



**Basingstoke  
and Deane**

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

**2020 (base date of 1 April 2020)**

**Published December 2020**

## Index of sites

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

Site ref:	Site Name	Parish	Appendix
<b>Ashford Hill with Headley</b>			
ASH001	Land East of Sunny Side	Ashford Hill with Headley	2
ASH002	Land south of Ashford Hill Road	Ashford Hill with Headley	5
ASH003	Land to the West of Thornford Road	Ashford Hill with Headley	5
ASH004	Land south of Galley Lane	Ashford Hill with Headley	5
ASH005	Land at The Cedars, Headley	Ashford Hill with Headley	5
<b>Basingstoke Town Centre</b>			
BAS001	Land at Shooters Way	Basingstoke Town Centre	2
BAS002	Land at Queen Mary Avenue	Basingstoke Town Centre	2
BAS003	ESME Ltd	Basingstoke Town Centre	4b
BAS004	Basing View	Basingstoke Town Centre	3
BAS008	Basingstoke Glebe	Basingstoke Town Centre	2
BAS009	Festival Place - Hampstead House	Basingstoke Town Centre	4a
BAS009	Festival Place - Kensington House	Basingstoke Town Centre	4a
BAS009	Festival Place - Chelsea House	Basingstoke Town Centre	4a
BAS009	Festival Place - Westminster House	Basingstoke Town Centre	4a
BAS011	Central Car Park, Basingstoke	Basingstoke Town Centre	4a
BAS012	Police Station, London Road	Basingstoke Town Centre	4a
BAS014	Brinkletts Car Park	Basingstoke Town Centre	4a
BAS015	Land rear of Brinkletts House	Basingstoke Town Centre	2
BAS016	Castons Car Park, South of New Road	Basingstoke Town Centre	4a
BAS022	Land at Jays Close	Basingstoke Town Centre	4a

BAS024	Camrose Stadium, Winchester Road	Basingstoke Town Centre	4b
BAS025	Regeneration Area	Basingstoke Town Centre	4a
BAS025	Regeneration Area	Basingstoke Town Centre	4a
BAS025	Regeneration Area (Winklebury)	Basingstoke Town Centre	4a
BAS029	Land west of 2 Kite Hill	Basingstoke Town Centre	4a
BAS031	Land at Former Newman Bassett House	Basingstoke Town Centre	4a
BAS032	Land off Ashwood Way	Basingstoke Town Centre	4b
BAS033	Land East of Ringway west	Basingstoke Town Centre	4b
BAS034	Land at Churchill Way West	Basingstoke Town Centre	4b
BAS037	Manydown (LP Allocation)	Basingstoke Town Centre	3
BAS048	Eli Lilly House	Basingstoke Town Centre	4b
BAS049	Land south of Great Western Cottages	Basingstoke Town Centre	4b
BAS050	16 Southern Road	Basingstoke Town Centre	4b
BAS051	65 New Road	Basingstoke Town Centre	2
BAS052	Southern Field, Queen Mary's College	Basingstoke Town Centre	2
BAS053	Brighton Hill Retail Park	Basingstoke Town Centre	4a
BAS054	Former Fort Hill Community School	Basingstoke Town Centre	4a
BAS056	Central 37 (Laleham Health Centre)	Basingstoke Town Centre	4b
BAS057	Ashwood Park	Basingstoke Town Centre	4a
<b>Baughurst</b>			
BGH001	Wolverton Plants	Baughurst	5
BGH002	Kingsclere Quarry	Baughurst	5
BGH003	Land at 1 and 2 Inhurst Cottages	Baughurst	5
<b>Bramley</b>			
BRAM001	Stocks Farm	Bramley	5
BRAM002	The Byre	Bramley	2
BRAM003	Land North of Sherfield Road (Phase Two)	Bramley	5

BRAM005	Upper Cufaude Farm (LP Allocation)	Bramley	3
BRAM007	Land at The Street, Bramley	Bramley	5
BRAM008	North of Upper Cufaude Farm	Bramley	5
BRAM009	Land West of Cufaude Lane	Bramley	2
BRAM010	Land to the north of Bramley	Bramley	5
BRAM011	Land West of Upper Cufaude Farm	Bramley	5
BRAM012	Land south of Silchester Road / west of Vyne Road	Bramley	5
<b>Burghclere</b>			
BUR001	Land adjacent to Reeves Cottage, Well Street	Burghclere	5
BUR002	Land off Church Lane	Burghclere	5
BUR003	Land on the south-east of Harts Lane	Burghclere	5
BUR004	Land to the east of Breachfield	Burghclere	5
BUR005	1 Coronation Close	Burghclere	2
BUR006	Land to the south of Beacon House, Harts Lane	Burghclere	5
BUR007	Land at Tothill	Burghclere	5
BUR008	Land north of Harts Lane	Burghclere	5
BUR009	Land at Norman Farm	Burghclere	5
<b>Candovers</b>			
CAN002	Land to the North of Bryces Lane	Candovers	5
<b>Cliddesden</b>			
CLID001	Land east of Farleigh Road	Cliddesden	5
CLID002	Land to the rear of the Mount	Cliddesden	5
CLID003	Land at Church Lane	Cliddesden	5
CLID004	Land to rear of Manor Farm	Cliddesden	5
CLID006	Land adjacent to Appleyard	Cliddesden	5
CLID007	Land to South of Woods Lane	Cliddesden	5
CLID008	Land north of Woods Lane	Cliddesden	5
CLID009	Land south of Manor Farm	Cliddesden	5
CLID010	Pensdell Farm	Cliddesden	5
CLID011	Upper Swallick	Cliddesden	5
<b>Dummer</b>			
DUM002	Basingstoke Golf Course (LP Allocation)	Dummer	3
DUM003	Peak Copse	Dummer	5
DUM004	Oakdown Farm	Dummer	5
DUM005	Land at Glebe Close	Dummer	5
DUM006	Land on Down Street	Dummer	5
DUM007	Land to the north of Dummer village	Dummer	5

