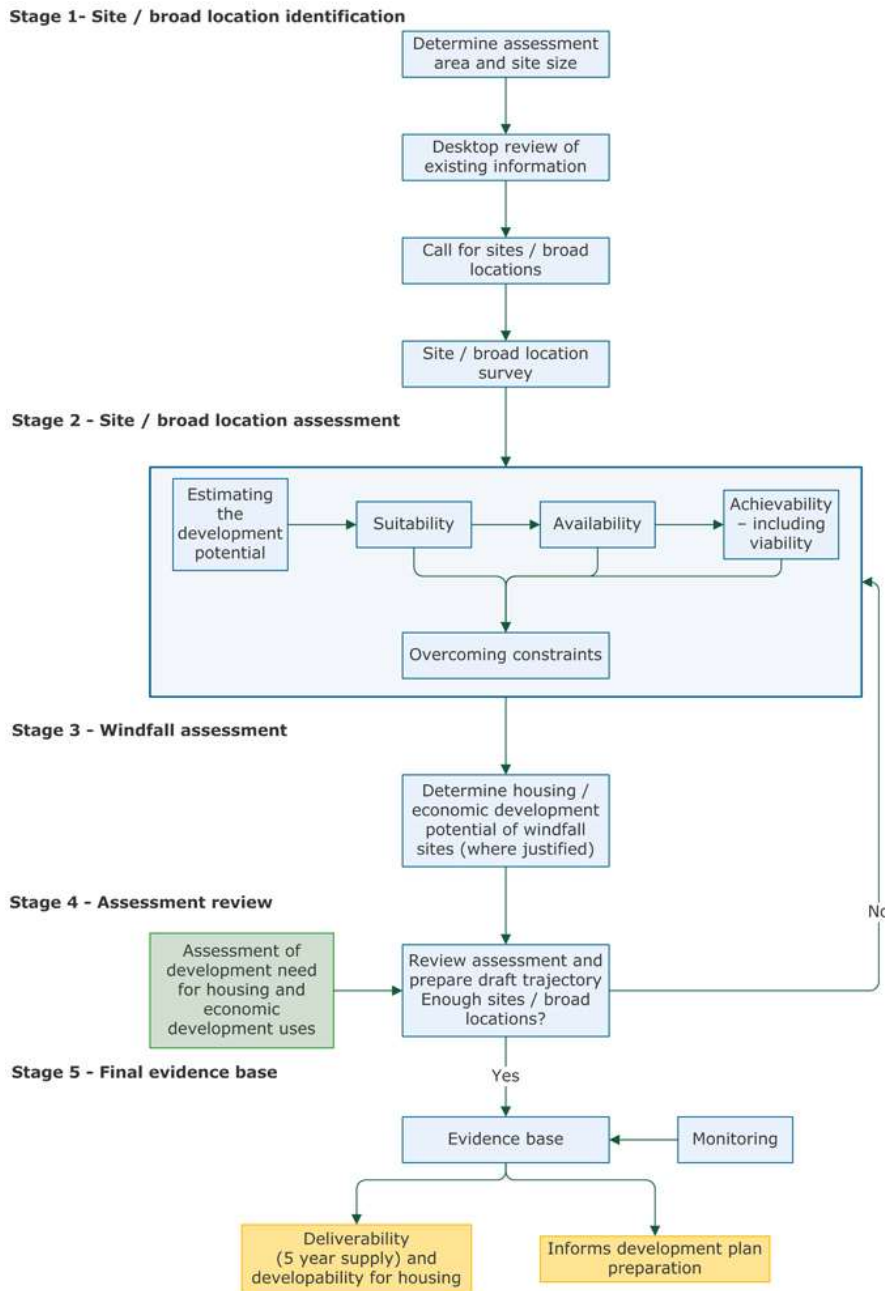


Figure 1 Methodology flow chart taken from PPG

## **Stage 1: Identification of sites and broad locations**

### *Determining assessment area and site size*

- 3.3 The PPG states that the assessment area selected for the SHELAA should be the housing market area and functional economic market area. The council's Strategic Housing Market Assessment (SHMA), prepared as part of the evidence base for the adopted Local Plan, established that the borough's housing market is self-contained (in the context of the thresholds set out in the PPG), and the Inspector was satisfied with this assessment, as set out in his report to the council on 6 April 2016<sup>2</sup>. The SHELAA therefore covers the borough of Basingstoke and Deane.
- 3.4 The PPG recommends that assessments should consider all sites and broad locations capable of delivering five or more dwellings, or economic development on sites of 0.25 hectares (or 500sqm of floor space) or above. The council has therefore applied this minimum site threshold and discounted any sites either promoted to the council or identified through other means which fall below this threshold. This enables as many sites as possible to be identified without the problem of attempting to assess very small sites where it is difficult to accurately assess likely delivery projections. In line with the recommendation in the PPG, the SHELAA assesses a range of different size sites from small scale sites to opportunities for large development such as town extensions.

### *Who should plan makers work with?*

- 3.5 The council is committed to co-operating and working with neighbouring authorities and organisations particularly where strategic priorities cover a wider area. Whilst the council's housing market is self-contained the council has still consulted widely on previous versions of the SHELAA and continues to take account of any comments from key stakeholders relating to the production of the SHELAA when relevant.
- 3.6 The PPG recommends that those people and organisations with land interests are involved in the assessment at an early stage. Past SHLAAs have been based upon a variety of site sources including specific calls for sites. In order to ensure that the council maintains an up to date evidence base and to inform the five year land supply position, the council undertook a further call for sites in summer 2017. The consultation took place over six weeks in June and July 2017 and was publicised widely via a range of methods including direct communication with everyone on the planning policy database, press release, social media and via the council's website. The direct notification was sent to parish councils, landowners, developers, businesses, relevant local interest groups and stakeholders. The sites identified have been assessed against national policies and designations to establish which have reasonable potential for development. The projections of housing delivery rates informing the housing land supply position have been informed by information provided by the representatives of the sites concerned.

