

Basingstoke and Deane Borough Council
Housing Delivery Test Action Plan, July 2019

1. Introduction

1.1 The outcomes of the first Housing Delivery Test (HDT) were published by MHCLG on 19 February 2019. The test assesses the number of homes built in local authority areas over the previous three years and compares these against local housing requirements. The borough scored 76%, with an under-delivery of approximately 600 dwellings over the last three years. The results, as published, are outlined below.

| Basingstoke and Deane | | | | | | | | | | |
|------------------------------|----------------|----------------|------------------------------------|----------------------------------|----------------|----------------|-------------------------------------|-------------------|-------------------------------|--|
| No. of homes required | | | Total no. of homes required | Number of homes delivered | | | Total no. of homes delivered | HDT result | HDT consequence | |
| Years | | | | Years | | | | | | |
| 2015-16 | 2016-17 | 2017-18 | | 2015-16 | 2016-17 | 2017-18 | | | | |
| 850 | 850 | 753 | 2453 | 471 | 555 | 828 | 1854 | 76% | Action Plan and Buffer | |

1.2 As a consequence, there is a requirement for the Local Planning Authority (LPA) to prepare a housing action plan and to add a 20% buffer to the five year housing land supply calculation. This action plan covers the period 2019/20. The second HDT results are due to be published in November 2019 and the need for an updated action plan will be considered in light of these results.

1.3 This action plan has been produced by the LPA in line with requirements set out in national planning guidance which states that such plans should outline challenges and identify actions to address under delivery against the housing requirement in the area, while identifying ways to reduce the risk of further under delivery, setting out measures to maintain or improve levels of delivery. The development of the action plan has therefore involved the consideration of reasons for the under delivery of new housing in the borough, as measured under the Housing Delivery Test (HDT) and aims to put in place suitable actions to speed up future delivery and ensure that this is maintained.

2 The current position

- 2.1 The borough council has a positive and proactive approach to growth, building on the history of Basingstoke as an expanded town in the 1960s. The population has increased from 16,000 in 1961 to 175,000 today, growing into one of the key identified growth locations in the south east. Whilst land values vary across the borough, it retains a strong and relatively self-contained housing market, and viability is rarely cited as a reason for site delay. The council continues to achieve 40% affordable housing contributions on relevant sites and allocated housing sites are considered to be viable.
- 2.2 The borough council has an up to date Local Plan which was adopted in May 2016 and outlines a positive spatial strategy for accommodating over 15,000 new homes up to 2029 (<https://www.basingstoke.gov.uk/planningpolicy>). The strategy focuses growth primarily within and around Basingstoke Town, with notable growth taking place in the borough's largest settlements of Whitchurch, Overton, Bramley, Kingsclere and Oakley. Whilst prioritising delivery on brownfield sites where possible, including a specific emphasis on regeneration, the Local Plan allocates twelve greenfield sites to meet housing needs. These vary in size from 100 units through to the significant development of Manydown on the western side of Basingstoke Town which is allocated for approximately 3,400 homes. The Plan also supports suitable development in the borough's rural areas with a particular focuses on neighbourhood plans to deliver growth to meet needs (there are currently nine made Neighbourhood Plans in the area).
- 2.3 The Local Plan reflects the ambition of the Council Plan which sets out the key objective of preparing for controlled and sustainable growth through, amongst other things, the provision of quality homes which are affordable to all. There is also an emphasis on investing in infrastructure and creating sustainable communities. The council has also adopted a shared vision with its partners for long term growth, entitled Horizon 2050 (<https://www.basingstoke.gov.uk/horizon2050>). This sets an ambitious and aspirational shared vision to ensure that residents have high quality homes, jobs, and leisure and community facilities for decades to come. The vision, which was adopted by the council in February 2019 and by the Basingstoke Area Strategic Partnership in March 2019, states that homes will be built to cover the full spectrum of housing types and ownership and will meet changing demographic patterns and provide quality, sustainable, accessible and affordable homes for all.

- 2.4 In terms of housing delivery, in recent years the area has experienced a period of persistent under-delivery of housing compared to its local housing requirement, as currently set out in the adopted Local Plan. The current annual requirement is the provision of 850 dwellings per annum. This under-delivery has led to the accumulation of a significant shortfall against the housing target over the last seven years, amounting to over 2,000 dwellings at 1 April 2018. As such, and in line with national planning policy, a 20% buffer was added to local housing land supply calculations in 2018 (as set out in the 2018 Authority Monitoring Report <https://www.basingstoke.gov.uk/BD02>). The 20% buffer required by the HDT is therefore a continuation of the council's current approach to land supply. Taking the buffer into account, at 1 April 2018, the council could demonstrate 5.3 years of deliverable sites. The land supply position for 2019 was being updated at the time of writing.
- 2.5 The housing allocations are at different stages in the planning process and are in a variety of ownerships, with a significant number of homes due to come forward on land in public ownership. National house-builders are predominant in the area. A summary of the current position with the allocations is set out below. In addition to the allocations, a significant number of other sites form part of the land supply, as set out in the 2018 Authority Monitoring Report. These include unallocated windfall sites which continue to form a significant part of the supply (57% of large site consents at 1 April 2018) including a notable number of Permitted Development Schemes (approximately 800 units delivered or consented at 1 April 2018); greenfield allocations from the last Local Plan which continue to be built out (Basingstoke and Deane Borough Local Plan Review 1996-2011); and also smaller sites.