DUM008	Dummer Down Farm	Dummer	5
DUM009	Land off Glebe Close	Dummer	5
DUM010	Land at Dummer Down Lane	Dummer	5
<b>East Woodhay</b>			
EW001	Land south of Knights Farm	East Woodhay	5
EW003	Woolton Hill Glebe	East Woodhay	5
EW004	Land to the west of Mount Road	East Woodhay	5
EW005	Knights Cottage	East Woodhay	5
EW006	Land adjacent to Gravelly Close	East Woodhay	5
EW007	Land east of Gore End Road	East Woodhay	5
EW008	Land at Wash Water	East Woodhay	5
<b>Ecchinswell, Sydmonton and Bishops Green</b>			
EC001	Land at Bishops Green	Ecchinswell, Sydmonton and Bishops Green	5
EC002	Bishops Green Cottage	Ecchinswell, Sydmonton and Bishops Green	5
<b>Ellisfield</b>			
EL001	Land north of Green Lane	Ellisfield	5
<b>Highclere</b>			
HI001	Land south of Tothill Services	Highclere	5
HI002	Highclere Glebe	Highclere	5
HI003	South of Burfield	Highclere	5
HI004	Land at Westridge	Highclere	5
HI005	Land to the rear of Little Flexford	Highclere	2
HI006	Falkland Farm	Highclere	5
HI007	Land east of Falkland Farm	Highclere	5
HI008	Land east of Andover Road	Highclere	5
<b>Hurstbourne Priors</b>			
HP002	Cressington	Hurstbourne Priors	5
HP004	Land to south west of Whitchurch Sewage Works	Hurstbourne Priors	5
<b>Kingsclere</b>			
KING001	Land at Strokins Road	Kingsclere	3
KING002	Fawconer Road	Kingsclere	3
KING003	Land at Coppice Road	Kingsclere	3
KING004	Land at Yew Tree Farm	Kingsclere	5
KING005	Land North of Gaily Mill	Kingsclere	5
KING007	Land at Porch Farm	Kingsclere	5
<b>Mapledurwell</b>			
MAP001	Paddock at the Farm	Mapledurwell and Up Nately	5
MAP002	Land east of Cob Cottages	Mapledurwell and Up Nately	5

MAP003	Land adjacent to Meadowcroft	Mapledurwell and Up Nately	5
MAP004	Land at Greywell Road	Mapledurwell and Up Nately	5
<b>Monk Sherborne</b>			
MS002	Land at Ramsdell Road, Monk Sherborne	Monk Sherborne	5
<b>Mortimer West End</b>			
MWE001	Land to rear of Rowlands Close	Mortimer West End	5
MWE002	The Red Lion	Mortimer West End	2
<b>Newnham</b>			
NEW002	The Old Rectory	Newnham	5
NEW003	Land off Blackstocks Lane	Newnham	5
<b>Newtown</b>			
NT001	The Swan Inn	Newtown	5
NT002	Land west of Well Street	Newtown	5
NT003	Hill Farm	Newtown	5
<b>North Waltham</b>			
NWAL001	SW of Basingstoke/NE of North Waltham	North Waltham	5
NWAL002	Land to the north-east of North Waltham	North Waltham	5
NWAL003	Land at Westside Dairy (north)	North Waltham	5
NWAL004	Land at Westside Dairy (south east)	North Waltham	5
NWAL005	Land at Westside Dairy (south west)	North Waltham	5
NWAL006	Land at Westside Dairy (Group Option)	North Waltham	5
NWAL007	Land South of North Waltham	North Waltham	5
NWAL009	The Old Hall	North Waltham	5
NWAL010	Land opposite Fox pub	North Waltham	5
NWAL011	Land at Popham Lane	North Waltham	5
NWAL012	Waltham Lane	North Waltham	5
<b>Oakley and Deane</b>			
OAK001	Manydown South	Oakley and Deane	5
OAK004	Sainfoin Lane (South)	Oakley and Deane	2
OAK005	Sainfoin Lane (NP Allocation)	Oakley and Deane	3
OAK006	West of Sainfoin Lane	Oakley and Deane	5
OAK007	Land at Pardown	Oakley and Deane	5
OAK008	Fairview Meadow, Sainfoin Lane	Oakley and Deane	5
OAK009	Sainfoin Lane (Group Option)	Oakley and Deane	5
OAK011	Land adjacent to Sunbeam Cottage	Oakley and Deane	5
OAK012	Park Farm	Oakley and Deane	5

OAK015	Oakley Coaches	Oakley and Deane	5
OAK016	Oakley Hall (NP Allocation)	Oakley and Deane	3 / 5
OAK017	Land west of Park Farm	Oakley and Deane	5
OAK018	Land at Pardown (Bull's Bushes Farm) - Option 1 Whole Site	Oakley and Deane	5
OAK019	Land at Pardown (Bull's Bushes Farm) - Option 2	Oakley and Deane	5
OAK020	Land east of Trenchards Lane	Oakley and Deane	5
<b>Old Basing and Lychpit</b>			
OLD001	Land east of Basingstoke (LP Allocation)	Old Basing and Lychpit	3 / 4b
OLD002	Lodge Farm	Old Basing and Lychpit	5
OLD003	Poors Farm	Old Basing and Lychpit	5
OLD005	Land South of Newnham Lane	Old Basing and Lychpit	5
OLD006	Land North of London Road	Old Basing and Lychpit	5
OLD007	Land at Hodds Farm	Old Basing and Lychpit	5
OLD011	Land on the north side of Tunworth Road	Old Basing and Lychpit	5
OLD012	Paddock Land at Lower Mill	Old Basing and Lychpit	5
<b>Overton</b>			
OV001	Land west of Kingsclere Road	Overton	5
OV002	Court Drove	Overton	5
OV003	Land east of Court Drove (NP Allocation)	Overton	3
OV004	Land north of Primary School (NP Allocation)	Overton	3
OV005	Land to the west of Overton Primary School	Overton	5
OV006	Vinns Lane, Southington	Overton	5
OV007	7 Vinns Lane	Overton	5
OV008	Land south of Two Gate Lane (NP Allocation)	Overton	3
OV009	Land south of Two Gate Lane - Phase II & III	Overton	5
OV011	Land south of Hazelcombe	Overton	5
OV012	Land to the west of Sapley Lane and Pond Close	Overton	5
OV014	Land to west of Pond Close	Overton	5
OV015	Land at Overton Road	Overton	5
OV016	Land west of Dellands Lane	Overton	5
<b>Pamber</b>			
PAM001	Land at Sandy Lane	Pamber	2
PAM002	Greenacres Nursery	Pamber	5
PAM003	Land at New Road	Pamber	5
PAM004	Land at Fair Oak Farm	Pamber	5
PAM005	Oak Tree Farm	Pamber	5

