Appendix 4a: Opportunity Sites - sites identified within Settlement Policy Boundaries without policy constraints or any sites which benefit from planning permission

This appendix includes sites which lie within settlement policy boundaries without policy constraints, or any sites (including those outside settlement policy boundaries) which benefit from planning permission which has been granted since April 1 2019. It is split into two sections, the first covers sites promoted for residential or mixed use development and the second sites promoted for employment development.

Sites promoted for residential use are listed first followed by those promoted for employment use. Within each list, sites are in alphabetical order by parish.

A complete index of sites is included at the start of the main document.
Sites Promoted for Residential Development
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS009</td>
<td>Festival Place (Hampstead House, Kensington House, Chelsea House, Westminster House)</td>
<td>Basingstoke Town Centre</td>
<td>1.26 (total)</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: Yes
This site comprises the development of certain areas above/on top of specified parts of the Festival Place shopping centre. Access to the rooftop dwellings would be delivered via new residential cores through existing accesses at ground level. The site is located within Basingstoke Town settlement policy boundary and falls within Basingstoke Town Centre boundary. In essence the proposal amounts to flats above the existing commercial levels.

**Relevant Planning History**
No relevant planning history.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is located within Basingstoke Town settlement policy boundary where new residential development is generally acceptable in principle. The site promoter states that the retail and leisure provision on site would be retained therefore there would be no conflicts with the current adopted Local Plan regarding the loss of these uses.

**Physical problems:** There are no significant physical problems with development on site. The site is a mixture of Flood Zones 1, 2 and 3, however, as residential development is proposed to be introduced above the existing structures, flooding is unlikely to form a constraint to development.

**Potential impacts:** The site lies adjacent to the Basingstoke Town Centre Conservation Area and in close proximity to a number of listed buildings, development of the site would therefore have to consider the potential heritage impacts of development.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 with permission from the freeholder (Basingstoke and Deane Borough Council) and leaseholder (The Trustees). The Trustees have a long leasehold interest in Festival Place. Freeholder approval would be required for proposed development under the terms of the headlease. The Trustees are keen to progress residential development at the site, however, no formal agreement has been entered into with the landowner. The site is therefore not considered to be available for development now and would need to be subject to an agreement being made with the landowner in order to make the site available for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
The site may be achievable and a number of flatted schemes have recently been delivered in the centre of Basingstoke. However, the viability of the site is likely to be affected by building over an operational shopping centre, on top of the existing structure, which will inflate costs and may bring viability into question. Further information on costs would be required. This location is likely to be attractive to developers and already has interest from the Trustees of Festival Place. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5-10 years.

**Conclusion**
The site may be achievable and suitable provided it complies with the borough’s current planning framework and the development is viable. The site could become available should the landowner agree to make the site available for development. Therefore, the site is considered potentially developable.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 275-358 dwellings. Given that a range has been proposed a figure in the middle has been used for the purpose of the SHELAA.

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<th>Phasing</th>
<th>0-5 years</th>
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</table>
BAS009: Festival Place: Hampstead House, Kensington House, Chelsea House and Westminster House - 1.26 ha (total)
BAS011
Central Car Park
Basingstoke
0.42

The site is located on the north side of Red Lion Lane, which is accessed off New Road. The site is situated a short distance to the north of London Road, and the Top of Town. The site comprises a surface car park, which is known as Central Car Park. The eastern boundary of the site abuts the rear gardens of a number of residential and commercial properties which front onto New Road and Seal Road. These commercial properties include the Wote Street Club and a funeral directors. The western and southern sides of the site are bounded by Red Lion Lane. The area is exposed, has a rather poor appearance, and would benefit from some environmental improvements. The site is situated on a slight gradient and slopes down from a south to northwards direction. There are also a number of trees situated at the entrance, on the south of the site off Red Lion Lane. The character of the surrounding area to the north, west and south is generally commercial, with residential development to the east.

Relevant Planning History

None

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located within the Settlement Policy Boundary (SPB) of Basingstoke Town as defined in the current adopted Local Plan where the principle of development is acceptable, and falls within the Basingstoke Town Centre boundary. The site is the subject of a Central Car Park Development Brief (adopted in October 2001), which proposes a mixed use development including residential. The site is also identified as part of the Basingstoke Central Area Action Plan (adopted 2003) which looks to make better use of the town’s surface car parks. Any development will need to take into account the need to support the vitality and viability of the town centre and town centre accessibility and the role that car parking plays in relation to these matters. The Basingstoke Transport Strategy promotes the regeneration of some town centre car parks for new developments through consolidation of the existing car park offer.

Physical problems: The existing access to the site is from Red Lion Lane, and any additional access would be subject to local highway authority approval. There are no other known physical limitations associated with the site.

Potential impacts: The site is situated within the Basingstoke Town Conservation Area, and therefore any scheme would have to respect the special character and appearance of the surrounding area. This is likely to have an impact upon the number of dwellings that could be accommodated as the development should be of a sympathetic scale and massing to the conservation area and the adjacent residential properties on New Road. The edge of the site on the southern side also has archaeological potential.

Availability (legal/ownership issues)

The site is partly owned by Basingstoke and Deane Borough Council and is considered to be available in the longer term for residential development. However, this is largely dependent on the outcomes of work related to town centre car parks which will consider the overall provision of car parking across the town centre.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that housing will be delivered on the site at a particular point in time. Furthermore, the site has been identified as having redevelopment potential for a mixed-use scheme within the published council landowner document ‘Top of the Town Concept Masterplan (2014)’. It is suggested that the site could be delivered within the next 5-10 years.

Conclusion (deliverable/developable)

Work to be undertaken by the Council to consider the overall provision of car parking in the town will determine the council’s approach to this site. It is therefore considered that the site is likely to be achievable and could be suitable and available for redevelopment provided it complies with the borough’s current planning framework. Its redevelopment potential has been recognised in the ‘Top of the Town Concept Masterplan’.

Potential Density and Yield (including development type)
Given the central location of the site and likely mixed-use nature of any future development, it is considered that a density of 100dph could be suitable. A yield of 40 dwellings is suggested for the purposes of the SHELAA.

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</tr>
<tr>
<td>BAS012</td>
<td>Police Station, London Road</td>
<td>Basingstoke</td>
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</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: Yes

The site is occupied by a part single/part three storey building in the eastern section of the site on the edge of the Basingstoke Town Conservation Area. Access is from London Road which leads to parking spaces to the front and interior of the site. A single storey garage block is situated to the west of the site. To the south of the site along the frontage of London Road are a row of mature trees set beside a section of green verge. Opposite to the south of the site are Basingstoke and Deane Borough Council Civic Offices and the White Hart public house. Immediately north of the site is Basingstoke Law Courts and four storey residential blocks which also adjoins the western boundary of the site.

**Relevant Planning History**

19/01822/FUL - Demolition of existing buildings and erection of 56 no. retirement apartments, guest apartment, communal facilities, vehicular access, car parking and landscaping. Pending Consideration.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is within the settlement policy boundary of Basingstoke where the general principle of new residential development is acceptable, in accordance with Policy SS1 of the current adopted Local Plan. Notwithstanding the above, the previous use of the site constitutes a facility and service use. Therefore, policy CN7 of the current adopted Local Plan applies to the redevelopment of the site. However, with the construction of the new Police and Investigation Centre in Viables, the existing police station has been confirmed to be surplus to requirements and therefore the requirements of policy CN7 are likely to be satisfied. Therefore it may be possible to justify redevelopment of the site following more detailed consideration, and it is probably also pertinent that the planning application for the site referred to above which has been refused, does not include a reason for refusal on the basis of policy CN7.