Figure 1: Greenfield Site Allocations from Adopted Basingstoke and Deane Borough Local Plan (2011-2029)

| Policy | Site Name (and size of allocation) | Planning application reference | Developer/ Landowner | Units delivered in 2017/18 | Draft units delivered in 2018/19 | Comment on progress |
|--------|-------------------------------------|--------------------------------|----------------------|----------------------------|----------------------------------|---|
| SS3.1 | Swing Swang Lane (Approx 100 homes) | 17/02846/OUT | HCC (landowner) | 0 | 0 | Outline planning application for up to 100 homes received a resolution to approve at planning committee in June 2018. (17/02846/OUT). |

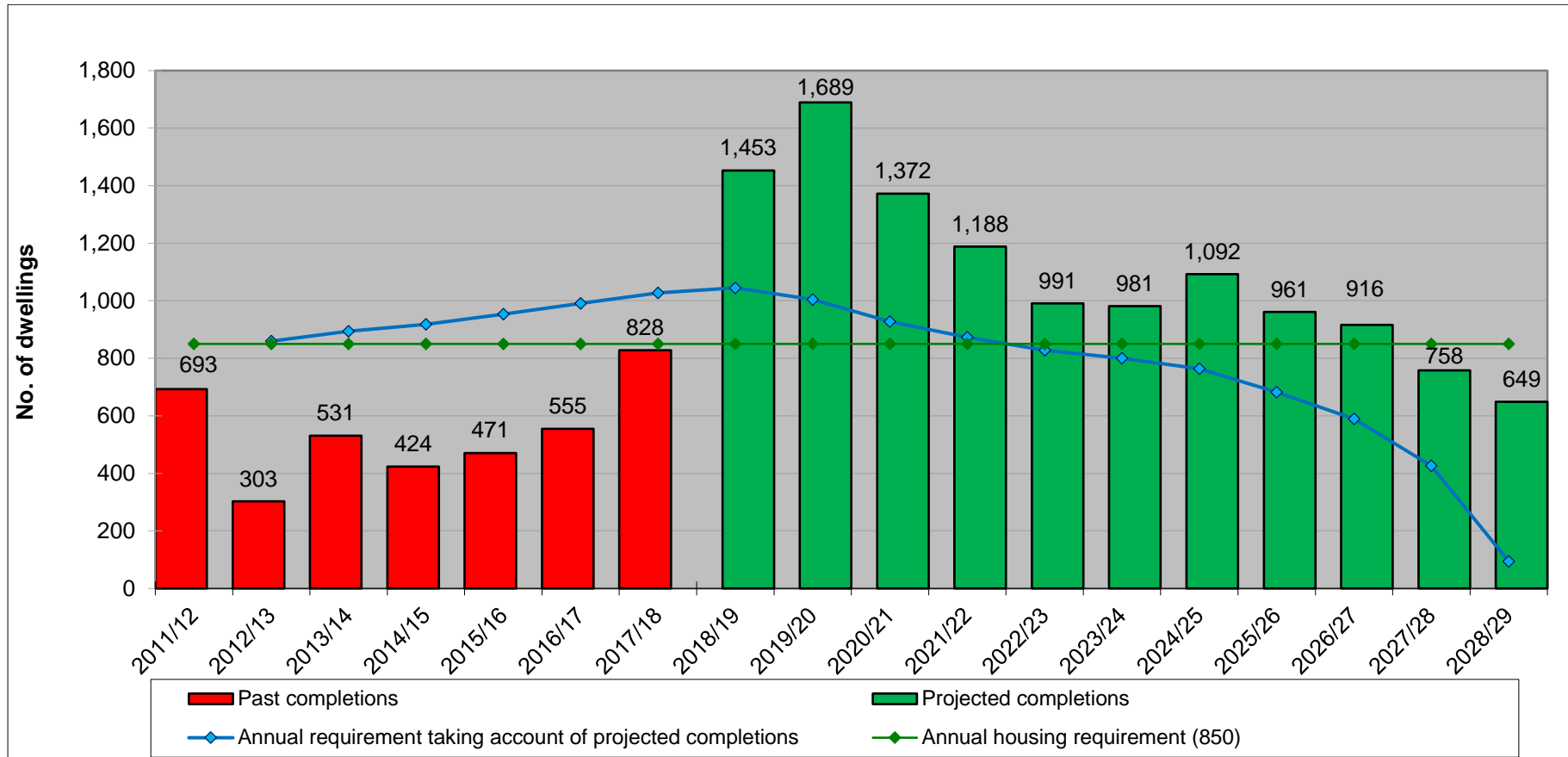
| Policy | Site Name (and size of allocation) | Planning application reference | Developer/Landowner | Units delivered in 2017/18 | Draft units delivered in 2018/19 | Comment on progress |
|--------|--|--|---------------------|----------------------------|----------------------------------|--|
| SS3.2 | Kennel Farm (Approx 310 homes) | BDB/77382 Reserved matters: 15/00905/RES (310 dwellings) | Linden Homes | 117 | 59 | The site is under construction and delivering new homes. |
| SS3.3 | Razor's Farm (Approx 420 homes) | BDB/77341 Reserved Matters: 15/02513/RES (137 dwellings) 16/03842/RES (157 dwellings) 17/02302/RES (131 dwellings) | Croudace Homes | 74 | 116 | The site is under construction and delivering new homes. |
| SS3.4 | North of Popley Fields, Basingstoke (Approx 450 homes) | BDB/75761 and BDB/75762 Reserved matters: 16/01794/RES (250 dwellings) | David Wilson Homes | 89 | 114 | The site is under construction and delivering new homes. |
| SS3.5 | Overton Hill (Approx 120 homes) | 13/00197/OUT Reserved matters: 16/00626/RES (120 dwellings) | Bellway Homes | 18 | 52 | The site is under construction and delivering new homes. |