PAM006	Land on Aldermaston Road	Pamber	5
PAM007	Land north of Ramsdell Road	Pamber	5
PAM008	Oak Tree Farm Previously Developed Land	Pamber	5
PAM009	Land north of Pelican Road	Pamber	5
PAM011	Plot 3 Cottage Farm, New Road	Pamber	5
PAM012	Plot 4 Cottage Farm, New Road	Pamber	5
PAM013	Land east of Pamber Place	Pamber	5
PAM014	Land west of Wakeford Farm	Pamber	5
PAM015	Land at Wigmore Farm	Pamber	5
PAM016	Long Acres, Berry Court Farm	Pamber	2
PAM017	Land adjacent to Honeymill Farm	Pamber	5
PAM019	Land on Bramley Road	Pamber	5
PAM020	Land off Silchester Road	Pamber	5
PAM021	Land at New Road, Little London	Pamber	2
<b>Preston Candover</b>			
PCAN001	Land adjacent to Church Farm, Wield Road	Preston Candover	5
PCAN002	Fairview Farm	Preston Candover	5
<b>Rooksdown</b>			
RO001	Land adjacent to Weybrook golf course, Rooksdown	Rooksdown	5
<b>Sherborne St John</b>			
SSJ001	Land to the north of Cranes Field	Sherborne St. John	5
SSJ003	Vidlers Field	Sherborne St. John	5
SSJ004	Land west of Marnel Park	Sherborne St. John	5
SSJ005	Land at Carpenters Down	Sherborne St. John	5
SSJ006	Land North of Cranes field	Sherborne St. John	5
SSJ007	Bob's Farm	Sherborne St. John	5
SSJ008	Allotments at Cranes Road	Sherborne St. John	2
SSJ009	Allotments at Elm Road	Sherborne St. John	5
SSJ010	Land adjacent to Manor Road / Elm Road	Sherborne St. John	5
SSJ011	Weybrook Golf Club	Sherborne St. John	5
<b>Sherfield on Loddon</b>			
SOL002	Goddards Lane	Sherfield on Loddon	5
SOL003	Land at Breach Farm - Option 3	Sherfield on Loddon	5
SOL004	Land at Breach Farm - Option 1	Sherfield on Loddon	5
SOL005	Land at Breach Farm - Option 2	Sherfield on Loddon	5
SOL006	SW of Sherfield on Loddon	Sherfield on Loddon	5
SOL007	Land at Wildmoor Lane	Sherfield on Loddon	5
SOL008	Land at Sherfield Hill Farm	Sherfield on Loddon	5



SOL010	Land to the north of Redlands Farm	Sherfield on Loddon	4b
SOL011	Redlands Lodge	Sherfield on Loddon	5
SOL012	Land at Redlands	Sherfield on Loddon	5
SOL013	Land off Dixon Road	Sherfield on Loddon	5
SOL014	Mole Country Stores	Sherfield on Loddon	5
SOL015	Sherfield on Loddon Garden Centre	Sherfield on Loddon	5
<b>Silchester</b>			
SIL001	Land east of Little London Road	Silchester	5
SIL002	Land West of Little London Road	Silchester	5
<b>St Mary Bourne</b>			
SMB001	Wyke Down Driving Range	St Mary Bourne	5
SMB002	Land south of Bells Meadow	St Mary Bourne	5
<b>Stratfield Saye</b>			
SS001	Land next to Herriots Farm	Stratfield Saye	2
<b>Steventon</b>			
STE001	Popham Airfield	Steventon	5
<b>Tadley</b>			
TAD002	Smiths Field, Droxford Crescent	Tadley	5
TAD004	Land in Church Road	Tadley	5
TAD006	Land to the rear of Franklin Avenue	Tadley	4b
TAD007	The Oasis, Silchester Road	Tadley	4b
TAD008	8a and 10 Silchester Road	Tadley	4b
TAD009	Land adjacent to the White House	Tadley	5
TAD010	Land SE of Hawley Farm House	Tadley	5
TAD011	Land adjacent to Deanswood Road	Tadley	5
TAD013	42-46 New Road, Tadley	Tadley	4b
TAD014	Land south of Rectory Close	Tadley	5
TAD015	Land at Church Brook Farm	Tadley	5
<b>Upton Grey</b>			
UG002	Land adjacent to Elder Dell	Upton Grey	5
UG003	Land at Draycott	Upton Grey	5
<b>Whitchurch</b>			
WHIT001	The Gables, London Road	Whitchurch	5
WHIT003	52 Evingar Road	Whitchurch	4b
WHIT004	Dances Lane (NP Allocation)	Whitchurch	3
WHIT006	The Knowlings	Whitchurch	5
WHIT007	57 Winch. Rd, Car Centre Site (NP Allocation)	Whitchurch	3
WHIT008	Land north of Cricket Ground	Whitchurch	5

WHIT009	Cricket ground and land north of cricket ground	Whitchurch	2
WHIT010	Whitchurch Glebe	Whitchurch	5
WHIT011	South East Whitchurch	Whitchurch	5
WHIT013	Land at Newbury Road	Whitchurch	5
WHIT014	East of Bere Hill	Whitchurch	5
<b>Winslade</b>			
WIN001	Land adjacent to Rectory Cottage	Winslade	2
<b>Wootton St Lawrence</b>			
WSL001	Land to the north side of White Hart Lane	Wootton St Lawrence	5
WSL002	Ramsdell Glebe	Wootton St Lawrence	5