---

<sup>2</sup> <https://www.basingstoke.gov.uk/localplanexamination>

### *How should sites/broad locations be identified?*

- 3.7 The PPG advises that councils should be proactive in identifying as wide a range as possible of sites and broad locations for development. The identification of sites in relation to this assessment is based on a desktop study of sites potentially worthy of consideration. This has included a review of planning applications; sites subject to pre-application discussions (though the content of those discussions is confidential); land proposed for allocation through the course of the Local Plan review; and also any sites promoted directly to the council by landowners, developers or consultants. Officers have also reviewed existing housing and economic development allocations, land in the local authorities' ownership and other public sector land which may be surplus to operational requirements, vacant and derelict land known to the council and potential opportunities for regeneration or redesign of existing areas.
- 3.8 As outlined above, to supplement this desktop review, the council also issued a 'call for sites' for development in 2017. 160 sites were promoted to the council through this process with over 40 additional submissions being made since then. Land lying outside SPBs which was included in previous iterations of the SHELAA has been removed from the assessment if it wasn't promoted for development through the 'call for sites' or in correspondence received since then.

### *Characteristics recorded in site survey*

- 3.9 In accordance with the PPG, the site surveys utilised in the assessment contain consideration of the following factors:
- site size, boundaries, and location
  - current land use and character
  - land uses and character of surrounding area
  - physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities);
  - potential environmental constraints
  - where relevant, development progress (e.g. ground works completed, number of units started, number of units completed)
  - initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.
- 3.10 The council is keen to ensure that all potential development sites are suitably considered. However, a number of initial site specific criteria have been set which must be met at the initial site survey stage for the site to be considered in further detail in the SHELAA. These are set out below:
- Site is too small to accommodate five or more dwellings, in line with the site size threshold set for the SHLEAA.
  - Site is unsuitable as there are issues which would constrain development that cannot be overcome. This includes sites where the majority of the land is in flood zone 2 or 3, is covered by an environmental designation or there is considerable tree cover that would severely restrict development.

- Site is located in a Strategic Employment Areas or would result in the loss of another use such as employment, community use or essential services without appropriate justification or the possibility of suitable replacement.
- The site is not available or is not expected to be available until after the end of the plan period.

Sites which do not meet the above criteria will not be subject to more detailed assessment and will be included in appendix 2.

## **Stage 2: Site/Broad Location Assessment**

### *Estimating development potential*

- 3.11 In terms of calculating development potential, this has been based on the attributes of each particular site, in light of the policies set out in the adopted Local Plan/neighbourhood plans. For some sites, proposals for their development are already sufficiently advanced for there to be a reasonable degree of certainty regarding the likely yield, for example where planning applications have been submitted for a specific number of units. In instances where the potential yield has not already been established, the yield provided by the site promoter has usually been used for relevant sites and no further assessment of the yield has been undertaken by officers for the purposes of the SHELAA at this stage. Where site promoters have not provided a yield, a high level assessment of the site has been undertaken, taking into account site constraints to establish a potential yield. A precautionary approach has been taken at this stage using the following density assumptions as a starting point: 30dph and upwards within Settlement Policy Boundaries (SPB), 30dph adjacent to SPBs, and 20dph where sites are some distance from the nearest SPB. The site yields of greenfield sites will be revisited through any future Local Plan Review process, taking into account any further information on relevant constraints etc. The site yields on opportunity sites will also continue to be revised, as suitable, through future versions of the SHELAA, again, as more information becomes available.
- 3.12 Alongside the calculation of the development potential of each site, it is also necessary to ascertain the timeframe for when sites are likely to be developed, and the likely rate of development. This process is informed by liaising directly with landowners, developers and agents, the site submissions made in response to the call for sites, as well as the consideration of the development process in relation to similar sites. The process to ascertain a timeframe also takes into account likely site constraints and deliverability issues (such as infrastructure) where known. The approach used was commended as being 'robust' by the Inspector in his Local Plan examination report, dated 6 April 2016. For the purposes of assessing sites in appendix 5 the timeframe provided by the site promoter has been referenced and council hasn't made a judgement at this stage.

### *Assessing 'suitability'*

- 3.13 The PPG sets out that the suitability of sites should be guided by:
- the development plan, emerging plan policy and national policy



- market and industry requirements in that housing market or functional economic market area.

3.14 The PPG states that the following factors should be considered in order to assess a site's suitability for development:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation
- appropriateness and likely market attractiveness for the type of development proposed
- contribution to regeneration priority areas
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

3.15 Each site has been assessed against the key constraints in the categories above. The site proformas in appendices 2, 3, 4 and 5 provide further commentary on the key constraints relating to each site. It is recognised that whilst the council has identified key constraints, there may be circumstances where developers can demonstrate that they are able to address such constraints and this has been reflected where known and relevant.

3.16 The PPG confirms that sites in existing development plans or with planning permission will be considered suitable for development, although it may be necessary to assess whether circumstances have changed which would alter their suitability.

#### *Assessing 'availability'*

3.17 A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Therefore all of the sites which have been promoted in the recent call for sites or more recent site submissions are considered available unless information is received which indicates that this is not the case. Where a site benefits from an unimplemented planning permission, the site promoter has been contacted as part of the annual housing monitoring process to confirm the latest position. Where there are potential impediments to the availability of sites, officers have considered whether those issues can realistically be overcome.

#### *Assessing 'achievability'*

3.18 A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.

### *Overcoming constraints*

- 3.19 Where constraints have been identified, the assessment considers what action could be taken to remove or successfully mitigate them. For example, this could encompass new or improved infrastructure, dealing with fragmented land ownership, environmental improvements or mitigation measures, or what steps may need to be taken in order to overcome any identified conflicts with the Adopted Local Plan/neighbourhood plans.
- 3.20 The information on suitability, availability and achievability and constraints information is used to assess the timescale within which each site is capable of development. This timescale is informed by experience across the County of the delivery rates of sites of similar sizes and characteristics, and the advice of developers and local agents.