**Physical problems:** There are no known physical problems with the site.

**Potential impacts:** The proposed development site is located within the eastern edge of the Basingstoke Town Conservation Area, clearly in view of three Grade II Listed Buildings, Eastlands, Goldings and The White Hart Pub. As such the redevelopment of the site will potentially impact upon heritage assets. There is a line of mature trees fronting London Road, which may impact on the future development of the site. The impact on neighbouring residential units will also need to be carefully considered.

**Availability (legal/ownership issues)**

The site is promoted for development by Basingstoke and Deane Borough Council and there are no known legal or ownership problems. The site was in the ownership of Hampshire County Council who have now completed on the sale of the property. The current use of the site as a police station has ceased and a new police facility has been constructed elsewhere in the town (Viables). There is a planning application pending consideration for residential use on site. The site is therefore considered to be available for development.

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

The site is well related to the town centre, and hence a wide range of facilities and services, along with access to public transport interchanges, are readily accessible. There are a number of government and office uses in the immediate vicinity of the site, but there is also a relatively high density residential block next to the site and much of the locality is residential. There is an existing building on the site, but the recent planning application indicates that this will be demolished and the site would need to be completely redeveloped. A relatively high density scheme is likely to be necessary in order to render the scheme viable. On the whole though the redevelopment of the site for residential development is likely to be achievable.

**Conclusion (deliverable/developable)**

The site is potentially suitable for residential development, subject to compliance with the borough’s current planning framework. The site is considered to be available now as the site is vacant. The development of the site for residential use is considered to be achievable, and this will probably need to encompass a relatively high density form of development, given the location and nature of the site.
### Potential Density and Yield (including development type)

The neighbouring site (Land at Lavinia and Lauriston), which was redeveloped for flats relatively recently, involves a density of well over 100dph, as does the site opposite (formally Alan Gibson Volvo). This reinforces the idea that a relatively high density scheme is likely to be deliverable. Consequently a yield of approximately 30 dwellings is considered reasonable.

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BAS012: Police Station, London Road - 0.33 ha
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<th>Site Ref.</th>
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<tr>
<td>BAS014</td>
<td>Brinkletts Car Park</td>
<td>Basingstoke</td>
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**Description of site (neighbouring uses; present use)**

Previously Developed Land: Yes

The site is located off Winchester Road East, Basingstoke town centre. The site comprises Church Grange and Bramblys Grange Health Centre (which are currently used for dentistry, podiatry and houses Hampshire Child and Adolescent Mental Health Services), the disused area of land known as Brinkletts Yard, car parking, and a former tyre and exhaust depot. There are also the remains of two air-raid shelters which are designated as Buildings of Local Interest. The site is located within an area of mixed uses. The natural ground levels are a significant feature of the site, which straddles a ridge running from south-west to north-east through the middle of the site. There is a steep change in levels of approximately nine metres from east to west behind the properties that front Winchester Road. The site is within close walking distance of the town centre facilities including the bus station and railway station.

**Relevant Planning History**

The site was identified in the 2004 Urban Capacity Study and the borough council produced an adopted Development Brief (2002) to address the needs of the medical facilities and make better use of the vacant land to provide housing (estimated 60 dwellings). The Church Grange health centre surgery has moved to Dickson House, Crown Heights in the town centre. Permission was granted in 2011 for the demolition of the existing redundant garage at 1-5 Winchester Road and the erection of 4 dwellings (BDB/73799 and BDB/74707) which has now been completed. Permission was also granted for the demolition of the Church Grange building and its replacement with car parking, with alterations to Bramblys Grange, which was retained for health services (BDB/75396). This latter permission has been implemented and is now complete.

**Suitability and Constraints**

Policy restrictions/constraints: The site is located within the Settlement Policy Boundary of Basingstoke as defined in the current adopted Local Plan where the principle of development is acceptable. Any development will need to take into account the need to support the vitality and viability of the town centre and town centre accessibility and the role that car parking plays in relation to these matters. The Basingstoke Transport Strategy promotes the regeneration of some town centre car parks for new developments through consolidation of the existing car park offer.

Potential impacts: Part of the site adjoins the Basingstoke Town Conservation Area which will need to be taken into consideration in any proposal. The site is located within an upstream critical drainage area, which is a locally designated area of flood risk, stemming from the council’s Strategic Flood Risk Assessment. Therefore, as per the requirements of Policy EM7 of the current adopted Local Plan it is necessary for any redevelopment of the site to be supported by a Flood Risk Assessment (FRA).

**Availability**

The land is owned by a number of public and private ownerships, including Basingstoke and Deane Borough Council. Part of the site is owned by Inventures (Capita Symonds), although the majority of the health uses have now been relocated. NHS Hampshire has identified and confirmed a need for medical uses on the western (health centre) part of the site and therefore it is unlikely that this part of the site will be available for housing. The rest of the site is however considered available for development.

**Achievability**

The site is likely to be achievable and not particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers however the number of different ownerships may affect the delivery of the site and for these reasons there is a reasonable prospect that the available part of the site would be developed in the medium term. It is suggested that the site could be delivered within the next 5-10 years.

**Conclusion**

Work to be undertaken by the council to consider the overall provision of car parking in the town will determine the council’s approach to this site. However, it is likely to be achievable.
and could be suitable and available for redevelopment in the medium term. Therefore the site is considered potentially developable.

**Potential Density and Yield** (including development type)

The council has undertaken an initial assessment based on general density assumptions and considering the proximity of the site to Basingstoke Town Centre. A yield of 20 dwellings is suggested for the purposes of the SHELAA.

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### Description of site (neighbouring uses; present use)

Previously Developed Land: Yes

The site is located on the southern side of New Road, to the south of Basingstoke Town Centre. The site lies just outside of the Basingstoke Town Centre Boundary and lies to the north of a number of residential properties on Southern Road. The site forms an area of surface car parking known as Castons Car Park and Southern Road Car Park, which is situated on the edge of the town centre. There is a pedestrian route known as Caston’s Walk which lies adjacent to the eastern boundary of the site. The car park lies a short distance to the south of the Top of Town area which comprises a number of shops, banks and restaurants. The site to the east has been redeveloped for elderly persons housing, whilst a number of surface car parks lie to the north of the site. All Saints’ Church lies to the south west corner of the site. The residential area is characterised by terraced properties at a relatively high density.

### Relevant Planning History

None

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is situated within the Settlement Policy Boundary (SPB) of Basingstoke as defined in the current adopted Local Plan where the principle of development is acceptable. The Basingstoke Town Centre boundary lies to the north of the site. The site was historically identified within the Central Area Action Plan (adopted as an SPG in 2003) as part of proposals to form New Road into a street to include ‘decked’ car parking, offices and residential. Work undertaken by the Council has indicated that the site could be suitable for a range of uses including residential. However, any development will need to take into account the need to support the vitality and viability of the town centre and town centre accessibility and the role that car parking plays in relation to these matters. The Basingstoke Transport Strategy promotes the regeneration of some town centre car parks for new developments through consolidation of the existing car park offer. In addition, the site has been identified as having redevelopment potential for a mixed-use scheme within the published council landowner document ‘Top of the Town Concept Masterplan’ (2014).

**Physical problems:** The existing access is from New Road and additional limited access could be provided from Southern Road which runs along the southern boundary of the site. This would be subject to local highway authority approval. There are no other known physical limitations with the site.