| Policy | Site Name (and size of allocation) | Planning application reference | Developer/ Landowner | Units delivered in 2017/18 | Draft units delivered in 2018/19 | Comment on progress |
|--------|---|---|----------------------------|----------------------------|----------------------------------|---|
| SS3.6 | South of Bloswood Lane (Approx 150 homes) | BDB/77828 (83 dwellings) 17/00148/OUT (90 dwellings) | Bewley/ Banner Homes | 28 | 54 | First phase (83 dwellings, approved in 2014) is under construction and nearly complete. An outline planning application for the second part of the allocation (90 dwellings) was permitted in June 2018. |
| SS3.7 | Redlands (Approx 165 homes) | 16/02457/OUT 18/00606/OUT | Bellway Homes | 0 | 0 | Outline planning application for up to 150 dwellings (Ref: 16/02457/OUT) approved in September 2017. Planning application (16/04727/FUL) for 17 dwellings on Land North of Redlands submitted and withdrawn. Planning application for 15 dwellings (18/00168/FUL) submitted in January 2018 but also withdrawn. Site specific SPD adopted in July 2017. |
| SS3.8 | Upper Cufaude Farm (Approx 390 homes) | 19/00018/OUT (up to 350 dwellings) | Croudace | 0 | 0 | Site specific Development Brief SPD adopted in March 2019. Outline application covering the majority of the site submitted in January 2019 (19/00018/OUT) and is currently being considered. |
| SS3.9 | East of Basingstoke (Approx 450 homes) | n/a | HCC (landowner) | 0 | 0 | An EIA scoping request for 450 dwellings was submitted (Ref: 17/01711/ENS) and technical studies being progressed. Site specific SPD adopted in July 2017. |

| Policy | Site Name (and size of allocation) | Planning application reference | Developer/Landowner | Units delivered in 2017/18 | Draft units delivered in 2018/19 | Comment on progress |
|--------|--|---|----------------------|----------------------------|----------------------------------|---|
| SS3.10 | Manydown, Basingstoke (Approx 3,400 homes) | 17/00818/OUT | BDBC/HCC (landowner) | 0 | 0 | <p>Outline application for a residential-led development up to a maximum of 3,520 homes submitted on the principal site (17/00818/OUT) and awaiting determination.</p> <p>An application for an EIA screening/scoping opinion was submitted for 300 dwellings at Worting Park (Ref 16/02559/ENSC) which is a small part of the wider allocations being taken forward separately.</p> <p>Site specific SPD adopted in December 2016.</p> |
| SS3.11 | Basingstoke Golf Course (Approx 1,000 homes) | 19/00971/OUT (up to 1,100 dwellings) | Bloor Homes | 0 | 0 | Outline application submitted in April 2019 and currently being considered. |
| SS3.12 | Hounsome Fields (Approx 750 homes) | 15/04503/OUT Reserved matters: 18/00873/FUL (2 gypsy and traveller pitches) 18/02443/FUL (construction access) | Linden Homes | 0 | 0 | <p>Outline planning permission granted for up to 750 dwellings in September 2017 (15/04503/OUT).</p> <p>Reserve matters applications currently being determined.</p> |

1.1 The following trajectory shows recent and future expected delivery rates at 1 April 2018, and outlines the impact of future rates on the borough's overall housing requirement.