### *Deliverability and developability*

- 3.21 The PPG requires that following on from the assessment of the suitability, availability and achievability (including the economic viability) of a site, it is then possible to determine whether each site can be considered deliverable, developable or not currently developable for housing.
- 3.22 Deliverable sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered within 5 years. The NPPF refers to deliverable sites for housing including those that have a full planning permission or are non-major development. It also includes sites allocated for housing in the Local Plan/neighbourhood plans and sites with outline planning permission, permission in principle or identified on the brownfield register as deliverable where there is clear evidence that housing completions will begin on site within five years.
- 3.23 Developable sites are defined in the NPPF as those that are in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed either within 6-10 years or years 11-15. As the sites in appendix 5 do not meet the deliverability tests, for the purposes of the SHELAA they have all been categorised as developable sites at this stage.

### **Stage 3: Windfall Assessment**

- 3.25 Windfall housing development is unplanned and arises from unidentified sources during a plan period (i.e. not housing allocations).
- 3.26 The NPPF states in paragraph 70 that a windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 70 of the NPPF).

#### **Stage 4: Assessment Review**

- 3.27 The SHELAA will be reviewed annually alongside the council's housing land supply. The results of the SHELAA inform the council's indicative housing trajectory and are reflected in the AMR. The assessment of sites through the SHELAA also feed into the annual publication of the Brownfield Land Register.
- 3.28 The PPG states that it should only be necessary to carry out a full re-survey of all sites/broad locations when development plans have to be reviewed or other significant changes make this necessary (e.g if a local planning authority is no longer able to demonstrate a five year supply of specific deliverable sites for housing). As outlined previously, given the stage that the council is currently at with an adopted Local Plan and a five year land supply, a full survey of all promoted sites outside of Settlement Policy Boundaries is not considered necessary at this stage and will be more suitably completed through a local plan review process. Whilst a recent call for sites has been undertaken only a high level assessment, focusing on site constraints has been completed at this stage.
- 3.29 There is no formal requirement for an annual update of employment sites allocations but they will be regularly reviewed and monitoring information will be included in the AMR.

#### **Stage 5: Final Evidence Base**

- 3.30 Following the assessment, the PPG specifies a list of standard core outputs to ensure consistency, accessibility and transparency. This assessment includes all of the required outputs. However, it should be noted that a more detailed assessment of promoted greenfield sites will be undertaken to inform the preparation of any Local Plan Review.

#### **4. Assessment Parameters**

- 4.1 The SHELAA relates to an eleven year period, 2018/19 – 2028/9, which encompasses the remainder of the adopted Local Plan period. The base date for the assessment is 1 April 2018. This date is particularly important when considering the distinction between sites with planning permission and those where an application has been submitted but has not been determined as of 1 April 2018. Sites which have an outstanding planning permission (gained before 1 April 2018) are listed in appendix 1 for completeness. These sites are included within the commitments component of the housing land supply calculations. Sites where planning permission has not been granted, or was granted after 1 April 2018 are assessed through the SHELAA process in order to appraise their deliverability potential. This assessment seeks to provide the most recent information available in order to ensure that the assessment is as up-to-date and consequently as reliable as possible.
- 4.2 In line with the PPG, the SHELAA uses a series of five-year time bands when assessing likely delivery, although the final time band has been reduced to 1 year in order to accord with the timeframe of the ALP:

- 2018/19 - 2022/22
- 2023/24 - 2027/28
- 2028/29

The first 5 years encompasses deliverable sites as defined in the NPPF, whilst those sites outside of the first 5 years are assessed in relation to whether they are developable. Some of the large strategic sites are expected to still be under construction post 2029 and so any projected completions will fall outside of the Plan period and are therefore not included the housing land supply trajectory (where relevant these additional dwellings are reflected in ‘unlikely within Plan period’ column in appendix 1).

## 5. Sources of Housing Supply

### Sites with planning permission

- 5.1 Appendix 1 shows that a total of 5,680 dwellings that have planning permission as at 1 April 2018 (sites of 10 dwellings and more are individually listed). The council has engaged with all of the relevant landowners/developers regarding the deliverability/developability status of these sites, and the likely phasing of development, as part of the annual housing monitoring process. This involved contacting the developer/agent or landowner associated with each large site (sites of 10 dwellings or more) in order to seek clarification regarding current information on relevant deliverability issues. The deliverability and phasing of sites was also considered and agreed with Hampshire County Council as part of the annual housing monitoring process which they undertake in partnership with the borough council. Of the 6,038 planning permissions issued, the assessment results in a total of 5,680 dwellings with planning permission projected to be completed within the plan period and 358 dwellings unlikely to be developed within the plan period.

Source of potential housing	0-5 years	5-10 years	10-11 years	Total
Small sites with planning permission	555	0	0	555
Large sites with planning permission	4629	496	0	5,125
All sites with planning permission	5184	496	0	5680

Table 1: Sites with planning permission as of 1 April 2018

- 5.2 There may be some instances when sites with planning permission do not come forward for unforeseen circumstances. However, it will be equally the case that, because of the absence of absolute certainty about the future, other sites may come forward in the short term which otherwise have not been identified which will make up for any loss. Therefore, it is not proposed to reduce the delivery rate of the small-site permissions, as agreed with Hampshire County Council in line with its standardised approach across the county. This approach is supported by the NPPF’s definition of deliverable sites which states that sites that are not major development should be considered deliverable until permission expires unless that is clear evidence that homes will not be delivered within five years.