**Potential impacts:** The site is situated immediately adjacent to the Fairfields Conservation Area and the Grade II Listed All Saints’ Church lies to the south of the boundary of the site. Therefore any scheme would have to respect the special character and appearance of the surrounding area. This is likely to have an impact upon the number of dwellings that could be accommodated as the development should be of a sympathetic scale and massing to the Conservation Area, and effectively provide a link with the town centre.

### Availability (legal/ownership issues)

The majority of the site is owned by Basingstoke and Deane Borough Council and is considered available for residential development in the medium term.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. The location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. It is suggested that the site could be delivered within the next 5-10 years.

### Conclusion (deliverable/developable)

The site is available and likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, this site is considered potentially developable.

### Potential Density and Yield (including development type)

The council has undertaken an initial assessment based on general density assumptions and a yield of 40dph. A yield of 30 dwellings is suggested for the purposes of the SHELAA. The suggested density reflects the town centre fringe location.
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<td>0</td>
<td>30</td>
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The site comprises a football ground, with associated seating area and floodlights along with some astro-turf pitches. The parking lies in the western portion of the site and vehicular access is provided from Western Way. The land to the north of the site is residential, as is the land to the west, though it does also include some commercial premises. The land to the south and east is commercial (Brighton Hill Retail Park), comprising a number of large retail premises and an assortment of other commercial uses.

**Relevant Planning History**

19/01110/OUT - Outline application for the erection of up to 89 dwellings with associated access and external works, following the demolition of the existing Basingstoke Town FC stand and terraces (all matters reserved except access). Application pending consideration.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is located within the defined settlement policy boundary of Basingstoke, as set out in the current adopted Local Plan, where the principle of new residential development is acceptable. As an existing sports facility, the development of the site for housing will be subject to meeting the requirements of Policy CN8, which requires the protection of existing community facilities, subject to meeting a number of criteria set out in the policy, one of which requires the suitable re-provision of facilities. There are also Sport England guidelines governing when it is acceptable to lose playing fields.

**Physical problems:** The existing site would require clearance, but this is not likely to be particularly difficult, and most of the site is flat and not intensively developed with buildings. The site promotion is predicated on a new access off Winchester Road, and it is not clear whether this is achievable at present. In addition, wider highway improvements to the A30 corridor and the Brighton Hill Roundabout have been developed and consulted on by HCC and the preferred option proposes a new link road through the eastern portion of the site which will have a significant impact on the design, layout, capacity and access arrangements of development.

**Potential impacts:** The site is in Flood Zone 1, but is upstream of a critical drainage area, which is a locally designated area of flood risk, stemming from the council’s Strategic Flood Risk Assessment. The site also lies in a groundwater protection zone where it is necessary to demonstrate there will be no deterioration of water quality. Therefore, as per the requirements of Policy EM7 it is necessary for any redevelopment of the site to be supported by a Flood Risk Assessment (FRA). Given the close proximity to Winchester Road there are likely to be some noise impacts which would need to be mitigated and may impact on the quantum of development.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. The football club have confirmed they intend to move to the Hampshire Football Association facilities on Winklebury Way. Planning permission for a new 3G pitch has already been granted. Therefore, whilst the site is not considered to be available now, it may be available soon when the football club move to their new ground. The borough council owns a strip of the land along the northern and southern edges of the site, some of which is leased to the Football Club. Whilst the site submission only comprises the land in the football club’s ownership, in the interests of comprehensive development, the future development of land owned by the council should not be prejudiced. The preferred highway scheme for the A30 corridor includes a link road which runs through the site, which will influence the development proposals and is likely to involve both land owners.

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

The development of the site is likely to be achievable and no particular factors have been identified that would affect the viability of development. The County Council’s preferred highways improvement to the A30 corridor including a link road through the site, if implemented, is likely to be secured via money already provisionally allocated via the Local Growth Deal and contributions from the Highway Authority and as a result the viability of development is unlikely to be affected. There is a developer involved in the promotion of the site and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.
however, as the proposed link road will influence the timing, design and layout of
development a 5-10 year timeframe is considered to be more realistic.

**Conclusion (deliverable/developable)**

The site is likely to be achievable and will be available for development within the 5-10 year
timeframe, provided it complies with the borough’s current planning framework. Therefore the
site is considered potentially developable.

**Potential Density and Yield (including development type)**

The site promoter suggests that the site could accommodate 95 dwellings and 70 care home
bedrooms. For the purposes of the SHELAA a yield of 160 units has been used.

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<tr>
<td></td>
<td>0</td>
<td>160</td>
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</table>
BAS024: Camrose Stadium, Winchester Road - 1.86 ha
### Description of broad location

**Buckskin:** Buckskin is located on the western edge of Basingstoke. Worting Road (B3400) is located to the north of Buckskin, an established route leading to the town centre, and an old roman road is located along the western boundary. The land use is predominantly residential, largely dating back to the 1970s, with two schools and several shops serving the local residents. The levels rise away from Buckskin lane, creating an undulating land form.

**South Ham:** South Ham is located to the west of the town centre. Worting Road (to the north) and Winchester Road (to the south) are both established routes into the town. The land use is generally residential, much of which dates back to the 1970s, though with pockets of earlier and later housing. There are also some education and retail facilities supporting local residents. The topography is undulating, and generally declines towards the south.

**Winklebury:** Winklebury is located two miles north west of central Basingstoke. The Ringway lies to the east and also runs along the north as part of the Ringway north/Kingsclere Rd (A339), the railway line lies to the south and an old roman road is located along the western boundary. This area is largely residential and dates from the 1960s/70s along with a variety of amenities including three shopping areas, several schools, community facilities and large areas of open space.

### Relevant Planning History

None of a strategic scale

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The broad locations are situated within the defined settlement policy boundary of Basingstoke and therefore the principle of additional residential development is acceptable in these areas. The regeneration of Buckskin and South Ham, including the provision of additional residential units is supported by Policy SS2 in the current adopted Local Plan. Whilst these areas have been highlighted as priority areas, Policy SS2 also supports the delivery of suitable regeneration in other areas and Winklebury has also since been identified as a suitable regeneration by the council.

**Physical problems:** The regeneration of these areas is likely to involve some redevelopment of existing buildings, which will have implications for the form of development and deliverability timescales.

**Potential impacts:** There is no evidence currently available of any particular environmental designations pertaining to these areas which would act as a constraint to development.

### Availability (legal/ownership issues)

These broad areas include clusters of land owned by Sovereign Housing Association, Vivid Housing Association, Basingstoke and Deane Borough Council and Hampshire County Council. Therefore, this creates the potential for regeneration to be progressed in these areas through co-operation between the relevant parties. The areas are therefore considered to be available for regeneration, though some site assembly issues will need to be overcome. A number of discrete sites within these regeneration areas were actively promoted for development through the call for sites consultation held 2019.

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

The regeneration of these areas forms part of the council’s ‘strategic approach to regeneration’, which has been in operation since 2011. 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. A Regeneration Strategy (2019-2029) is now being developed with a range of partners and stakeholders in the borough and is due for adoption in the near future. 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. Given the past delivery trends in relation to regeneration in Basingstoke town, amounting to a net provision of 512 dwellings between 2002 and

<table>
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</table>
2018, it is considered that regeneration within these areas is achievable over the course of the Plan period.

**Conclusion (deliverable/developable)**

Regeneration within the identified wards is a key ambition for the council. Work is ongoing in terms of developing a regeneration strategy and more specific masterplanning work with relevant partners including Vivid. The delivery of 200 units over the Plan period is considered to be achievable.

**Potential Density and Yield (including development type)**

It is considered that a yield of 200 units is realistic in the highlighted areas. This has been spread over the 5-10 year time band as the areas do not currently meet the deliverability tests.