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## Context

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

# 1 Introduction

- 1.1 The preparation of a Strategic Housing and Economic Land Availability Assessment (SHELAA) is required by national policy, as outlined in paragraph 67 of the National Planning Policy Framework (NPPF) and informed by guidance set out in National Planning Practice Guidance (PPG). Such assessments are technical documents which provide information on the opportunities that exist for meeting housing and employment needs in a specified area.
- 1.2 The primary purpose of a SHELAA is to identify a supply of land, promoted by landowners, developers and other interested parties, that is available for future housing or employment development and may have the potential to be suitable and achievable for such development. The SHELAA also assesses how many residential units, or how much employment floorspace, the land could accommodate and the potential phasing for when development could be delivered.
- 1.3 The SHELAA is an important part of the evidence base which supports the local planning framework, including the borough's adopted Local Plan (2011-2029) and made neighbourhood plans. It forms a key part of the basis for the council's five year housing land supply assessment.
- 1.4 This assessment updates the council's Strategic Housing and Economic Land Availability Assessment (SHELAA) to a base date of 1 April 2020. It replaces the SHELAA published in December 2019 which had a base date of 1 April 2019. This version of the SHELAA has been informed by consultation with landowners and site promoters through a 'call for sites' consultation held in May/June 2019 and a number of sites submitted since the publication of the SHELAA in 2019.
- 1.5 National guidance requires identified sites to be assessed through the SHELAA process. The SHELAA will help to inform decision making as part of the council's Local Plan Update and development of relevant Development Plan Documents. It provides a high level strategic overview of the deliverability/developability of each identified site.
- 1.6 Importantly, the SHELAA does not determine whether a site should be allocated for development. Not all sites considered in the assessment will be suitable for development or required to meet needs. It is the role of the SHELAA to provide information on the range of sites which are available, but it will be for the Local Plan/Neighbourhood Plans to determine which of those sites assessed are most suitable to meet needs. In addition, the SHELAA does not make any decision on the borough-wide strategy for development which, again, is established through the Local Plan.
- 1.7 The sites identified as having housing or employment potential on previously developed land or within Settlement Policy Boundaries may come forward if they meet the relevant policies in the current adopted Local Plan and made neighbourhood plans.

## 2 Background

- 2.1 In line with guidance set out in the 'Housing and Economic Land Availability Assessment' section of the government's PPG<sup>1</sup>, The SHELAA assesses sites with the potential to form part of the future supply of land, considering their suitability, availability and achievability for housing and employment. The assessment is required to:
- identify sites and broad locations with potential for development;
  - assess their development potential; and
  - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.2 The primary purpose of the SHELAA is to identify sites with realistic potential for future housing or employment development, in order to underpin policies in the Local Plan/neighbourhood plans in relation to housing and employment, including supporting the delivery of land to meet identified needs.
- 2.3 In terms of the background of the borough's SHELAA, the council commissioned Baker Associates to produce the first version in 2007. Since then, the council has continued the process of annually updating the SHELAA in-house. The development of the first version of the SHELAA involved a 'call for sites', as well as public consultation and engagement with a wide range of landowners and developers. The council has continued to include new sites as they have been promoted for development. More recently, this has included two 'call of sites' in June/July 2017 and May/June 2019, the latter of which was undertaken to inform the Local Plan Update process.
- 2.4 The site reference pre-fixes relate to the parished area where the site is located. Where sites cross parish boundaries the parish with the largest portion of the site has been used. The SHELAA is a 'live' document, updated on an annual basis. It is kept up to date as part of the council's Authority Monitoring Report in accordance with national guidance. Consequently, the council publishes an updated SHELAA annually with a base date position of 1 April.

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

### 3 Methodology

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

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

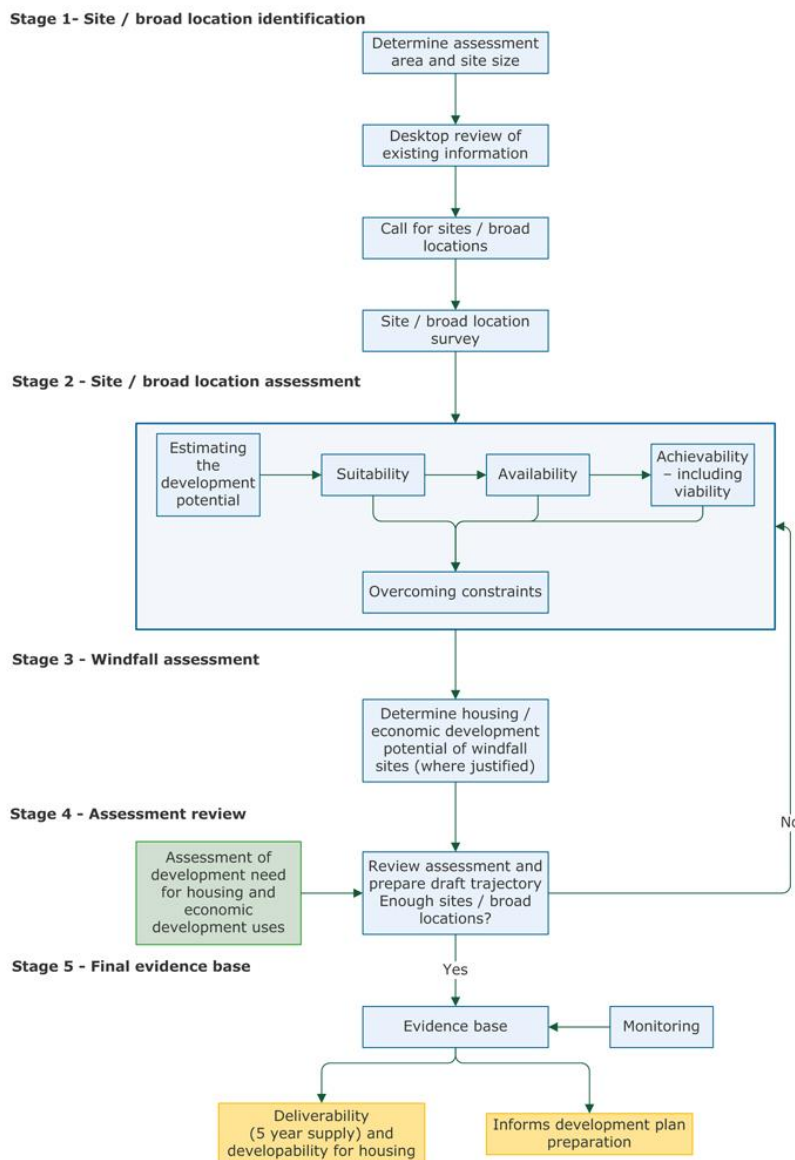


Figure 1 Methodology flow chart taken from PPG

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

*Determining assessment area and site size*

3.3 The PPG states that the assessment area selected for the SHELAA should be the plan-making area. Therefore, the SHELAA covers the borough of Basingstoke and Deane.