## Site Specific Sources of Supply

### *Allocations in the adopted Local Plan (2011-2029)*

- 5.3 The ALP contains 7 housing allocations and 1 mixed use regeneration area incorporating housing which did not have planning permission as of 1 April 2018. Those allocations with planning permission as of 1 April 2018 are included in the 'commitments' component of the council's housing land supply outlined above. Where planning applications have been submitted or determined after 1 April 2018 the relevant sites still appear in the table below. The council has engaged with the relevant landowners/developers in order to ensure that the most up-to-date information is available regarding deliverability/developability and phasing. Delivery projections for each of the Local Plan allocations is set out in the table below, in the order in which they appear in the Plan. Individual proformas for each of these sites are provided in appendix 3.

Site Ref	Local Plan Policy	Site name	Phasing			Total
			0-5 years	5 - 10 years	10 - 11 years	
OLD009	SS3.1	Swing Swang Lane <sup>3</sup>	100	0	0	100
WHIT005	SS3.6	South of Bloswood Lane/Manor Farm, Whitchurch <sup>4</sup>	60	0	0	60
SOL009	SS3.7	Redlands <sup>5</sup>	0	15	0	15
BRAM005	SS3.8	Upper Cufaude Farm	30	320	40	390
OLD001	SS3.9	East of Basingstoke	170	280	0	450
BAS037	SS3.10	Manydown	590	1780	320	2690
DUM002	SS3.11	Basingstoke Golf Course	0	625	150	775
BAS004	SS8	Basing View	0	300	0	300
Total			950	3320	510	4780

Table 2. Adopted Local Plan site allocations

### *Allocations in Neighbourhood plans*

- 5.4 In addition to those in the adopted Local Plan, there are also housing allocations within the made neighbourhood plans. Oakley and Deane, Overton and Bramley Neighbourhood Plans were 'made' between April 2016 and March 2017 and Sherborne St John, Whitchurch, St Mary Bourne, Sherfield on Loddon were made between April 2017 and March 2018. The Oakley and Deane, Overton, Sherborne St John and Whitchurch Neighbourhood Plans all allocate sites for housing. These made plans now form part of the statutory development plan and the allocations have

<sup>3</sup> Outline planning permission granted after 1 April 2018

<sup>4</sup> Outline planning permission granted after 1 April 2018 for 90 units. Remaining 30 units categorised as opportunity site and appear in table 5.

<sup>5</sup> Outline planning permission has been granted for 150 units on the majority of the site allocation which is now categorised as a commitment as it was granted before 1 April 2018 (table 1 and appendix 1). The remaining land (Redlands House Garden) is included here.

the same status as those within the ALP. The council has engaged with the relevant landowners/developers in the same manner as for those allocations contained within the adopted Local Plan. The table below sets out the delivery projections for those neighbourhood planning allocations which do not already have planning permission at 1 April 2018. Individual proformas for each of these sites are provided in appendix 3.

Site Ref	Neighbourhood Plan	Site name	Phasing			Total
			0-5 years	5 - 10 years	10 - 11 years	
OAK005	Policy 3	Sainfoin Lane, Oakley	35	0	0	35
OAK013	Policy 3	Park Farm, Oakley	45	0	0	45
OAK014	Policy 3	Andover Road, Oakley	0	15	0	15
OAK016	Policy 3	Oakley Hall, Oakley	30	0	0	30
OV003	Policy SS1	East of Court Drove, Overton	0	14	0	14
OV004	Policy SS1	North West of Overton Primary School, Overton	0	11	0	11
OV008	Policy SS1	South of Two Gate Lane, Overton	70	0	0	70
SSJ002	SSJ Policy 3	Cranes Road, Sherborne St John	18	0	0	18
WHIT002	WHDP Policy HA2	Land off Evingar Road, Whitchurch	60	0	0	60
WHIT004	WHDP Policy HA1	Police Station Dances Lane, Whitchurch	0	15	0	15
WHIT007	WHDP Policy HA3	57 Winchester Rd/ Whitchurch Car Centre, Whitchurch	0	10	0	10
<b>Total</b>			<b>258</b>	<b>65</b>	<b>0</b>	<b>323</b>

Table 3. Made Neighbourhood Plan allocations

5.5 Since 1 April 2018 (and therefore outside the base date to which this document refers) the Old Basing and Lychpit and Kingsclere Neighbourhood Plans have also been made. The Kingsclere Neighbourhood Plan contain allocations for housing and makes provision for 54 dwellings in line with ALP policy SS5. As this plan was made after the end of the monitoring period a yield of 50 units (as required by policy SS5) is used for land supply purposes in this document. For completeness individual proformas for each of the three Kingsclere site allocations are provided at the end of appendix 3.

5.6 As of 1 April 2018, 15 neighbourhood areas had been designated in the borough. In addition to the 7 made plans and the Kingsclere and Old Basing Neighbourhood Plans were made after the end of the monitoring period there are a number of other areas are also fairly advanced in the preparation of neighbourhood plans. Once

'made', any further housing allocations contained within these neighbourhood plans will also contribute to the housing land supply.

- 5.7 At least a further 44 units are still to be delivered through neighbourhood plans, or other suitable means, for settlements with defined Settlement Policy Boundaries not yet meeting their requirements, as set out in Policy SS5 of the adopted Local Plan.
- 5.8 Overall, allocations in adopted plans (at 1 April 2018) currently make provision for 5,103 dwellings over the plan period as shown in table 4 (this table does not include the site allocations in Kingsclere as the Neighbourhood Plan was made after the end of the monitoring period).