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<tr>
<td></td>
<td>0</td>
<td>200</td>
</tr>
</tbody>
</table>
BAS025: Regeneration Area - 483.72 ha (total)
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS029</td>
<td>Land west of 2 Kite Hill</td>
<td>Basingstoke</td>
<td>0.47</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: No

The site is unmanaged land within Basingstoke SPB bordered by trees. There are a few outbuildings and unidentified objects across the site which appear to be household or commercial waste. The site promoter suggests the site is a builder’s yard and storage to the rear of a single property, however, it is difficult to determine whether this land constitutes a private garden. Land to the east of the site is comprised of residential properties and the Manydown site allocation for 3,400 dwellings (current adopted Local Plan Policy SS3.10) wraps round the site to the west. Access to the site is provided by a small unnamed road (designated as a PRoW) which leads out onto Old Kempshott Lane to the east and Pack Lane to the south.

**Relevant Planning History**

No relevant planning history on site.

17/00818/OUT (adjacent, west) Manydown - for residential-led development for 3,200 dwellings (up to a maximum of 3,520 dwellings) with all matters reserved except the primary means of vehicular access which was submitted in March 2017. This application is pending consideration.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site lies within the Basingstoke Settlement Policy Boundary where new housing is acceptable in principle, in line with the current adopted Local Plan.

**Physical problems:** The access to the site is likely to require significant upgrade as the site is currently accessed via an un-made track. Given the likely current use, remediation is also expected to be required. The site lies within flood zone 1 and within a Groundwater protection zone where a flood risk assessment is required in line with policy EM7.

**Potential impacts:** There is the potential for archaeological remains across the majority of the site which will require further investigation (Banjo Enclosure).

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable but the viability of the site may be affected by the remediation required as a result of the current use of the land as a builder’s yard/storage and significant upgrades to the site access. The promoter has suggested that the site could be delivered within the next 5-10 years.

**Conclusion**

This site is available and is potentially achievable, provided it complies with the borough’s current planning framework. Therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.

<table>
<thead>
<tr>
<th>Phasing:</th>
<th>0-5 years</th>
<th>5-10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>10</td>
</tr>
</tbody>
</table>
BAS029: Land west of 2 Kite Hill - 0.47 ha
### Description of site (neighbouring uses; present use)

The site is located in Winklebury, on the western fringes of Basingstoke’s urban area. The site is vacant and previously formed part of the grounds of a residential care home run by Hampshire County Council Adult Services (Newman Bassett House) which has been closed and redeveloped on a smaller footprint. The replacement facility, Hindson House is located to the south on the road frontage. Permission has also been granted for 2 three bed assisted living (C3(b)) units on land to the south which are currently under construction. This proforma relates to the remaining land which would have made up the northern portion of the Newman Bassett House curtilage. The site is located within an existing residential area and adjoins a school to the north, open space to the south and residential properties of a predominately two storey terraced variety to the east and west. Existing access is via a number of small residential roads, via a shared access with Hindson House. The character of the area is suburban.

### Relevant Planning History

13/01170/CC3 – land adjacent to the south: Demolition of Newman Bassett House and Day Care Centre and construction of single storey six bed respite unit with associated external areas and parking. This application was approved by Hampshire County Council 13 August 2013. The application only covers part of the site.

16/03606/CC3 - 2 three bed assisted living (C3(b)) units at the front of the site (HCC planning reference)

### Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

**Policy restrictions/constraints:** The site is located within the Settlement Policy Boundary of Basingstoke as defined in the current adopted Local Plan. A replacement community facility building has now been granted planning permission by HCC on land to the south, therefore, any potential conflict with Policy CN7, relating to the loss of essential facility/service previously occupying the site, can now be overcome so the redevelopment of the site for residential use is likely to be acceptable in principle.

**Physical problems:** Access to the site would be shared with the access for Hindson House via Warwick Road, which is narrow at points. Mature trees lie along the southern, eastern and northern boundaries of the site.

**Potential impacts:** The scheme will need to be appropriate in terms of scale and form in relation to the terraced character of the surrounding area. Development is likely to mean that some trees will need to be removed, and therefore appropriate landscaping should be included as part of any scheme. However, wherever possible, trees which are assessed as being worthy of retention should be protected during the course of any redevelopment of the site and these could impact on the developable area. The northern boundary lies adjacent to Winklebury Hill Fort, a Scheduled Monument. The site lies within an Upstream Critical Drainage Area and Groundwater Protection Zone 2 so a flood risk assessment is required in line with Policy EM7.

### Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 by the landowner, Hampshire County Council. The site is now available for redevelopment following the completion of schemes on the remainder of the wider site. HCC have confirmed that the site is being considered by a housing association as part of the wider Winklebury regeneration. There are currently no specific timescales for delivery.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. 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 located directly to the north with which there are likely to be links. The suggested layout provided with the planning application for Hindson House indicates what may be achievable on the wider site, including this land. The indicative layout shows a residential scheme making provision for 10 – 15 units. Whilst the site isn’t currently available it is consider that the site could be delivered within the next 5-10 years.

<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Settlement/Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS031</td>
<td>Land at former Newman Bassett House, Warwick Road</td>
<td>Basingstoke</td>
<td>0.38</td>
</tr>
</tbody>
</table>

## Table

<table>
<thead>
<tr>
<th>Site Area (ha)</th>
<th>Settlement/Parish</th>
<th>Site Address</th>
<th>Site Ref.</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.38</td>
<td>Basingstoke</td>
<td>Land at former Newman Bassett House, Warwick Road</td>
<td>BAS031</td>
</tr>
</tbody>
</table>
Conclusion (deliverable/developable)
The site is likely to be achievable and suitable and likely to become available, provided it complies with the borough’s current planning framework. Therefore the site is considered potentially developable.

Potential Density and Yield (including development type)
The planning application approved by HCC in 2013 for Hindson House included an indicative layout showing between 10–15 units. Given that a range has been proposed, a robust estimate of 12 dwellings has been used for the purposes of the SHELAA. The estimated yield considers a medium density to reflect the location and surrounding uses. Adjacent residential properties are terraced and at a density of approximately 40dph.

<table>
<thead>
<tr>
<th>Phasing</th>
<th>0-5 years</th>
<th>5-10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>12</td>
</tr>
</tbody>
</table>
BAS031: Land at Former Newman Bassett House - 0.38 ha

© Crown copyright and database rights 2019 Ordnance Survey LA100019556
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS032</td>
<td>Land off Ashwood Way</td>
<td>Basingstoke Town Centre</td>
<td>0.52</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: Yes

The site is within the Basingstoke Settlement Policy Boundary and is currently in use as a day services centre for people with a Learning Disability. Hampshire County Council’s Learning Disability Transformation Programme has led to the relocation of the community services previously delivered from the site to two new locations. HCC have stated that the two new services meet the need previously met on the site in more accessible locations. The site is bounded by a row of residential properties to the north. The Ashwood Academy education centre is adjacent to the site to the east and Ashwood Way Road bounds the site on the western and southern perimeters. There is existing vehicular access to the site.

**Relevant Planning History**

No relevant planning history on site.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is located within Basingstoke Settlement Policy Boundary where residential development is considered to be acceptable in principle. The site is located within the Houndmills Strategic Employment Area as defined by the current adopted Local Plan, and as per policy EP2 this would normally mean that non-employment uses would only be acceptable in principle in this location where proposals meet the requirements set out in that policy. However, as the site is not in employment use the principle of development to residential at this location could be acceptable. HCC consider that the facility at Land off Ashwood Way is no longer needed and is therefore no longer practical, desirable or viable to be retained on this site. Policy CN7 of the current adopted Local Plan protects against the loss of essential facilities and services unless development proposals accord with the criteria of the policy. It would appear that as the facility has been re-provided elsewhere and is therefore no longer viable at this location, the loss of the facility would be justified in accordable with Policy CN7.