Figure 2: 2018 Housing Trajectory



2.7 The trend of under-delivery over the Local Plan period to date has primarily been the result of three interrelated factors, although a number of site specific reasons have also played their part:

- The lack of an adopted Local Plan with allocated development sites. The current Local Plan was adopted in May 2016.
 - Issues associated with the local and national housing market
 - The relatively long lead in times associated with large greenfield development sites which has limited the number of sites delivering completions over the Plan period to date.
- 2.8 The borough has experienced a significant upturn in delivery more recently, as shown by the completion of 828 new homes in 2018/19. Whilst official figures were not available at the time of writing, completions for 2018/19 are expected to significantly exceed the Local Plan target for the first time during this Local Plan period, with an estimated figure of approximately 1,200 completions. This trend of higher delivery rates is predicted to continue over coming years, reducing the overall shortfall year on year. The action plan focuses on ensuring that the upturn is maintained, to make sure that housing needs are met.

3. Key issues and challenges facing the borough

- 3.1 The action plan is underpinned by evidence collected through the detailed annual housing monitoring process undertaken in partnership with Hampshire County Council (HCC), which includes feedback from the landowners/developers associated with every large development site in the borough (10 or more units) in addition to ongoing site specific in-house monitoring. This has been supplemented and supported by ongoing dialogue with stakeholders in the development industry which takes place through the borough's Housing Delivery Board. The internal officer Board was formed in 2017 with the key purpose of 'supporting the delivery of a consistent housing supply in line with the council's Local Plan'. Discussions have been held with a variety of large and medium sized house builders, Registered Providers, major landowners and agents. In addition, a Developer's Forum was organised by the council in September 2018 in order to bring together over 60 stakeholders in the development industry to discuss issues around speeding up housing delivery and improving quality. From this group, a smaller working group has been formed to consider housing delivery in the borough more generally and to input into the development of this Action Plan. The outcomes of the Forum have fed directly into the identification of the key issues and resulting actions.
- 3.2 Issues that have been considered include the following:
- The deliverability of sites forming the borough's land supply;
 - The developers currently active in the borough;
 - Issues of site ownership;

- Development costs, values and viability, and the ability of developers to raise finance;
- The position with allocated sites with no current planning permission;
- Reason why any extant planning permission have not commenced;
- Approval rates and determination periods of planning applications;
- Relevant planning condition imposed on planning applications;
- The role of the council and other public bodies in site delivery on council owned land and wider;
- The impact of national trends on the borough;
- The ability of the market to meet high levels of need;
- How stakeholders/partners work together to meet common aims.

3.3 In light of this analysis and on-going active discussions with key players in the development industry, three key challenges have been identified for the borough which are summarised below:

Meeting historically high housing targets.

3.4 The Local Plan sets a high housing figure for the borough of 850 units per annum. Over the plan period to date this has been exacerbated by the significant shortfall discussed above, which has increased the annual housing target to approximately 1,250 dwellings per annum at 1 April 2018. Whilst more recent completion figures will reduce the shortfall to some degree, it remains significant. The ability of the local housing market to deliver such high levels of development in a sustained manner is a challenge for all stakeholders, particularly given the limited number of developers active in the borough. A reliance on a limited number of volume house builders is potentially delaying delivery and therefore the Action Plan considers how new developers can be brought into the borough, helping to increase diversity of product. The importance of absorption rates was highlighted in the Letwin Review as a key constraint in accelerating housing delivery. The number of extant planning permissions is high, standing at around 5,500 homes. This reflects the positive and proactive approach being taken by the council to housing delivery and the progress that developers and Registered Providers have made in taking forward key sites. Ongoing monitoring has shown that the majority of commitments are delivering well and in line with expectations, with over 1,500 starts on site at April 2018. However, a more targeted approach could help to ensure that any sites that have stalled or have delivery risks/barriers are considered proactively.

3.5 In terms of the development management process more generally, the speed of decision making remains good, with Government targets for the determination of planning applications consistently being exceeded for major planning applications. The emphasis on pre-application advice is also ensuring that issues are addressed early on in the

development process. This includes enabling Member engagement throughout the process with the promotion of Pre-Application Member Panel meetings as part of the pre-application service offer for major development. However, conditions imposed on planning permissions has been identified by developers as a factor that can lead to delay. In light of this, the council prioritises the processing of discharge of conditions through a dedicated resource within the Planning and Development Team. Alongside the need to agree pre-commencement conditions with applicants (introduced in October 2018) the council continues to review and rationalise the use of pre-commencement conditions where appropriate to enable earlier commencements with phased triggers related to the nature of the information to be submitted. In addition clear and early signposting of other important pre-application services has been encouraged, particularly in relation to the early engagement with HCC as Highway Authority. The council is also considering the benefits of reducing the time limit for implementing planning permissions, from three to two years, in suitable circumstances. A further identified issue is the accuracy of developer's predictions on future site delivery which can, in turn, affect the ability of the LPA and also HCC to predict future development rates.