Site name	Phasing			Total
	0-5 years	5 - 10 years	10 - 11 years	
Adopted Local Plan Allocations	950	3320	510	4780
Made Neighbourhood Plan Allocations	258	65	0	323
<b>Total</b>	<b>1208</b>	<b>3385</b>	<b>510</b>	<b>5103</b>

Table 4: Consolidated Local Plan and made neighbourhood plan allocations

**Sites identified as having housing potential on previously developed land or within Settlement Policy Boundaries (opportunity sites)**

- 5.9 Sites in this section either lie within Settlement Policy Boundaries (as defined in the adopted Local Plan and made neighbourhood plans) and/or are on previously developed land. The sites have been identified via various sources. Some have been promoted to the LPA by relevant landowners, including the council itself in its land owning capacity, some have been identified through site surveys and the preparation of the Council's Brownfield Land Register, whilst others are sites currently within the planning system where there is certainty about their deliverability (exceptions).
- 5.10 All of those sites listed below have been assessed against the relevant criteria set out in the NPPF. Each site has a separate proforma, provided in appendix 4 which assesses the suitability of the site against the criteria contained in national policy, with associated location maps. Those sites which do not meet the relevant criteria have been placed in appendix 2 (sites identified not subject to further assessment) at this stage.
- 5.11 Following assessment, the sites have been placed into two categories, reflecting their compliance with planning policies, as set out in the Local Plan and made neighbourhood plans:
- sites without policy constraints where there is a presumption in favour of development
  - sites with policy constraints requiring further evidence to demonstrate policy compliance

Site Ref	Site name	Phasing			Total
		0-5 years	5 - 10 years	10 - 11 years	
BAS011	Central Car Park	0	40	0	40
BAS014	Brinkletts Car Park	0	20	0	20
BAS016	Castons Car Park	0	30	0	30
BAS029	Land west of 2 Kite Hill	0	10	0	10
BAS031	Land at former Newman Basset House	0	12	0	12
BAS038	West Ham Lane, Basingstoke	0	25	25	50
BAS040	Land off Wiltshire Crescent	33	0	0	33
BAS043	12 London Street	10	0	0	10
BAS045	Chineham House	10	0	0	10
WHIT005	Bloswood Lane	30	0	0	30
Total		83	127	25	245

Table 5 - 'Opportunity' sites with no policy constraints

Site Ref	Site name	Phasing			Total
		0-5 years	5 - 10 years	10 - 11 years	
BAS012	Basingstoke Police Station, London Road	0	30	0	30
BAS024	Camrose Stadium	0	160	0	160
BAS026	Sandringham Court, Paddock Road	12	0	0	12
BAS028	Deeside, Alliston Way	15	0	0	15
BAS030	Harlech Hall Harlech Close	7	0	0	7
BAS033	Land East of Ringway West	0	10	15	25
BAS034	Land North of Churchill Way	0	20	25	45
BAS042	Island site	41	0	0	41
BAS044	Innovation Court	11	0	0	11
BAS046	Kings School, Bramblys	0	9	0	9
HER001	Land at Herriard	12	0	0	12
PAM010	Land east of Pamber Heath	15	0	0	15
SOL001	Field adjoining the White Hart Reading Road	12	0	0	12
Total		125	229	40	394

Table 6. 'Opportunity' sites with policy constraints



## 6. Overall findings – site specific supply (excluding planning permissions)

6.1 The collation of existing consents and surveys of potentially available sites has resulted in the identification of a total of 42 suitable sites (excluding planning permissions) across the borough, potentially providing a total of 5,742 dwellings over the plan period. The table below summarises the number of units that could potentially be provided in individual settlements, grouped into the specific timeframes. This table excludes the site allocations in the Kingsclere Neighbourhood Plan as the Plan was adopted after the end of the monitoring period.

Sources of potential housing (excluding planning permissions)	0-5 years	5-10 years	10-11 years	Total
Basingstoke	1029	3686	575	5290
Herriard	12	0	0	12
Oakley	110	15	0	125
Overton	70	25	0	95
Pamber	12	0	0	12
Sherfield on Loddon	15	0	0	15
Sherborne St John	18	0	0	18
Whitchurch	150	25	0	175
<b>Total identified through survey</b>	<b>1416</b>	<b>3751</b>	<b>575</b>	<b>5742</b>

Table 7. Consolidated allocations and opportunity sites

## 7. Windfall allowance

7.1 The NPPF states (Para. 70) that LPAs:

*“Where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the SHELAA, historic windfall delivery rates and expected future trends...”*

Analysis undertaken on historic rates of delivery provides clear evidence that small sites (sites accommodating less than 10 units) have consistently become available within the borough. Therefore, the principle of a small site windfall allowance is considered to be justified.

7.2 As shown in the table below, the past rate of small site completions has averaged 48 dpa over the last 7 years since the start of the plan period in line with the approach previously set out in the NPPF which required the exclusion of garden land. When garden land is included completions have averaged 63 dpa over the same time period.

<b>Year</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>Average</b>
No. of net completions from small windfall sites	43	61	54	55	73	91	63	63
No. of net completions on garden land	19	15	9	13	10	20	18	15
No. of net completions with garden land completions excluded	24	46	45	42	63	71	45	48

Table 8. Small site windfall since 2011

7.3 In 2017/18, 232 new homes were consented on small windfall sites illustrating that these trends are likely to continue and units delivered from this source may well increase.

<b>Year</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>	<b>2017-18</b>	<b>Annual average</b>
No. of net small site consents	74	98	103	122	197	235	232	152

Table 9: Small site windfall consents

7.4 The adopted Local Plan policies support the provision of small sites within Settlement Policy Boundaries, subject to them meeting the detailed policies within the Plan. In addition, the Plan also provides flexibility to allow small sites to come forward in rural areas, provided they meet the relevant policies within the Plan, with policy SS6 being particularly relevant.

7.5 In light of the above it is considered that there is reliable evidence demonstrating the consistent supply of small scale windfall sites in the borough. Given the past delivery rates it is considered that 50 dpa is an appropriate and robust basis for calculating the small site windfall allowance. The approach of including a small site windfall allowance of 50 dpa was accepted by the Local Plan Inspector and is reflected in the ALP.

7.6 Small sites with a current planning permission are likely to make up small site completions in the first three years of the time period, and therefore an additional windfall allowance is not considered suitable for this three year period. It is also acknowledged that the rate of 50 dpa may fluctuate year on year to reflect the housing market and this will need to be monitored through the annual monitoring process.