**Physical problems:** The site is located within groundwater protection zones 2 and 3. The development of the site would also involve the demolition of the current building on site.

**Potential impacts:** It would be important to ensure that residential development of the site will be compatible with the surrounding employment uses, both in terms of providing a suitable living environment for residents, and not resulting in problematic restrictions on the operations of nearby businesses.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by the landowner, HCC and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development, especially considering that the site is fully serviced with utility connections and vehicular access. Similar residential schemes have come forward on other sites within Strategic Employment Areas across the borough. Therefore this location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

**Conclusion**

The site is available, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, this site is considered to be potentially developable.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 18 dwellings which has been used for the purposes of the SHELAA.

<table>
<thead>
<tr>
<th>Phasing</th>
<th>0-5 years</th>
<th>5-10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>18</td>
</tr>
</tbody>
</table>
The site is situated in a relatively central location, approximately 1.3km to the west of Basingstoke town centre. The site lies on the east side of Ringway West on the north east corner of Thornycroft roundabout. The railway line runs immediately to the north of the site, whilst a cycle track and pumping station lie on the eastern boundary. The access road off College Road abuts the western and southern boundaries of the site, and serves the pumping station and allotments which lie further to the east. The site forms an area of privately owned open space which is currently used as a pony paddock. The boundaries are treated with fencing, with a number of trees on the south and west boundaries. The character of the surrounding area varies, with a defined Employment Area to the north, Milestones Museum (within the Leisure Park) located on the western side of the Ringway, Wickes superstore to the south, and a medium to high density residential area which lies a short distance to the south east.

Relevant Planning History
None

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)
Policy restrictions/constraints: The site is situated within the Basingstoke Settlement Policy Boundary. Therefore, the provision of residential development on the site is acceptable in principle in accordance with the council’s current planning framework. The site has previously been identified within the Basingstoke Central Area Action Plan (2003). As the site is privately owned open space it will be necessary to ensure that any proposal to redevelop the land for residential use complies with the requirements of Policy EM5 of the current adopted Local Plan. The Hampshire Minerals and Waste Plan identifies land to the north-east of the site as being part of the Basingstoke Sidings rail depot site area. Policy 19 in the Minerals and Waste Plan seeks to safeguard that land for the possible expansion of the existing rail depot capacity in Basingstoke (paragraph 6.54). This site falls within the Mineral Safeguarding Area (as identified within the current adopted Local Plan) and therefore, the development of this site will be subject to consultation with Hampshire County Council Mineral and Waste Team.
Physical problems: The site is within a Groundwater Source protection (Zone 1) (Policy EM6), and is near a borehole/spring/well (groundwater source) used for drinking water. Therefore, development proposals in relation to this site will be required to incorporate measures to prevent deterioration of water quality and to protect the water source from pollution. The EA has previously stated that only clean roofwater can go into the soil (which is permeable in this location enabling Sustainable Urban Drainage (SUDs) to be used in principle). The EA state that it is likely that a large area would be required on site to store this roof water before it is discharged to ground and this could therefore affect the yield. All other water would need to be directed off site and dealt with in a drainage strategy. The site is also located upstream of a critical drainage area (Policy EM7), and therefore any application to develop the site will need to be supported by a Flood Risk Assessment. The existing access is from a track off College Road, and additional access could be provided from Churchill Way West subject to local highway authority approval. There is an adopted public highway/right of way running across the site which may need to be retained as part of any future development proposal. HCC have agreed a highway improvement scheme at Thornycroft roundabout (immediately adjacent to the site) which includes carriageway widening works on the existing approach roads, widening of the roundabout, installation of traffic signals and installation of a controlled pedestrian/cycle crossing on Churchill Way West (commencing June 2019 for 18 months). Any development of the site would need to consider the highways impacts on Thornycroft roundabout.
Potential impacts: There are a number of trees situated to the south and west of the site, and any scheme will need to take these into account. Due to the elevated position of the site, it is important that any scheme is of a high quality design due to its prominence. The prospective residents are likely to be effected by noise and air pollution from the Ringway and railway line. Therefore, any scheme should incorporate measures to mitigate these impacts.

Availability (legal/ownership issues)
The site is owned by the borough council and the council’s property services team support the inclusion of the site in the SHELAA. The site is currently undeveloped and has recently been used for grazing horses. It is therefore considered that the site is available for development.

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

The site is likely to be suitable for development at a medium density in order to reflect the transitional nature of the area in relation to Basingstoke town centre and local market demand.

**Conclusion (deliverable/developable)**

Given that the borough council as landowner have expressed an interest in developing the site it is considered to be available, and there is a reasonable prospect that the site will be developable in the 5-10 year timeframe.

**Potential Density and Yield (including development type)**

Given the relatively central location of the site, it is considered that a density of approximately 40 dph could be appropriate. However, given the water issues associated with the site, an area is likely to be required for the storage of runoff before discharge to ground and this will impact on site yield. For the purposes of the SHELAA, a yield of 25 units is suggested.

<table>
<thead>
<tr>
<th>Phasing:</th>
<th>0-5 years</th>
<th>5-10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>25</td>
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<tr>
<td>Site Ref.</td>
<td>Site Address</td>
<td>Settlement/ Parish</td>
</tr>
<tr>
<td>------------</td>
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<td>--------------------</td>
</tr>
<tr>
<td>BAS034</td>
<td>Land at Churchill Way West</td>
<td>Basingstoke</td>
</tr>
</tbody>
</table>

**Description of site** (neighbouring uses; present use)  
Previously Developed Land: No

The site lies approximately 1.3km to the west of Basingstoke town centre. The site lies on the north side of Churchill Way West (A3010), a short distance to the east of the Thornycroft roundabout. The railway line lies immediately to the north of the site, whilst an access road and pumping station lie to the west of the site. Allotment gardens lie to the north and east of the boundary, which are accessed via a cycle path off College Road through a subway to the south. The site currently forms an area of privately owned open space, whilst a number of trees are situated within the north east of the site. The character of the immediate surrounding area is relatively open, with the allotments to the east, whilst the surrounding area comprises an Employment Area to the north and a medium density residential area to the south east of the site from which the site is currently accessed off College Lane.

**Relevant Planning History**

None

**Suitability and Constraints** (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is situated within the Basingstoke Settlement Policy Boundary. Therefore, the provision of residential development on the site is acceptable in principle in accordance with the council’s current planning framework. The site has previously been identified within the Basingstoke Central Area Action Plan (2003). As the site is private open space it will be necessary to ensure that any proposal to redevelop the land for residential use complies with the requirements of Policy EM5. The Hampshire Minerals and Waste Plan identifies land to the north of the site as being part of the Basingstoke Sidings rail depot site area. Policy 19 in the Minerals and Waste Plan seeks to safeguard that land for the possible expansion of the existing rail depot capacity in Basingstoke (paragraph 6.54). This site falls within the Mineral Safeguarding Area (within the current adopted Local Plan), and therefore, the development of this site will be subject to consultation with Hampshire County Council Mineral and Waste Team.