3.6 In light of the above issues, the action plan focuses upon:

- Benefits associated with a pro-active and focused approach in the development management process, building on current successes;
- Reviewing the current approach to pre-commencement conditions;
- Introducing time limits for implementing planning permissions;
- The importance of on-going active dialogue with developers regarding site delivery; and
- Identifying opportunities for increasing diversity both in the types of homes being delivered and how they are being delivered.

Ensuring the delivery of the Local Plan housing strategy

3.7 As outlined above, the Local Plan focuses future growth at Basingstoke, most notably on large greenfield sites. A number of these strategic sites have proved to have relatively long lead in times and therefore there needs to be a focus on what actions can be taken to accelerate both starts and on-going delivery rates on such sites. In addition to the issue of scale, landownership is also a significant factor locally, with a number of sites being in public ownership. There is a growing national requirement for public bodies to proactively assist in the delivery of the housing agenda, for example through the promotion of public land. However, there is a question mark over the ability of such bodies to deliver sites quickly. Four of the Local Plan allocations listed in Table 1, totalling approximately 4,300 dwellings, are in public

ownership, either solely Hampshire County Council or jointly with the borough council and an on-going proactive approach is required to ensure that these sites deliver in line with expectations. Whilst infrastructure provision is not generally a key constraint to the delivery of larger sites, site specific issues also require timely consideration.

3.8 In addition to sites within public ownership, two further strategic sites are being delivered to the south west of the town and a proactive approach from the council, developers and relevant partners is required to ensure these sites deliver in a timely manner. Further to greenfield sites, the Local Plan strategy also includes a strong framework for delivering suitable regeneration schemes in the borough and flexible and effective partnership working is required to ensure that the contribution from such schemes is realised. In light of these issues the action plan focuses upon:

- Working proactively with partners to ensure the delivery of key strategic sites;
- Working with HCC to ensure that land within their ownership is delivered in a timely manner;
- Delivering suitable regeneration opportunities to meet needs; and
- Ensuring a variety of suitable development sites and accelerating affordable housing delivery.

External factors

3.9 The council continues to work proactively to increase housing delivery over the short and longer term, as evidenced by the increasing number of completions over recent years. However, many factors affecting housing delivery are outside the scope and influence of the borough council. In addition to the central role of developers and Registered Providers, other external factors that have affected delivery in the borough have included the impact of Brexit, a shortage of building materials both nationally and locally, and also the availability of people with the necessary construction skills. In terms of developing national policy, the LPA is also mindful of the implications of the introduction of the new standard method for housing need requirements and the potential for a significant change in the local housing requirement. As such, the council agreed, in May 2019, to commence an update of the current adopted Local Plan, with adoption due in 2023. This will allocate additional land to meet needs over the longer period. The action plan therefore focuses upon:

- Helping to address material and skill shortages, with a focus on Manydown;
- Progressing an update of the Local Plan.

4. Action Plan

- 4.1 The following actions reflect the council's key areas of focus over the next 12 months. Whilst national planning policy guidance highlights the importance of focusing on site specific actions, and there is a clear emphasis on this within the action plan, its development has also been seen as a key opportunity to consider housing delivery on a more holistic basis, building on the work of the council's Housing Delivery Board. As such, the Plan reflects the corporate priority of focusing on delivery to meet needs, and therefore encompasses the council's wider strategic housing functions to ensure the trend of increasing delivery is sustained. This is in line with the council's established growth agenda and Horizon 2050 work which sets the framework for longer term change.

Meeting historically high housing targets

| Proposal | Impact on delivery figures | Summary of Actions | Timescale | Responsible Officer |
|---|----------------------------|---|--|----------------------------------|
| Proactive approach to sites with delivery risks | | | | |
| Maintenance of a sites at risk schedule | High | <ul style="list-style-type: none"> Establish and maintain a schedule of any sites which have or are due to stall, are at risk, or have identified barriers to delivery, for action by the hit team. | <ul style="list-style-type: none"> Part of 2019 annual housing monitoring process and then on-going | Planning Policy Manager |
| Proactive Development Management approach focusing on sites at risk | High | <ul style="list-style-type: none"> Adopt a proactive 'hit team' approach for committed sites, to include relevant officers, consultees and local ward members where suitable – to focus on delivery, overcoming identified barriers and reducing risk. Resource will be focused on unblocking relevant sites as suitable | <ul style="list-style-type: none"> On-going | Planning and Development Manager |