<b>Source of housing potential</b>	<b>2018/19 – 2022/23</b>	<b>2023/24 – 2027/28</b>	<b>2028/29</b>
Small-site windfall	100	250	50

*Table 10. Small site windfall allowance over the remainder of the ALP period*

7.7 In addition to small sites, a significant number of large windfall sites (sites accommodating 10 or more units) have been developed in the borough in recent years. This is a result of a combination of factors including the introduction of permitted development rights which have allowed office buildings to be converted to residential use without the need for planning permission. This has enabled a significant number of new dwellings to come forward on sites previously in employment use. The table below illustrates the number of dwellings that have been completed annually on unallocated sites over the last 10 years. This indicates that an average of 170 units or 31% of the total number of housing completions have come forward from this source of supply.

<b>Year</b>	<b>2011 - 12</b>	<b>2012 - 13</b>	<b>2013 -14</b>	<b>2014 -15</b>	<b>2015 -16</b>	<b>2016 -17</b>	<b>2017 -18</b>	<b>Average</b>
No. of net completions from large windfall sites	78	14	174	84	260	267	311	170
Total net completions	693	303	531	424	471	555	828	544
Large site windfall as % of total completions	11%	5%	33%	20%	55%	48%	38%	31%

*Table 11. Large site windfall completions since 2011*

7.8 The number of units coming forward on unallocated sites is likely to remain high in the short term, as there are a number of consents granted on non-allocated sites which have yet to be developed as shown in table 12. In addition, the conversion of offices to residential use is continuing and there are other brownfield sites which can be redeveloped. The government's review of PD Rights may add to the number of units from this sources of supply further.

Year	2011 - 12	2012 - 13	2013 -14	2014 -15	2015 -16	2016 -17	2017 -18	Average
Net new dwellings approved on large windfall sites	191	30	216	1210	559	685	594	498
Total large site net consents	1090	30	1102	2550	643	755	1556	1104
Large site windfall as % of total large site consents	18%	100%	20%	47%	87%	91%	38%	57%

Table 12. Large windfall consents

## 8. Regeneration Opportunities

8.1 A source of housing supply which has delivered a significant amount of housing in the past is the regeneration of parts of Basingstoke. A table showing the most significant schemes over the period 2011 - 2018 is set out below. 512 net dwellings have been provided over this time, an average of approximately 32 dwellings a year from large scale regeneration projects.

Regeneration scheme	Gross dwellings	Net dwellings
Oakridge	299	151
Maldives Faroe	237	117
Bishops Green	148	53
Longfellow Parade	89	39
Taverner Freemantle	242	152
Total	1015	512

Table 13. Housing delivered on regeneration sites between 2002 - 2018

8.2 The council continues to work in partnership with registered providers and other partners to explore suitable regeneration opportunities and is anticipating the delivery of approximately 200 units through regeneration in the period up to 2029, as set out in Policy SS2 of the adopted Local Plan. The deliverability of this source of housing supply was assessed through the Local Plan examination, where the inspector supported the policy approach and its contribution to overall supply.

8.3 In terms of identifying broad locations where additional housing through regeneration is likely to take place, the council has carried out an initial assessment of potential locations as part of its Strategic Approach to Regeneration. This identified a need and capacity for regeneration in the Buckskin, South Ham and Norden areas of Basingstoke, as reflected in Policy SS2. In November 2016, the council adopted a Community Investment Framework to support the regeneration of communities and ensure that the council's resources were focussed on the areas of greatest need and co-ordinated with partner organisations in the most effective way. The action plan sitting alongside the framework identified that initial work should focus upon

regeneration opportunities in western Basingstoke, and in particular in Buckskin and South Ham.

- 8.4 A Regeneration Strategy (2019-2029) is now being developed with a range of partners and stakeholders in the borough and is due for adoption by the end of the year. Sitting below the strategy will be implementation plans for three priority wards – 1. Winklebury, 2. Buckskin and South Ham 3. Norden. The council is currently working proactively with relevant partners, including Vivid and HCC, to progress a regeneration masterplan for Winklebury which will build upon the forthcoming demolition of Fort Hill Secondary School and a number of other regeneration opportunities.
- 8.5 The identified broad locations/regeneration areas are not considered to be deliverable at this time and consequently this source of supply has been phased to come forward in the 5 –11 year timeframe.

Source of housing potential	2018/19 – 2022/23	2023/24 – 2027/28	2028/29
Regeneration Sites	0	170	30

Table 14. Predicted delivery of housing on regeneration sites over Plan period

## 9. Site specific supply – economic development

- 9.1 In line with the PPG methodology, an assessment of sites potentially suitable for employment has also been undertaken, informed by the call for sites consultation undertaken in 2017. Table 15 sets out the sites promoted for employment uses which either lie within Settlement Policy Boundaries (as defined in the adopted Local Plan) and/or are on previously developed land. A proforma providing additional detail is included in appendix 4.

Site Ref	Site name	Estimated net yield
BAS022	Land at Jays Close, Basingstoke	1136 sq.m

Table 15. Sites promoted for employment on previously developed land or within settlement policy boundaries

- 9.2 An updated Economic Needs Assessment was published in early 2018. This study establishes future employment floorspace needs, the findings are set out in further detail below (paragraph 10.3).

## 10. Housing and Economic Land Supply Conclusion

- 10.1 The potential housing supply set out in the proceeding sections amounts to 12,100 dwellings between 2018/19 and 2028/29. This is set out in table 16 below.