Physical problems: The site lies within Groundwater Protection Zone 1 and an Upstream Critical Drainage Area. Therefore, ground water flood risk will need to be managed as part of any scheme, and could include mitigation measures such as Sustainable Urban Drainage Systems (SUDs). A Flood Risk Assessment will be required with any future planning application for the development of the site, as per Policy EM6 and EM7. The EA has also previously raised the issue of potential contamination of the site, and this issue will also need to be resolved. Any scheme will also need to consider the trees within the northern part of the site when considering the landscaping aspects of future design and layout proposals. The existing access to the site is from College Road, and additional access could be provided from Churchill Way West subject to Local Highway Authority approval. HCC have agreed a highway improvement scheme at Thornycroft roundabout (immediately adjacent to the site) which includes carriageway widening works on the existing approach roads, widening of the roundabout, installation of traffic signals and installation of a controlled pedestrian/cycle crossing on Churchill Way West (commencing June 2019 for 18 months). Any development of the site would need to consider the highways impacts on Thornycroft roundabout.

Potential impacts: The prospective residents are likely to be effected by traffic noise and air pollution from Churchill Way West and the railway line. Therefore any scheme should incorporate measures to mitigate these conditions.

**Availability** (legal/ownership issues)

The site is owned by Hampshire County Council who has promoted the site for inclusion in the SHELAA. The site is currently undeveloped and HCC consider it to be surplus to requirements. Therefore, the site is considered to be available for development.

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

HCC have stated that there are potential highways constraints, in terms of gaining suitable access, and the consent of the Highway Authority would be required. This issue may affect the development of the site.

**Conclusion** (deliverable/developable)
It is considered that the site is in a suitable location for residential development due to its close proximity to the town centre, subject to contamination issues being resolved. There is a reasonable prospect that the site is available and could be viably developed in the future. Owing to the site constraints, and in order to reflect the potential for the site to come forward in conjunction with BAS033, it has been included in the 5-10 year bracket.

<table>
<thead>
<tr>
<th>Potential Density and Yield (including development type)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hampshire County Council suggest a yield of 24 dwellings based on applying a 30dph calculation. However the site is considered to be highly suitable for a development at a medium density to reflect the location in relatively close proximity to the town centre and main railway station. An appropriate density could be 50dph which would yield in the region of 45 dwellings.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phasing:</th>
<th>0-5 years</th>
<th>5-10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>45</td>
</tr>
</tbody>
</table>
Site Ref.  | Site Address     | Parish            | Site Area (ha) |
----------|------------------|-------------------|---------------|
BAS054    | Former Fort Hill Community School | Basingstoke Town Centre | 7.25          |

**Description of site (neighbouring uses; present use)**
Previously Developed Land: Partly
The site is the former Fort Hill Community School site. The western side of the site is previously developed comprising buildings and a car park. The larger eastern portion is the former school field. The school is closed and expected to be demolished, however, there is a pre-school on site which is still operational. The site is bounded by a belt of mature trees on all sides and is surrounded by residential development with the exception of a few local shops adjacent to the north. There is existing vehicular access onto the site.

**Relevant Planning History**
None

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is located within the Basingstoke Town Settlement Policy Boundary, where the principle of development for the promoted uses is acceptable. Although the community school has closed there is an operational pre-school on site. Policy CN7 of the current adopted Local Plan seeks to protect essential facilities and services, however, the site promoter proposes a replacement pre-school on site. Additionally, the site promoter states that the 4ha of open space will be retained as public open space, essentially making existing private open space publically accessible in accordance with Policy CN8 of the current adopted Local Plan which seeks to protect sports and recreation facilities.

**Physical problems:** Groundwater protection zone 3 covers the whole site and ground water protection zone 2 covers the eastern half of the site. The western edge of the site is within an Upstream Critical Drainage Area.

**Potential impacts:** Scheduled Monument ‘Winklebury Camp’ surrounds the site on the boundary. There is therefore also architectural potential on site related to archaeological site Winklebury Camp. Although there is potential for development to impact upon the scheduled monument /archaeological site, the site promoter considers that views of the scheduled monument can be sensitively managed. There are residential properties in close proximity to the site which may be impacted upon by its development.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 by the landowner, Hampshire County Council, and there are no known legal or ownership problems. The site is therefore considered to be available for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
This site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**
This site is available, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 74 dwellings which has been used for the purposes of the SHELAA.

<table>
<thead>
<tr>
<th>Phasing:</th>
<th>0-5 years</th>
<th>5-10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>74</td>
</tr>
</tbody>
</table>
BAS054: Former Fort Hill Community School - 7.25 ha
**Description of site (neighbouring uses; present use)**
The site contains a three storey office building and its grounds, located within Hampshire International Business Park. The office building has a ‘cross’ shaped footprint and sits broadly central to the site with a linear two storey car park extending across land to the north of the building. Further courtyard parking is provided to the south of the site with both car parking areas linked by an internal access road. The remainder of the site is given over to hard and soft landscaping. The building sits within close proximity to industrial and office units of varying scale and design, all probably dating from towards the end of the twentieth century and occupied by a range of by different enterprises. Residential development is also located to the north-east, which includes properties that are completed and occupied. Access to the site is taken from Crockford Lane to the north and Lime Tree Way to the south. The building is vacant and has been since the end of 2017.

**Relevant Planning History**
19/00717/GPDOFF - Notification of proposed change of use of Class B1(a) office to Class 3 (dwellinghouse) consisting of 240 residential dwellings. Prior approval granted May 2019.
19/01664/GPDOFF - Notification of proposed change of use of Class B1(a) office to Class 3 (dwellinghouse) consisting of 270 residential dwellings. Prior approval granted August 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**
**Policy restrictions/constraints:** The site is situated within Basingstoke Settlement Policy Boundary where the principle of residential development is accepted. However, the proposed use results in a loss of office space within Hampshire International Business Park Strategic Employment Area. Current adopted Local Plan Policy EP2 1) restricts the loss of employment land in Strategic Employment Areas unless certain criteria are met. Unless it could be demonstrated that the loss of employment complies with the policy requirements, the general principle of residential development on this site would not be supported by the council’s current planning framework. However, the site already benefits from prior approval for conversion to residential use.

**Physical problems:** There are no particular physical problems with the site.

**Potential impacts:** There is the potential for surrounding uses within the business park to create noise which could impact residents of any future residential development. A noise impact assessment has been submitted as part of the prior approval submission. Additionally, there is the potential for land contamination from existing uses, a risk assessment to this regard has been considered as part of the prior approval application.

**Availability (legal/ownership issues)**
The site is promoted for development through the call for sites by the Council. Prior approval has been granted for residential development on site and there are no known legal or ownership problems. The site is therefore considered to be available for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location already has developer interest through the prior approval and there is a reasonable prospect that the site would be developed as a particular point in time. It is suggested that the site could be delivered within the next 5 years.

**Conclusion**
The site is available is likely to be achievable and may be suitable. The site has prior approval for 270 dwellings. Given the date of this recent permission it is not possible to confirm that this yield will come forward over the next 5 years. As such, for the purposes of the SHELAA the brownfield land register figure of 240 has been used. Therefore, the site is considered potentially developable.

**Potential Density and Yield (including development type)**
The prior approval application granted on site proposes a yield of 270 dwellings for the site which has been used for the purposes of the SHELAA.

<table>
<thead>
<tr>
<th>Phasing</th>
<th>0-5 years</th>
<th>5-10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>240</td>
<td></td>
</tr>
</tbody>
</table>
Site Ref. | Site Address | Parish | Site Area (ha)  
---|---|---|---  
OLD008 | Riverside View | Old Basing and Lychpit | 1.02  
Description of site (neighbouring uses; present use) | Previously Developed Land: Yes  
The site is currently occupied by a group of single and half storey office buildings and associated hardstanding whilst the remainder of the site is an undeveloped area of trees and an area of reeds against the River Loddon. The southern and eastern part of the site are within Basing Fen and Wood SINC. To the north is a railway line and along the south eastern edge of the site is a Public Right of Way (PRoW) which runs alongside the River Loddon. To the south east are a group of listed buildings at Grange Farm. The site is also located within the Basing Conservation Area.