- 3.4 The PPG recommends that assessments should consider all sites and broad locations capable of delivering five or more dwellings, or economic development on sites of 0.25 hectares (or 500sqm of floor space) or above. The council has therefore applied this minimum site threshold and discounted any sites either promoted to the council or identified through other means which fall below this threshold. This enables as many sites as possible to be identified without the problem of attempting to assess very small sites where it is difficult to accurately assess likely delivery projections. In line with the recommendation in the PPG, the SHELAA assesses a range of different size sites from small scale sites to opportunities for large development such as town extensions.

*Who should plan makers work with?*

- 3.5 The council is committed to co-operating and working with neighbouring authorities and organisations particularly where strategic priorities cover a wider area. Whilst the council's housing market is self-contained the council has still consulted widely on previous versions of the SHELAA and continues to take account of any comments from key stakeholders relating to the production of the SHELAA when relevant.

- 3.6 The PPG recommends that those people and organisations with land interests are involved in the assessment at an early stage. Past SHELAA's have been based upon a variety of site sources including specific calls for sites. The call for sites undertaken in 2019 took place over six weeks and was publicised widely via a range of methods including direct communication with everyone on the planning policy database, press release, social media and via the council's website. The direct notification was sent to parish councils, landowners, developers, businesses, relevant local interest groups and stakeholders. The sites identified have been assessed against national policies and designations to establish which have reasonable potential for development. The projections of housing delivery rates informing the housing land supply position have been informed by information provided by the representatives of the sites concerned.

*How should sites/broad locations be identified?*

- 3.7 The PPG advises that councils should be proactive in identifying as wide a range as possible of sites and broad locations for development. The identification of sites in relation to this assessment is based on a desktop study of sites potentially worthy of consideration. This has included a review of planning applications and appeal decisions; sites subject to pre-application discussions (though the content of those discussions is confidential); and also any sites promoted directly to the council by landowners, developers or consultants. Officers have also reviewed existing housing and economic development allocations, land in the local authorities' ownership and other public sector land which may be surplus to operational requirements, vacant and derelict land known to the council and potential opportunities for regeneration or redesign of existing areas.
- 3.8 As outlined above, the council issued a 'call for sites' for development in 2019. 243 sites were promoted through this process, and a further 8 sites had been promoted to the council by the start of the Issues and Options consultation for the Local Plan Update, the outcomes of which are not reflected in this document. A total of 9 sites have also been removed from the SHELAA since the 2019 publication, either because they have been confirmed as no longer promoted, or, they gained planning permission prior to 1 April 2020. Sites included in iterations of the SHELAA prior to



2019 were removed from the assessment if they weren't promoted for development through the 2019 'call for sites' or in correspondence received since then.

*Characteristics recorded in site survey*

- 3.9 In accordance with the PPG, the site surveys utilised in the assessment contain consideration of the following factors:
- site size, boundaries, and location
  - current land use and character
  - land uses and character of surrounding area
  - physical constraints (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities);
  - potential environmental constraints
  - where relevant, development progress (e.g. ground works completed, number of units started, number of units completed)
  - initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.
- 3.10 The council is keen to ensure that all potential development sites are suitably considered. However, a number of initial site specific criteria have been set which must be met at the initial site survey stage for the site to be considered in further detail in the SHELAA. These are set out below:
- The site is too small to accommodate five or more dwellings, in line with the site size threshold set for the SHELAA.
  - The site is in flood zone 3a or 3b.
  - The site is within an SSSI or other important environmental or biodiversity designation e.g. SPA, SAC or RAMSAR sites.
  - The site is used as open space including designated Local Green Spaces and playing fields; sports uses or recreational buildings.
  - Development of the site would involve the loss of irreplaceable habitats such as ancient woodland or veteran trees.
  - The site is not expected to be available until after the end of the current adopted Local Plan period.

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

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

*Estimating development potential*

- 3.11 In terms of calculating development potential, this has been based on the attributes of each particular site, in light of the policies set out in the current adopted Local Plan/neighbourhood plans. For some sites, proposals for their development are already sufficiently advanced for there to be a reasonable degree of certainty regarding the likely yield, for example where planning applications have been submitted for a specific number of units. In instances where the potential yield has not already been established, the yield provided by the site promoter has usually been used for relevant sites and no further assessment of the yield has been undertaken by officers for the purposes of the SHELAA at this stage. Where site

promoters have not provided a yield, a high level assessment of the site has been undertaken, taking into account site constraints to establish a potential yield. A precautionary approach has been taken at this stage using the following density assumptions as a starting point: for residential development, 30dph and upwards within Settlement Policy Boundaries (SPB), 30dph adjacent to SPBs, and 20dph where sites are some distance from the nearest SPB. In some cases, a lower density is used if that is considered most appropriate in light of the site context. For economic development encompassing industrial floorspace, yields have been calculated on the basis of a 50% plot ratio of the gross site area (i.e. half of the site would be given over to new floorspace the rest of the site would be given over to yard space and landscaping etc.). Site yields will be revisited through the Local Plan Update, taking into account any further information and relevant site constraints.

- 3.12 Alongside the calculation of the development potential of each site, it is also necessary to ascertain the timeframe for when sites are likely to be developed, and the likely rate of development. This process is informed by liaising directly with landowners, developers and agents, the site submissions made in response to the call for sites, as well as the consideration of the development process in relation to similar sites. The process to ascertain a timeframe also takes into account likely site constraints and deliverability issues (such as infrastructure) where known. The approach used was commended as being 'robust' by the Inspector in his Local Plan examination report for the current adopted Local Plan, dated 6 April 2016<sup>2</sup>. For the purposes of assessing sites in appendix 5 the timeframe provided by the site promoter has been referenced and the council hasn't made a judgement at this stage.

#### *Assessing 'suitability'*

- 3.13 The PPG states that the following factors should be considered in order to assess a site's suitability for development:
- National policy, the current adopted development plan and emerging plan policy
  - physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination
  - potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation
  - appropriateness and likely market attractiveness for the type of development proposed
  - contribution to regeneration priority areas

Additionally, environmental/amenity impacts experienced by would be occupiers and neighbouring areas have also been considered.