<b>Source of housing potential</b>	<b>2018/19 – 2021/22</b>	<b>2022/23 – 2027/28</b>	<b>2028-2029</b>	<b>Total</b>
Small Sites with planning permission	555	0	0	<b>555</b>
Large Sites with planning permission	4629	496	0	<b>5125</b>
Adopted Local Plan Allocations	950	3320	510	<b>4780</b>
Made Neighbourhood Plan Allocations	258	65	0	<b>323</b>
Neighbourhood Planning (policy SS5)	0	94	0	<b>94</b>
'Opportunity' sites within SPBs	201	357	65	<b>623</b>
Small site windfall	100	250	50	<b>400</b>
Regeneration	0	170	30	<b>200</b>
<b>Total supply</b>	<b>6693</b>	<b>4752</b>	<b>655</b>	<b>12100</b>
*Small sites of less than 10 have not been included in this total to avoid double counting with the windfall allowance – this amounts to 16 units.				

Table 16. Housing land supply 2018- 2029

10.2 The preceding sections provide an assessment of sites which have the potential to contribute towards the borough's housing land supply. In particular, the assessment identifies a number of opportunity sites within Settlement Policy Boundaries or on previously developed land which can contribute towards the overall supply. These sites are shown in further detail in appendix 4. The table above illustrates that, overall, there is a surplus against the housing requirement of the adopted Local Plan and the council is able to demonstrate both a supply of deliverable sites in the first five years and developable sites over the plan period.

10.3 With regards to economic land supply, the current Economic Needs Assessment (2018) concludes that there is a modest need for industrial floorspace up to 2029 and a more significant need for storage and distribution floorspace. This amounts to a requirement for a further 4ha of industrial land, and 18ha of storage and distribution land up to 2029. The sites promoted for economic uses within settlement boundaries and on previously developed land wouldn't be sufficient to meet this need in its entirety.

## **11. Assessment of sites outside Settlement Policy Boundaries**

11.1 Whilst it is recognised that the borough's housing requirement, as set out in the adopted Local Plan, is not a ceiling, table 16 above illustrates there is a surplus against the current requirement and the council is able to demonstrate both a supply of deliverable sites in the first five years and developable sites over the plan period. Therefore, at a base date of 1 April 2018 there is no requirement to identify additional greenfield land or land outside of Settlement Policy Boundaries for development.

11.2 The housing supply projections for sites which benefit from a planning permission are set out in Appendix 1. Those sites which do not currently have planning permission, but are either allocated in the Local Plan and 'made' neighbourhood plans or are categorised as opportunity sites (i.e. they lie within Settlement Policy Boundaries) are

addressed in section 5 above. The remaining sites which were submitted for consideration by landowners or site promoters have also been assessed and proformas for 100 sites are contained in appendix 5. An index of the sites assessed can be found on the first page of this document. Those sites which do not meet the relevant criteria are listed in appendix 2.

- 11.3 If theoretically all of the sites promoted for residential development in appendix 5 were developed in totality, this could result in approximately 28,200 dwellings. This total is based on yields put forward by site promoters (or a general density multiplier when one wasn't provided) and doesn't reflect the council's view on either the yields suggested or the acceptability of sites.
- 11.4 With regards to land for economic uses, if all of the promoted sites in appendix 5 were developed in totality this could result in 172,047sqm. As set out in paragraph 11.3, all yields are based on the floorspace put forward by promoters (or a general density multiplier when one wasn't provided) and doesn't reflect the council's view on either the yield suggested or the acceptability of the site. Whilst a number of sites have also been submitted for mixed use development and these sites are classified as residential led.

## **12. Monitoring and review**

- 12.1 A SHELAA, by definition, should be dynamic and will continue to be updated on an annual basis as part of the housing monitoring process. The council's commitment to updating this document regularly reflects the requirement for plans to maintain a five year housing land supply as sites are developed. It is through this monitoring that the council will identify specific site progress and what new sites are being promoted for consideration. The SHELAA will also form a key element of the evidence supporting any future review of the Local Plan.

## Appendix 1: Outstanding planning permissions at 1 April 2018

Site	Site Status at 1/4/18	Settlement	Net Dwls available	Completions 2011-18	Under construction at 1 April 2018	0-5 years					5-10 years					10-11 years	Unlikely within Plan period	Net Total
						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 2011-2018</b>																		
				3805														
<b>Sites with Detailed Planning Permission</b>																		
<b>Large site commitments (10 or more units)</b>																		
North of Popley/ Merton Rise	DET	Basingstoke	432		97	95	100	100	80	57	0	0	0	0	0	0	0	432
Aldermaston Road Triangle	DET	Basingstoke	69		57	60	9	0	0	0	0	0	0	0	0	0	0	69
Trumpet Junction / Squirrels Wood	DET	Basingstoke	122		0	0	30	50	42	0	0	0	0	0	0	0	0	122
Land north of Park Prewett, former golf course	DET	Basingstoke	558		51	110	130	130	130	58	0	0	0	0	0	0	0	558
Clifton House, Bunnian Place	-	Basingstoke	205		0	0	0	0	0	0	0	0	0	0	0	0	205	0
Cheam hawtreys, Newbury Road	DET	Headley	6		0	0	0	0	0	0	0	0	6	0	0	0	0	6
20 Winchester Road	DET	Basingstoke	15		15	15	0	0	0	0	0	0	0	0	0	0	0	15
North of Marnel Park/Spiers Meadow	DET	Basingstoke	275		65	90	90	50	45	0	0	0	0	0	0	0	0	275
Kennel Farm	DET	Basingstoke	163		82	90	73	0	0	0	0	0	0	0	0	0	0	163
Razors Farm	DET	Basingstoke	349		114	100	90	90	69	0	0	0	0	0	0	0	0	349