Relevant Planning History

13/00671/FUL - Demolition of existing office buildings on site and redevelopment of site with 36 no. two bedroom apartments and associated parking and cycle storage. Application refused September 2013.
18/03671/GPDOFF - Prior notification for change of use of Buildings A, B and C from Class B1(a) Office use to Class C3 residential use to form 9 no 2 bed and 2 no 1 bed dwellings (9 flats and 2 bungalows). Prior approval granted May 2019.

Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)

Policy restrictions/constraints: The site is located outside of any defined settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. However, as the site is previously developed land, it may be possible to justify the redevelopment of the site following more detailed consideration. The site is located within the Basingstoke and Old Basing Strategic Gap which aims to prevent coalescence between those settlements and only permits development where it accords with the criteria set out in Policy EM2. The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was ‘made’ in July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan.

Physical problems: The site is entirely within Flood Zone 2 and a mineral safeguarding area. The site is potentially contaminated owing to previous fly-tipping. It would be necessary to ensure that any future occupants of the site would not be affected by noise from the railway line due to its proximity to the site.

Potential impacts: To the south east are a group of listed buildings at Grange Farm this consists of a Grade I Listed Tithe Barn (a Scheduled Monument) and a Grade II Listed Farmhouse. The Ruins of Basing House are also a Scheduled Monument (south west of the site). The site is located with the Basing Conservation Area. There are some areas of archaeological potential to the east of the site which will need to be investigated. Development of the site is likely to result in landscape and ecological impacts.

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available within the timeframe suggested by the promoter of within 5 years.

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

The site is likely to be achievable as the site has prior approval for 11 dwellings on site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.

Conclusion
This site is available and is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**

The site has prior approval for 11 dwellings on site, however, the site promoter has suggested a yield of 15-20 dwellings. As a range has been suggested a mid-point has been used for the purposes of the SHELAA.

<table>
<thead>
<tr>
<th>Phasing</th>
<th>0-5 years</th>
<th>5-10 years</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>17</td>
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</tbody>
</table>
OLD008: Riverside View - 1.02 ha

Scale: 1:2,500

© Crown copyright and database rights 2019 Ordnance Survey LA100019356
**Description of site (neighbouring uses; present use)**
Previously Developed Land: Yes

The site is located within the Basingstoke Town settlement policy boundary and is a vacant previously developed site as the pre-existing building has been demolished. There is a planning application current pending consideration on the site for residential development. The site is bounded on all sides by trees. There are areas of grassland to the west of the site and Parkland Hospital lies directly to the south. An ambulance station sits north of the site. There is existing access to the site via a road which joins the A340 (Aldermaston Road).

**Relevant Planning History**

19/02449/OUT - Residential redevelopment of The Hollies, Aldermaston Road, to provide up to 21 flats with associated access, parking and landscaping. Detailed approval is sought for vehicular and pedestrian access to the site, with all other matters reserved. Application pending consideration.


**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is located within Basingstoke Town settlement policy boundary where the principle of residential development is generally acceptable, so long as applications for development accord with the borough's current planning framework.

Physical problems: The site is located within an upstream critical drainage area due to under capacity sewers and a possible overloaded pumping station.

Potential impacts: The site is adjacent to a SINC which is located west of the site. There is the potential that development on site may therefore have ecological impact upon this area.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 by Basingstoke and Deane Borough Council and there are no known legal or ownership problems. The site is owned by Homes England and the site is therefore considered available for development.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is evidently attractive to developers as a planning application for residential development has already been submitted on site and there is a reasonable prospect that the site would be developed at a particular point in time. It is anticipated that the site could be delivered within the next 5 years.

**Conclusion**

This site is available, is likely to be achievable and suitable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**

The planning application submitted for residential development on site proposes a yield of 21 dwellings which has been used for the purposes of the SHELAA.

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<tr>
<th>Phasing:</th>
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<th>5-10 years</th>
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<tbody>
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<td></td>
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<td>21</td>
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<tr>
<td>Site Ref.</td>
<td>Site Address</td>
<td>Parish</td>
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</tr>
<tr>
<td>SOL001</td>
<td>Field adjoining the White Hart, Reading Road</td>
<td>Sherfield on Loddon</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site lies to the south east of Sherfield on Loddon and is a triangular area of land used as a paddock bounded by mature trees and hedges on the western and eastern boundaries. The land narrows to a point at the northern extent. Immediately to the west of the site lies Reading Road, whilst to the east lies the A33. To the south of the site lies the White Hart Public House and land which is used as a paddock.

**Relevant Planning History**
17/03849/FUL - Erection of 15 no. dwellings with car parking, amenity space, public open space, a new service road and access onto Reading Road at Land at Reading Road, Sherfield-on-Loddon, RG27. Permission granted November 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

**Policy restrictions/constraints:** The site is located outside the Sherfield on Loddon settlement policy boundary, in a countryside location where new housing is generally only permitted as an exception, in line with current adopted Local Plan Policy SS6 (New Housing in the Countryside). The general principle of development in this location is therefore not supported by the council’s current planning framework. The site is located within the Sherfield on Loddon Neighbourhood Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018 and its policies apply to this site. Policy H2 of the SOL NP supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon SPB which meet the requirements of Local Plan Policy SS5.

**Physical problems:** Future occupants of the proposed development could be affected by noise and air pollution from the A33. The planning application proposes an acoustic fence along the eastern boundary to address this.

**Potential impacts:** The proposed site is located within the Sherfield on Loddon conservation area and The White Hart public house, which is in close proximity to the southern boundary of the site, is a Grade II listed building. There is also a Notable Building, as defined on the Sherfield on Loddon Conservation Area Appraisal map, opposite the site on Reading Road, constraints which are addressed through the submission of supporting information accompanying the planning application.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 by Basingstoke and Deane Borough Council and there are no known legal or ownership problems. The site is therefore considered to be available for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
The site is likely to be achievable as it is a greenfield site which benefits from detailed planning permission and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. It is anticipated that the site will be delivered within the next 5-10 years.

**Conclusion (deliverable/developable)**
This site is available, is likely to be achievable and is considered suitable due to the planning permission on site. Therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**
The site has planning permission for 15 dwellings, this yield has been used for the purposes of the SHELAA.

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<th>Phasing</th>
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<th>5-10 years</th>
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<tbody>
<tr>
<td></td>
<td>0</td>
<td>15</td>
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</tbody>
</table>
Site Ref. | Site Address | Parish | Site Area (ha)
--- | --- | --- | ---
TAD012 | Boundary Hall, Boundary Place | Tadley | 0.18

**Description of site (neighbouring uses; present use)**
Previously Developed Land: Yes

The site is derelict land on part of a larger, completed, residential development approved in 2011 for 116 dwellings and 945sqm of commercial use. Commercial use on site has been unsuccessfully marketed for some time resulting in the promotion of the site for residential use. The site is located on the eastern fringe of the existing residential development with frontage onto Aldermaston Road at the eastern site boundary. Surrounding land uses are predominantly commercial (further south along Aldermaston Road) and housing. Opposite the site to the east are open fields. North of the site it is predominantly tree lined with residential development beyond. Boundary place serves as an access to the site as well as the recently constructed apartments to the southwest. The site currently has planning permission for 17 dwellings.