| Effective Development Management Processes | | | | |
|---|--------|--|---|--|
| Implementing transformational change | Medium | <ul style="list-style-type: none"> Introduce new IT systems to improve speed and efficiently, as suitable, as part of the council's wider digital agenda – the council has a dedicated resource to implement change over a 12 month period (Transformation Improvement Lead). Continue the implementation of a restrictive approach to extensions of time in order to support positive and timely decision making. Continue to streamline the approach to discharging planning conditions to enable development to progress appropriately | <ul style="list-style-type: none"> End of 2019 On-going On-going | Planning and Development Manager |
| Reviewing pre-commencement and other conditions | Medium | <ul style="list-style-type: none"> Continue to refine conditions imposed by the Local Planning Authority Liaison with HCC regarding ongoing review of s278/s38 processes and alignment with Development Management function | <ul style="list-style-type: none"> On-going On-going | Planning and Development Manager |
| Reducing time limits for implementation of planning permissions, where suitable | Medium | <ul style="list-style-type: none"> Reduce the time limit for the implementation of planning permission for major residential development where there are no overriding risks to longer term delivery | <ul style="list-style-type: none"> On-going | Planning and Development Manager |
| Reviewing the s106 process | Medium | <ul style="list-style-type: none"> Continue to refine the s106 process, including the use of standard clauses and ensure that resources are in place to support the development management process | <ul style="list-style-type: none"> On-going | Legal Services Manager |
| Liaison and support for main Registered Provider partners | Medium | <ul style="list-style-type: none"> Regular liaison meetings with key Registered Providers (RPs) to ensure a maximised Planning and Housing Enabling service. This reflects the key role that RPs will continue to play in delivering schemes in the Borough. | <ul style="list-style-type: none"> On-going | Planning and Development Manager/ Service Lead – Housing and Social Inclusion |
| Proactive Engagement with Stakeholders | | | | |
| Internal Housing Delivery Board (HDB) and external developer's forum | Medium | <ul style="list-style-type: none"> Working with developers (volume, small and medium builders); agents and property companies; RSLs etc. to identify potential delivery issues, through regular dialogue at the HDB. The Board will guide delivery of identified sites in council ownership including making recommendations regarding site disposals, liaising with public bodies over land ownership etc. | <ul style="list-style-type: none"> Meet every 6 weeks (internal meeting) | Executive Director of Borough Services |

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| | | <ul style="list-style-type: none"> The council will organise events, as suitable, to ensure regular dialogue with stakeholders and review progress on key sites, identify blockers to development, take pro-active action, promote quality etc. This will include establishing a working group of key developers and RSLs to discuss relevant issues. | <ul style="list-style-type: none"> Ongoing dialogue through a Housing Delivery Working Group | Head of Planning and Infrastructure |
| Undertaking regular dialogue with Homes England and MHCLG | Medium | <ul style="list-style-type: none"> Ongoing and regular dialogue with Homes England and MHCLG to consider delivery issues and address constraints identified. This includes actively considering available funding streams and the role these bodies can have in unblocking stalled sites. | <ul style="list-style-type: none"> Regular meetings | Head of Planning and Infrastructure |
| Increasing diversity in the borough | | | | |
| Funding for new development | Medium | <ul style="list-style-type: none"> Promote the Invest to Grow Fund (established with a budget of £25m to provide debt or equity funding for new developments) particularly for small and medium size developers, to raise awareness and support the pipeline of potential site opportunities. Further details are available on the council's website at https://www.basingstoke.gov.uk/invest-to-grow | <ul style="list-style-type: none"> On-going | Head of Financial Services |
| Increase diversity of house builders | Medium | <ul style="list-style-type: none"> Promote the borough to new developers through the council's engagement with Homes England and also at relevant industry events such as housing conferences Work with the council's Joint Venture Partner for Manydown, Urban&Civic, to ensure a blended mix of good quality local and regional house builders. | <ul style="list-style-type: none"> On-going On-going | Head of Planning and Infrastructure |
| Promotion of greater diversity on sites within council ownership | Medium | <ul style="list-style-type: none"> Promote diversity of homes, in terms of size, type and tenure that reflects the needs of the borough. This is on all sites but most notably on council owned land, including Manydown, where further details will be informed through on-going work undertaken by the Garden Town Capacity Funding. | <ul style="list-style-type: none"> March 2020 | Project Director (Manydown) |