Site	Site Status at 1/4/18	Settlement	Net Dwls available	Completions 2011-18	Under construction at 1 April 2018	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total	
Wella (GB)	DET	Basingstoke	70		0	0	70	0	0	0	0	0	0	0	0	0	0	0	70
Bloswood Lane	DET	Whitchurch	55		34	35	20	0	0	0	0	0	0	0	0	0	0	0	55
Eli Lilley/ Chapel Hill	DET	Basingstoke	491		223	140	140	140	71	0	0	0	0	0	0	0	0	0	491
Fairfield House	PA	Basingstoke	37		30	0	37	0	0	0	0	0	0	0	0	0	0	0	37
Worting Farm/Becketts Rise	DET	Basingstoke	66		59	55	11	0	0	0	0	0	0	0	0	0	0	0	66
Overton Hill	DET	Overton	102		61	65	37	0	0	0	0	0	0	0	0	0	0	0	102
Main Hall, Park Prewett	DET	Basingstoke	19		19	0	19	0	0	0	0	0	0	0	0	0	0	0	19
Minchens Lane /St James Park	DET	Bramley	144		6	40	50	40	14	0	0	0	0	0	0	0	0	0	144
Caesers Way	OUT	Whitchurch	34		0	0	0	34	0	0	0	0	0	0	0	0	0	0	34
Normandy House	PA	Basingstoke	153		0	0	0	0	0	0	0	0	0	0	0	0	153	0	
Land at Weston Road	DET	Upton Grey	17		0	0	0	0	0	17	0	0	0	0	0	0	0	0	17

Site	Site Status at 1/4/18	Settlement	Net Dwls available	Completions 2011-18	Under construction at 1 April 2018	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total	
Spectrum House	PA	Basingstoke	18		0	0	0	0	18	0	0	0	0	0	0	0	0	0	18
Area N	DET	Basingstoke	40		38	40	0	0	0	0	0	0	0	0	0	0	0	0	40
Recycling Yard, Hurstbourne Station	DET	Hurstbourne Priors	44		0	0	0	10	20	14	0	0	0	0	0	0	0	0	44
Little Knowl Hill	DET	Ashford Hill	35		7	10	25	0	0	0	0	0	0	0	0	0	0	0	35
Innovation Court, New Street	PA	Basingstoke	35		0	0	35	0	0	0	0	0	0	0	0	0	0	0	35
Burnham Copse Infant School	OUT	Tadley	36		0	0	0	26	10	0	0	0	0	0	0	0	0	0	36
Beech Tree Close	DET	Oakley	84		0	0	50	34	0	0	0	0	0	0	0	0	0	0	84
Aurum Green	DET	Basingstoke	130		47	60	70	0	0	0	0	0	0	0	0	0	0	0	130
North of Sherfield Road /Strawberry Fields	OUT	Bramley	50		0	0	20	30	0	0	0	0	0	0	0	0	0	0	50
Churchill Plaza	PA	Basingstoke	285		285	150	135	0	0	0	0	0	0	0	0	0	0	0	285
Land between Winchester Road and Micheldever Road	DET	Whitchurch	98		52	50	48	0	0	0	0	0	0	0	0	0	0	0	98

Site	Site Status at 1/4/18	Settlement	Net Dwls available	Completions 2011-18	Under construction at 1 April 2018	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total
Land between Elmdene and Fairholme Road	OUT	Tadley	12		0	0	0	0	12	0	0	0	0	0	0	0	0	12
Land adjacent to The Street	OUT	Bramley	65		0	0	20	45	0	0	0	0	0	0	0	0	0	65
Leamington Court	DET	Newfound	13		13	13	0	0	0	0	0	0	0	0	0	0	0	13
Brickells Yard	DET	Oakley	10		2	0	10	0	0	0	0	0	0	0	0	0	0	10
Land at Binfields, Farm Lane. (Hampshire Court Hotel)	DET	Basingstoke	18		18	18	0	0	0	0	0	0	0	0	0	0	0	18
Home Farm, Laverstoke Estate	DET	Laverstoke	10		0	0	0	0	0	0	10	0	0	0	0	0	0	10
Spinnaker House, Lime Tree Way	PA	Basingstoke	36		0	0	36	0	0	0	0	0	0	0	0	0	0	36
May Street/ Lower Brook Street	DET	Basingstoke	12		12	12	0	0	0	0	0	0	0	0	0	0	0	12
The former Lamb Inn, Hackwood Road	DET	Basingstoke	10		8	0	10	0	0	0	0	0	0	0	0	0	0	10
32 Copenhagen Court, New Street	PA	Basingstoke	38		0	0	18	20	0	0	0	0	0	0	0	0	0	38
Global House, Victoria Street	PA	Basingstoke	37		0	0	17	20	0	0	0	0	0	0	0	0	0	37
St Pancreas House, Jacobs Yard	PA	Basingstoke	20		20	20	0	0	0	0	0	0	0	0	0	0	0	20

Site	Site Status at 1/4/18	Settlement	Net Dwls available	Completions 2011-18	Under construction at 1 April 2018	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total
15 New Road	DET	Basingstoke	10		0	0	10	0	0	0	0	0	0	0	0	0	0	10
West of Sapley Playing Field	OUT	Overton	55		0	0	25	30	0	0	0	0	0	0	0	0	0	55
Redlands	OUT	Basingstoke	150		0	0	0	50	50	50	0	0	0	0	0	0	0	150
Hounsome Fields	OUT	Basingstoke	750		0	0	0	50	100	120	120	120	120	100	20	0	0	750
<b>Total Large Site Permissions</b>			<b>5483</b>			<b>1268</b>	<b>1435</b>	<b>949</b>	<b>661</b>	<b>316</b>	<b>130</b>	<b>120</b>	<b>126</b>	<b>100</b>	<b>20</b>	<b>0</b>	<b>358</b>	<b>5125</b>
<b>Small sites with planning permission (9 or less units)</b>																		
<b>Outstanding Small Site Commitments</b>			<b>555</b>		<b>132</b>	<b>185</b>	<b>185</b>	<b>185</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>555</b>
<b>Total Sites with Planning Permission</b>																		
			<b>6038</b>			<b>1453</b>	<b>1620</b>	<b>1134</b>	<b>661</b>	<b>316</b>	<b>130</b>	<b>120</b>	<b>126</b>	<b>100</b>	<b>20</b>	<b>0</b>	<b>358</b>	<b>5680</b>