**Relevant Planning History**
19/00579/FUL - Erection of 17 no. apartments (2 no. 1 bed and 15 no. 2 bed) with parking, landscaping and associated works. Permission granted October 2019.
18/01089/FUL - Erection of 17 apartments (2no 1 bedroom and 15 no 2 bedroom), parking, landscape and associated works. Application refused February 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)**
Policy restrictions/constraints: The site is within Tadley settlement policy boundary where the principle of residential development is considered acceptable in principle, subject to how the development would impact upon the AWE Emergency Planning Zone. As the site is currently employment land the sites redevelopment would involve the loss of such use, any future development on site must accord with the criteria of Policy EP2 (2) of the current adopted Local Plan. It is noted that the site benefits from recent planning permission for residential use which is pertinent to the policy compliance in respect of loss of employment sites. It is likely that due to the dereliction of the land and unsuccessful marketing of the site that a proposal would accord with this policy. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).

Physical problems: The site is located within a mineral consultation area.

Potential impacts: The main impacts which could flow from the development area likely to be on the character of the local area and the residential amenity of nearby properties, all of which will be subject to the design and scale of the proposed development.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held in 2019 by Basingstoke and Deane Borough Council and there are no known legal or ownership problems. The site is therefore considered to be available for development.

**Achievability (economic viability; market factors; cost factors; delivery factors)**
The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. It is anticipated that the site could be delivered within the next 5 years.

**Conclusion**
This site is available, is likely to be achievable and is considered suitable due to the planning permission granted for the development of the site for housing. Therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**
The planning permission which has been granted on site proposes a yield of 17 dwellings which has been used for the purposes of the SHELAA.

**Phasing:**

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<thead>
<tr>
<th>0-5 years</th>
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<tbody>
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Sites Promoted for Employment
<table>
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<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Settlement/Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS022</td>
<td>Land at Jays Close, Viables, Basingstoke</td>
<td>Basingstoke</td>
<td>8.82</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: Yes

The site is located to the south of Basingstoke and forms part of a wider commercial area to the south of Hatch Warren Way and The Harrow Way. The site itself is ‘U shaped’ and is currently occupied by two existing buildings in commercial use with a considerable level of parking across the whole site. The western boundary of the site is treed providing a strong landscape buffer to residential development further west. The northern extent of the site abuts Hatch Warren Way which stems from a 5 exit roundabout and provides several spurs to residential development. The west of the site abuts a wider commercial development comprising predominately office accommodation with associated parking.

**Relevant Planning History**

17/01935/ENSC - Request for screening opinion for a commercial redevelopment of up to 41,200 sqm (GIA) of B1(c), B2 and B8 floorspace and associated parking, loading areas, and landscaping. Council considers that this is not EIA development.

There have also been a number of consents granted previously for employment related development/buildings within the site area.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is in employment use and located within a Strategic Employment Area as defined in the current adopted Local Plan, in which the principle of this site remaining in employment use is supported. In this regard policy EP1 in the current Local Plan seeks to protect employment sites and enable their regeneration/development for employment uses.

Physical problems: As the site relates to previously developed land, demolition of the existing buildings will be required.

Potential impacts: Some of the proposed development would encompass storage and distribution, which could result in highways impacts, and this is likely to require further assessment and consultation with the relevant highway authorities. There are residential properties to the west of the site, however, there is a strong existing landscape buffer along the old Basingstoke and Alton Light Railway adjacent to the site boundary, which will help to mitigate any impact on those residents. However, noise impacts will need to be considered. The site is within Flood Zone 1.

**Availability (legal/ownership issues)**

The site was promoted to remain in employment use through the call for sites consultation held in 2019 with permission from the landowner, Basingstoke and Deane Borough Council. The site is already in employment use and the promoter refers to re-development/intensification of the site for B1, B2 and B8 units. There are existing occupiers, and their leases may impact on the timescale for the redevelopment, however, the site is considered to be available for development once the former occupiers have vacated.

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

The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. There is a strong demand for storage and distribution development in relation to Basingstoke, and the industrial property market is also healthy, meaning the development is likely to be economically viable. There is a developer involved in the promotion of the site and the promoter has suggested that the site could be delivered within the next five years.

**Conclusion**

This site is available and is likely to be achievable and suitable. Therefore, the site is considered potentially developable.

**Potential Density and Yield (including development type)**

The site promoter has suggested a yield of 41,000sqm of B1, B2 and B8 floorspace which has been used for the purposes of the SHELAA. The screening opinion request details provided by the agent state that the site already comprises 18,696 sq.m (Motorola) and 21,368 sq.m (Sony) of floorspace, meaning the net gain would only be 936 sq.m.

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<th>Phasing:</th>
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<th>5-10 years</th>
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<tbody>
<tr>
<td></td>
<td>41,000sqm floorspace (936sqm net) (B1, B2 and B8)</td>
<td></td>
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</table>
BAS022: Land at Jays Close - 8.82 ha
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAM018</td>
<td>Berry Court Farm Business Park</td>
<td>Pamber</td>
<td>0.78</td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**
Previously Developed Land: No

The site is a flat portion of agricultural land, forming part of the land associated with Berry Court Farm. The site is bounded by Berry Court Farm Business Park (an area of hardstanding and a number of agricultural/industrial buildings) to the north, a solar farm to the south and east, and a strip of woodland and wider agricultural land to the west. There is a PROW running adjacent to the western site perimeter. There is access to the site onto Bramley road to the south. The site currently benefits from planning permission for change of use from agriculture to B8 use as an extension of Berry Court Business Park.

**Relevant Planning History**

18/03571/FUL - Change of use of land from agricultural to B1, B2 or B8 use as an extension of Berry Court Business Park. Application withdrawn.
19/00370/FUL - Change of use of land from agricultural to B8 use as an extension of Berry Court Business Park. Permission granted September 2019.

**Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)**

Policy restrictions/constraints: The site is outside any defined settlement policy boundary. Policy EP4 of the current adopted Local Plan only supports the principle of economic uses in rural areas in certain circumstances. In this case the development appears to facilitate the continuing sustainability or expansion of an existing rural business as per criterion d) of EP4 and therefore may be acceptable in principle, subject to according with the other elements of the policy.

Physical problems: The site is adjacent to an upstream critical drainage area which is situated north of the site. The critical drainage area was designated due to under capacity sewers at a nearby junction.

Potential impacts: Grade II Listed ‘West Wit’ and ‘Racketts Farmhouse’ are situated north of the site, the other side of Berry Court Business Park. There is the potential for development on site to impact upon the significance of these heritage assets. The site is located within a SSSI Impact Risk Zone therefore there is the potential for development to have ecological impacts.

**Availability (legal/ownership issues)**

The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers. Given that the site would be an extension to an existing business park it is considered that the development of the site for industrial type uses has an established reputation and there may be existing businesses on the site looking to expand. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.

**Conclusion**

This site is available and, given that it would allow for the expansion of an existing business park, is likely to be achievable. Any planning applications for the development of the site would need to comply with policy EP4. Alternatively, the site could be considered for allocation for employment development in future Local or Neighbourhood Plans.

**Potential Density and Yield (including development type)**

The site now has planning permission for the positioning on the land of 40 shipping containers (measuring 6m by 2.4m each), amounting to 576m of floorspace. There is also an open storage area.

<table>
<thead>
<tr>
<th>Phasing:</th>
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<tbody>
<tr>
<td></td>
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<td>576 sqm</td>
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<table>
<thead>
<tr>
<th>Floorspace</th>
<th>B8</th>
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</thead>
<tbody>
<tr>
<td>576 sqm</td>
<td>B8</td>
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</table>
PAM018: Berry Court Farm Business Park - 0.78 ha