b) Ensuring the delivery of the Local Plan housing strategy

| Proposal | Impact | Summary of Actions | Timescale | Officer/Team |
|--|---------------|---|---|--|
| Ensuring the delivery of strategic greenfield sites in line with predictions | | | | |
| Delivery of Manydown housing allocation (ALP policy SS3.10 – approximately 3,400 homes)) | High | <ul style="list-style-type: none"> Secure Outline Planning consent To commit the current allocation of Garden Town Capacity Funding that will deliver a series of studies which will shape the housing choices, movement, urban design and quality of place. To establish a dedicated project team which will work with the councils Joint Venture Partner, Urban&Civic in bringing forward the masterplan, design guide, Manydown Standard and reserved matters applications. To evaluate and support proposals for modern methods of construction, subject to securing the Accelerated Construction Funding. To support the acceleration of infrastructure that will enable the developer to open more sales outlets and therefore accelerate housing supply, subject to securing Housing Infrastructure Funding | <ul style="list-style-type: none"> September 2019 March 2020 Dec. 2019 March 2020 March 2020 | Project Director (Manydown) |
| Delivery of Golf Course (ALP policy SS3.11 – approximately 1,000 homes). Not currently within the 5 year land supply | High | <ul style="list-style-type: none"> Adopt a development brief SPD to guide development on the site and ensure appropriate stakeholder engagement Agree a Statement of Common Ground/Statement on Intent with Bloor Homes regarding the delivery of the site Work proactively and constructively with the developer (Bloor Homes) and agent (Boyer Planning) through post-submission determination of the outline planning application, and pre-application engagement on the future reserve matters application to ensure timely delivery of homes (Action – Spring to Autumn 2019) | <ul style="list-style-type: none"> Adopt by October 2019 Summer 2019 Spring-Autumn 2019 | Planning Policy Manager Planning Policy Manager Planning and Development Manager |

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| Delivery of East of Basingstoke (ALP Policy SS3.9 – approximately 450 homes) | High | <ul style="list-style-type: none"> • Work proactively with Homes England and HCC, at a suitable level, to ensure the timely delivery of the site • Agree a Statement of Common Ground/Statement on Intent with HCC regarding the delivery of the site | <ul style="list-style-type: none"> • Summer - Autumn 2019 • Summer 2019 | <p>Executive Director of Borough Services</p> <p>Planning Policy Manager</p> |
| Delivery of Hounsme Fields (ALP Policy SS3.12 – approximately 750 homes) | | <ul style="list-style-type: none"> • Agree a Statement of Common Ground/Statement on Intent with Linden Homes regarding the delivery of the site • Work proactively and constructively with the developer (Linden Homes) through reserve planning applications and ensure timely delivery | <ul style="list-style-type: none"> • Summer 2019 • Summer - Autumn 2019 | <p>Planning Policy Manager</p> <p>Planning and Development Manager</p> |
| Delivery of Upper Cufaude Farm (ALP Policy SS3.8 – approximately 390 units) | High | <ul style="list-style-type: none"> • Adopt a development brief SPD to guide development on the site and ensure appropriate stakeholder engagement • Agree a Statement of Common Ground/Statement on Intent with Croudace Homes and HCC regarding the delivery of the site • Work proactively and constructively with the developer (Croudace Homes) through pre-application discussions to inform outline/reserve planning applications and ensure timely delivery | <ul style="list-style-type: none"> • Adopt in Spring 2019 • Summer 2019 • Spring/summer 2019 | <p>Planning Policy Manager</p> <p>Planning Policy Manager</p> <p>Planning and Development Manager</p> |
| Ensuring the Delivery of Suitable Regeneration Schemes | | | | |
| Delivery of regeneration projects (ALP Policy SS2) - 200 units form part of the overall land supply, as identified in the adopted Local Plan. Regeneration is an integral part of the housing delivery strategy for the borough. The | Medium | <ul style="list-style-type: none"> • Build on work completed to date to support Vivid and other partners, including HCC and the CCG, in identifying and taking forward suitable sites for development and regeneration in Winklebury, in a timely manner. This includes development projects for the Winklebury Centre and Fort Hill School sites. • Support partners/ landowners in the identification of sites with potential for housing delivery and regeneration in Norden • Explore specific site funding opportunities with Homes England and promote our local regeneration ambitions to increase existing supply and methods of delivery | <ul style="list-style-type: none"> • Autumn/winter 2019 • Autumn/winter 2019 • Spring/summer 2019 | <p>Head of Borough Development and Implementation</p> |

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|---|--------|--|--|---|
| actions set out are aimed at realising this potential over a 5 year timescale, where possible, and enabling relevant sites to be brought forward into the 5 year land supply. | | <ul style="list-style-type: none"> Continue the proactive partnership approach with Registered Providers to facilitate further estate regeneration in suitable areas, including Buckskin and South Ham. | <ul style="list-style-type: none"> Ongoing | |
| Ensuring a variety of suitable development sites | | | | |
| Continuing the proactive approach to neighbourhood planning. 900 units form part of the overall supply and are an integral part of the housing delivery strategy. The majority of sites have now been allocated through made plans but a number of settlements remain in the process of preparing plans | Medium | <ul style="list-style-type: none"> Continue to pro-actively support the delivery of neighbourhood plans, where suitable in light of a forthcoming Local Plan Review, to support community planning agendas and deliver ALP Policy SS5:Neighbourhood Planning Actively monitor Policy SS5:Neighbourhood Planning and take action in relevant areas to ensure delivery | <ul style="list-style-type: none"> In line with individual plan timescales Summer 2019 | Planning Policy Manager |
| Reconsider the council's strategic housing function with an emphasis on promoting brownfield site opportunities. This reflects the wider | Medium | <ul style="list-style-type: none"> Consider options for strengthening the council's Strategic Housing function Develop an active council owned sites portfolio which includes undertaking a comprehensive review of brownfield land in BDBC ownership and identify / appraise potential development sites within the council's property portfolio with development | <ul style="list-style-type: none"> Autumn 2019 Autumn 2019 | <p>Executive Director of Borough Services</p> <p>Head of Borough Development and Implementation</p> |