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

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

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

*Assessing 'availability'*

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

*Assessing 'achievability'*

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

*Overcoming constraints*

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

*Deliverability and developability*

- 3.20 The PPG requires that following on from the assessment of the suitability, availability and achievability (including the economic viability) of a site, it is then possible to determine whether each site can be considered deliverable, developable or not currently developable.
- 3.21 Deliverable sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered within 5 years. The NPPF refers to deliverable sites for housing including those that have a full planning permission or are non-major development. It also includes sites

allocated for housing in the current adopted Local Plan and neighbourhood plans and sites with outline planning permission, permission in principle or identified on the brownfield register as deliverable where there is clear evidence that housing completions will begin on site within five years.

- 3.22 Developable sites are defined in the NPPF as those that are in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged (either within 6-10 years or years 11-15). As the sites in appendix 5 do not meet the deliverability tests, for the purposes of the SHELAA they have all been categorised as developable sites at this stage.

***Stage 3: Windfall Assessment***

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

***Stage 4: Assessment Review***

- 3.25 The SHELAA will be reviewed annually alongside the council's housing land supply. The results of the SHELAA inform the council's indicative housing trajectory and are reflected in the AMR. The assessment of sites through the SHELAA also feeds into the updated Brownfield Land Register.
- 3.26 The PPG states that it should only be necessary to carry out a full re-survey of all sites/broad locations when development plans have to be reviewed or other significant changes make this necessary (e.g. if a local planning authority is no longer able to demonstrate a five year supply of specific deliverable sites for housing). As the council has commenced a Local Plan Update, a full assessment of all promoted sites outside of Settlement Policy Boundaries is necessary. A high level assessment, focusing on site constraints has been completed at this stage however, this SHELAA will feed into a more detailed site assessment and allocation process forming part of the Local Plan update.
- 3.27 There is no formal requirement for an annual update of employment site allocations but they will be regularly reviewed and monitoring information will be included in the AMR.

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

- 3.28 Following the assessment, the PPG specifies a list of standard core outputs to ensure consistency, accessibility and transparency. This assessment includes all the required outputs.

## 4 **Assessment Parameters**

4.1 The SHELAA relates to a nine year period, 2020/21 – 2028/9, which encompasses the remainder of the current adopted Local Plan period. The base date for the assessment is 1 April 2020. This date is particularly important when considering the distinction between sites with planning permission and those where an application has been submitted but has not been determined as of 1 April 2020. Sites which have an outstanding planning permission (gained before 1 April 2020) are listed in appendix 1 for completeness. These sites are included within the commitments component of the housing land supply calculations. Sites where planning permission has not been granted, or was granted after 1 April 2020, are assessed through the SHELAA process in order to appraise their deliverability potential. This assessment seeks to provide the most recent information available in order to ensure that the assessment is as up to date and consequently as reliable as possible.

4.2 In line with the PPG, the SHELAA uses a series of five-year time bands when assessing likely delivery, linked to the timeframe of the current adopted Local Plan. Due to the 9-year remainder of the current adopted Local Plan period, the second time band spans a 4-year period:

- 2020/21 - 2024/25
- 2025/26 - 2028/29

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

## 5 **Sources of Housing Supply**

### **Sites with planning permission**

5.1 Appendix 1 shows that a total of 4,462 dwellings have planning permission as at 1 April 2020 (sites of 10 dwellings and more are individually listed). The council has engaged with all the relevant landowners/developers regarding the deliverability/developability status of these sites, and the likely phasing of development, as part of the annual housing monitoring process. This involved contacting the developer/agent or landowner associated with each large site (sites of 10 dwellings or more) in order to seek clarification regarding current information on relevant deliverability issues. The deliverability and phasing of sites were also considered and agreed with Hampshire County Council as part of the annual housing monitoring process which they undertake in partnership with the borough council. Of the 4,462 planning permissions issued, the assessment results in a total of 4,101 dwellings with planning permission projected to be completed within the plan period and 361 dwellings unlikely to be developed within the plan period.

<b>Source of potential housing</b>	<b>0-5 years</b>	<b>5-9 years</b>	<b>Total</b>
Small sites with planning permission	579	0	579
Large sites with planning permission	3219	303	3522
All sites with planning permission	3798	303	4101

*Table 1: Sites with planning permission as of 1 April 2020*

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

### **Site Specific Sources of Supply**

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

- 5.3 The current adopted Local Plan contains 6 housing allocations and 1 mixed use regeneration area incorporating housing which did not have planning permission as of 1 April 2019. Those allocations with planning permission as of 1 April 2019 are included in the 'commitments' component of the council's housing land supply outlined above. Where planning applications have been submitted or determined after 1 April 2019 the relevant sites still appear in the table below. The council has engaged with the relevant landowners/developers in order to ensure that the most up-to-date information is available regarding deliverability/developability and phasing. Delivery projections for each of the current adopted Local Plan allocations are set out in the table below, in the order in which they appear in the Plan. Individual proformas for each of these sites are provided in appendix 3.

Site Ref	Local Plan Policy	Site name	Phasing			Total (Plan Period)
			0-5 years	5 - 9 years	Beyond Plan Period	
BRAM005	SS3.8	Upper Cufaude Farm	150	240	0	390
OLD001	SS3.9	East of Basingstoke	0	350	100	350
BAS037	SS3.10	Manydown	170	1480	1750	1650
DUM002	SS3.11	Basingstoke Golf Course	175	280	545	455
BAS004	SS8	Basing View	0	300	0	300
Total			495	2650	2395	3145

Table 2. Adopted Local Plan site allocations

#### Allocations in Neighbourhood plans

- 5.4 In addition to those in the current adopted Local Plan, there are also housing allocations within the made neighbourhood plans. Oakley and Deane, Overton and Bramley Neighbourhood Plans were 'made' between April 2016 and March 2017, Sherborne St John, Whitchurch, St Mary Bourne, Sherfield on Loddon were made between April 2017 and March 2018, Old Basing and Kingsclere Neighbourhood Plans between April 2018 and March 2019 and Wootton St Lawrence Neighbourhood Plan between April 2019 and March 2020. The Oakley and Deane, Overton, Sherborne St John, Whitchurch and Kingsclere Neighbourhood Plans all allocate sites for housing. These made plans now form part of the statutory development plan and the allocations have the same status as those within the current adopted Local Plan. The council has engaged with the relevant landowners/developers in the same manner as for those allocations contained within the current adopted Local Plan. The table below sets out the delivery projections for those neighbourhood planning allocations which do not already have planning permission at 1 April 2020. Individual proformas for each of these sites are provided in appendix 3.

Site Ref	Neighbourhood Plan	Site name	Phasing		Total
			0-5 years	5 - 9 years	
KING001	Policy KHA3	Land at Strokens Road	14	0	14
KING002	Policy KHA1	Land at Fawconer Road	12	0	12
KING003	Policy KHA2	Land at Coppice Road	10	16	26
OAK005	Policy 3	Sainfoin Lane, Oakley	0	35	35
OAK016	Policy 3	Oakley Hall, Oakley	30	0	30
OV003	Policy SS1	East of Court Drove, Overton	0	14	14
OV004	Policy SS1	North West of Overton Primary School, Overton	0	11	11
OV008	Policy SS1	South of Two Gate Lane, Overton	70	0	70

WHIT004	WHDP Policy HA1	Police Station Dances Lane, Whitchurch	0	15	15
WHIT007	WHDP Policy HA3	57 Winchester Rd/ Whitchurch Car Centre, Whitchurch	0	10	10
Total			136	101	237

Table 3. Made Neighbourhood Plan allocations

- 5.5 As of 1 April 2020, 17 neighbourhood areas had been designated in the borough. In addition to the 10 made plans, a number of the other areas are fairly advanced in the preparation of neighbourhood plans. Once 'made', any further housing allocations contained within these neighbourhood plans will also contribute to the housing land supply.
- 5.6 At least a further 44 units are still to be delivered through neighbourhood plans, or other suitable means, for settlements with defined Settlement Policy Boundaries not yet meeting their requirements, as set out in Policy SS5 of the adopted Local Plan.
- 5.7 Overall, allocations in adopted plans (at 1 April 2020) currently make provision for 3,687 dwellings over the plan period as shown in table 4.

Site name	Phasing			Total (Plan Period)
	0-5 years	5 - 9 years	Beyond Plan Period	
Adopted Local Plan Allocations	495	2650	2395	3145
Made Neighbourhood Plan Allocations	136	101	0	237
Total	631	2751	2395	3382

Table 4: Consolidated Local Plan and made neighbourhood plan allocations

#### *Sites identified as having housing potential (opportunity sites)*

- 5.8 Sites in this section have been identified via various sources. Some have been promoted to the LPA by relevant landowners, including the council itself in its land owning capacity, some have been identified through site surveys and the preparation of the council's Brownfield Land Register, whilst others are sites currently within the planning system where there is certainty about their deliverability.
- 5.9 All of those sites listed below have been assessed against the relevant criteria set out in the NPPF. Each site has a separate proforma which assesses the suitability of the site against the criteria contained in national policy, with associated location maps. Those sites which do not meet the relevant criteria have been placed in appendix 2 (sites identified not subject to further assessment) at this stage.
- 5.10 Following assessment, the sites have been placed into two 'opportunity site' categories and respectively placed in either appendix 4a or 4b reflecting their compliance with planning policies, as set out in the current adopted Local Plan and made neighbourhood plans:



- Appendix 4a includes sites within settlement policy boundaries or sites which benefit from planning permission (granted since April 1 2020) without policy constraints. There is a presumption in favour of development on these sites.
- Appendix 4b includes sites which lie within settlement policy boundaries but are subject to policy constraints.

Only sites in Appendix 4a are being incorporated into the council's housing land supply. This is reflective of the policy constraints associated with appendix 4b.

Site Ref	Site name	Phasing		Total
		0-5 years	5 - 9 years	
BAS009	Festival Place – Hampstead, Kensington, Chelsea and Westminster Houses	0	300	300
BAS011	Central Car Park	0	40	40
BAS012	Police Station, London Road	0	30	30
BAS014	Brinkletts Car Park	0	20	20
BAS016	Castons Car Park	0	30	30
BAS025 <sup>3</sup>	Regeneration Area	0	0	0
BAS029	Land west of 2 Kite Hill	0	10	10
BAS031	Land at former Newman Basset House	0	12	12
BAS054	Former Fort Hill Community School	0	74	74
BAS057	Ashwood Park	0	133	133
Total		0	649	649

Table 5 – Appendix 4a 'Opportunity' sites in the SPB without policy constraints, or any sites with planning permission

Site Ref	Site name	Phasing			Total (Plan Period)
		0-5 years	5 - 9 years	Beyond Plan Period	
BAS003	ESME Ltd	0	17	0	17
BAS024	Camrose Stadium	0	160	0	160
BAS032	Land off Ashford Way	0	18	0	18
BAS033	Land east of Ringway West	0	25	0	25
BAS034	Land at Churchill Way West	0	45	0	45

<sup>3</sup> A figure of 0 dwellings is used for BAS025 to prevent double counting in table 16 on page 31 of this report. A yield of 114 dwellings in years 5-9 of the plan period is expected for the regeneration areas as presented in table 14, page 30.

BAS048	Eli Lilly House	0	300	0	300
BAS049	Land south of Great Western Cottages	0	18	0	18
BAS050	16 Southern Road	0	9	0	9
BAS056	Central 37 (Laleham Health Centre)	0	80	0	80
OLD001	East of Basingstoke	0	0	450	0
SOL010	Land to the north of Redlands Farm	0	57	0	57
TAD006	Land to the rear of Franklin Avenue	0	12	0	12
TAD007	The Oasis, Silchester Road	0	6	0	6
TAD008	8a and 10 Silchester Road	0	9	0	9
TAD013	42-46 New Road, Tadley	0	47	0	47
WHIT003	52 Evingar Road	0	36	0	36
Total		0	839	450	839

Table 6. Appendix 4b 'Opportunity' sites in the SPB with policy constraints

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

6.1 The collation of existing consents and surveys of potentially available sites has resulted in the identification of a total of 40 suitable sites (excluding planning permissions) across the borough, potentially providing a total of 5,220 dwellings over the plan period. The table below summarises the number of units that could potentially be provided in individual settlements, grouped into the specific timeframes.

Sources of potential housing (excluding planning permissions)	0-5 years	5-9 years	Total
Basingstoke	170	3101	3271 <sup>4</sup>
Bramley	150	240	390
Dummer	175	280	455 <sup>5</sup>
Kingsclere	36	16	52
Oakley	30	35	65
Old Basing	0	350	350 <sup>6</sup>
Overton	70	25	95

<sup>4</sup> An additional 1750 dwellings are recorded outside the plan period.