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| <p>growth agenda and the delivery of both Horizon 2050 and the Local Plan</p> | | <p>potential. This portfolio will be regularly updated and promoted to the development industry including RPs.</p> <ul style="list-style-type: none"> • Work with Homes England to deliver small sites in the council's ownership • Consider the availability of other public land, on a proactive basis, including land within HCC ownership. This includes working with major public land owners to map land assets on a comprehensive basis. • Take a proactive approach to the brownfield land register (BLR), including the consideration of awarding PIP to relevant sites (Part 2) | <ul style="list-style-type: none"> • On-going • Autumn 2019 • Autumn 2019 | <p>Head of Borough Development and Implementation</p> <p>Head of Borough Development and Implementation</p> <p>Planning Policy Manager</p> |
| <p>Facilitating development opportunities via the acquisition of sites for residential development</p> | <p>Medium</p> | <ul style="list-style-type: none"> • Consider Compulsory Purchase (CP) opportunities or direct 'off market' approaches, particularly where any CP or direct approach would further contribute to wider socio-economic objectives • Investigate opportunities for privately owned sites as being suitable commercial to residential conversion • Consider land acquisition for longer term/strategic opportunities, or acquiring a legal interest in land in consider longer term opportunities (i.e. land options) | <ul style="list-style-type: none"> • On-going • On-going • On-going | <p>Senior Surveyor Housing Regeneration and Infrastructure</p> |
| <p>Consider the suitability of bringing forward additional land for development within existing allocated site boundaries</p> | <p>Medium</p> | <ul style="list-style-type: none"> • Work with relevant partners to consider the suitability of bringing forward land for development within existing allocated housing site boundaries, as defined within the adopted Local Plan. This includes land within the Manydown allocation but not covered by the outline application and also land to the east of Basingstoke which is included within a housing allocation but as a later phase of development. | <ul style="list-style-type: none"> • On-going | <p>Planning Policy Manager</p> |

| Accelerated Affordable Housing Delivery | | | | |
|--|-----|--|---|---|
| Work proactively with Registered Providers and other key stakeholders to support delivery via existing and new models. | Low | <ul style="list-style-type: none"> Take a pro-active approach to the delivery of suitable affordable homes on council owned sites to meet identified needs Advance options and an implementation plan for spending the held S106 monies on additional affordable housing provision | <ul style="list-style-type: none"> On-going On-going | Service Lead – Housing and Social Inclusion |
| Improving access to the private rented sector | Low | <ul style="list-style-type: none"> Promotion and development of rent bond and deposit schemes through a targeted action plan Tendering and recommissioning of remodelled PSL scheme through Local Government Association specialist advisor initiative | <ul style="list-style-type: none"> Ongoing March 2019 | Service Lead – Housing and Social Inclusion |

c) Addressing External factors

| Proposal | Impact | Summary of Actions | Timescale | Officer/Team |
|--|---------------|--|--|-----------------------------|
| Helping to address Material and skill shortages | | | | |
| Helping to address skill and labour shortage | Medium | <ul style="list-style-type: none"> Work with developers and local education providers to identify opportunities for addressing skills shortage | <ul style="list-style-type: none"> Ongoing | Project Director (Manydown) |
| Helping to address materials shortages | Medium | <ul style="list-style-type: none"> Better understanding of risks and opportunities associated with the construction supply chain, in particular for local SME's | <ul style="list-style-type: none"> Ongoing | Project Director (Manydown) |
| Ensuring an up to date Policy Framework | | | | |
| Updating the adopted Local Plan | Medium | <ul style="list-style-type: none"> Progress an update of the adopted Local Plan to take account of the up-to-date housing need figures and ensure future needs are met. This will include the allocation of new housing sites to meet needs over the longer period. | <ul style="list-style-type: none"> Adoption by 2023 | Planning Policy Manager |

5. Project Management and Monitoring Arrangements

- 5.1 The Action Plan was considered and ratified by Cabinet in July 2019 and has been published on the council's website. Local Councillors have a significant role to play in the delivery of the Action Plan and cross party sign up to its actions are paramount to its success.
- 5.2 The Plan will be monitored by the Housing Delivery Board which meets on a 6 weekly basis and is chaired by the council's Corporate Director for Borough Services. An end of year position statement will be published through the AMR. The suitability of reviewing and updating the Action Plan will be considered through the Board, taking into account the outcomes of the 2019 Housing Delivery Test results and current issues and trends in the borough concerning housing delivery.