<sup>5</sup> An additional 545 dwellings are recorded outside the plan period.

<sup>6</sup> An additional 550 dwellings are recorded outside the plan period.

Sherfield on Loddon	0	57	57
Tadley	0	74	74
Whitchurch	0	61	61
<b>Total identified through survey</b>	<b>631</b>	<b>239</b>	<b>4870</b>

*Table 7. Consolidated allocations and opportunity site*

## 7 Windfall allowance

7.1 The 2019 NPPF states (Para. 70) that:

*“Where an allowance is to be made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the SHELAA, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”*

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

7.2 As shown in the table below, the rate of small site completions over the Plan period has averaged 54dpa if garden land is excluded. However, in light of the 2019 NPPF removing the clear presumption against the development of garden land or removing it from windfall calculations, it is considered that garden land can now be included in the calculations. When garden land is included, completions have averaged 72dpa over the current adopted Local Plan period.

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Average
No. of net completions from small windfall sites	43	61	54	55	73	91	63	130	79	72
No. of net completions on garden land	19	15	9	13	10	20	18	30	29	18
No. of net completions with garden land completions excluded	24	46	45	42	63	71	45	100	50	54

Table 8. Small site windfall since 2011

7.3 In 2019/20, 195 new homes were consented on small windfall sites,

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Annual average
No. of net small site consents	74	98	103	122	197	235	232	215	195	163

Table 9: Small site windfall consents

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

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

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

Source of housing potential	2020/21 – 2024/25	2025/26 – 2028/29
Small-site windfall	100	200

Table 10. Small site windfall allowance over the remainder of the current adopted Local Plan period

7.7 In addition to small sites, a significant number of large windfall sites (sites accommodating 10 or more units) have been developed in the borough in recent years. This is a result of a combination of factors including the introduction of permitted development rights which have allowed office buildings to be converted to residential use without the need for planning permission. This has enabled a significant number of new dwellings to come forward on sites previously in employment use. The table below illustrates the number of dwellings that have been completed annually on unallocated sites over the last 9 years. This indicates that an average of 262 units or 33% of the total number of housing completions have come forward from this source of supply.

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Average
No. of net completions from large windfall sites	78	14	174	84	260	267	311	393	777	262
Total net completions	693	303	531	424	471	555	828	1200	1556	729
Large site windfall as % of total completions	11%	5%	33%	20%	55%	48%	38%	33%	50%	33%

Table 11. Large site windfall completions since 2011

7.8 The number of units coming forward on unallocated sites is likely to remain high in the short term, as there are a number of consents granted on non-allocated sites which have yet to be developed as shown in table 12. In addition, the conversion of offices to residential use is continuing, through Permitted Development Rights and there are other brownfield sites which can be redeveloped. The Council has introduced an Article 4 Direction that removes Permitted Development Rights on three of its Strategic Employment Areas meaning that planning permission is now required to convert commercial buildings to flats in Basing View, Chineham Business Park and Hampshire International Business Park. However, other opportunities remain.

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	Average
Net new dwellings approved on large windfall sites	191	30	216	1210	559	685	594	396	423	478
Total large site net consents	1090	30	1102	2550	643	755	1556	714	698	1015
Large site windfall as % of total large site consents	18%	100%	20%	47%	87%	91%	38%	55%	61%	57%

Table 12. Large windfall consents

## 8 Regeneration Opportunities

- 8.1 A source of housing supply which has delivered a significant amount of housing in the past is the regeneration of parts of Basingstoke. A table showing the most significant schemes over the period 2011 - 2020 is set out below. 512 net dwellings have been provided over this time, an average of 64 dwellings a year from large scale regeneration projects.

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

Table 13. Housing delivered on regeneration sites between 2002 - 2020

- 8.2 The council continues to work in partnership with registered providers and other partners to explore suitable regeneration opportunities and is anticipating the delivery of an additional 200 (approx.) units through regeneration in the period up to 2029, as set out in Policy SS2 of the adopted Local Plan. The deliverability of this source of housing supply was assessed through the Local Plan examination, where the inspector supported the policy approach and its contribution to overall supply.
- 8.3 In terms of identifying broad locations where additional housing through regeneration is likely to take place, the council carried out an initial assessment of potential locations as part of its Strategic Approach to Regeneration. This identified potential opportunities for regeneration in the Buckskin, South Ham and Norden areas of Basingstoke, as reflected in Policy SS2. The council is currently working proactively with relevant partners, including Vivid and HCC, to progress a regeneration masterplan for Winklebury which will bring forward a number of regeneration opportunities. It is estimated that approximately 150 new homes could be delivered through the Winklebury project.
- 8.4 The identified broad locations for regeneration (SHELAA reference BAS025) do not meet the NPPF criteria for deliverability at this time and consequently this source of supply has been phased to come forward in the 5 –9 year timeframe.

Source of housing potential	2020/21 – 2024/25	2025/26 – 2028/29
Regeneration Sites	0	114

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

## 9 Site specific supply – economic development

- 9.1 In line with the PPG methodology, an assessment of sites potentially suitable for employment has also been undertaken, informed by the call for sites consultations undertaken in 2019. Table 15 sets out the sites promoted for employment uses which either lie within Settlement Policy Boundaries (as defined in the current adopted Local Plan) or are on previously developed land. Proformas providing additional detail are included in appendices 4a and 5, as relevant.

Site Ref	Site name	Estimated net yield
BAS022	Land at Jays Close, Basingstoke	936 sq.m
BAS053	Brighton Hill Retail Park	14,491 sq.m

*Table 15. Sites promoted for employment within settlement policy boundaries or any sites which have gained planning permission since 1 April 2020*

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

## 10 Housing and Economic Land Supply Conclusion

- 10.1 The potential housing supply set out in the proceeding sections amounts to 9,280 dwellings between 2020/21 and 2028/29. This is set out in table 16 below.

Source of housing potential	2020/21 – 2024/25	2025/26 – 2028/29	Total
Small Sites with planning permission	579	0	579
Large Sites with planning permission	3219	303	3522
Adopted Local Plan Allocations	495	2650	3145
Made Neighbourhood Plan Allocations	136	101	237
Neighbourhood Planning (policy SS5)	0	44	44
'Opportunity' sites within SPBs	0	1339 <sup>7</sup>	1339
Small site windfall	100	200	300
Regeneration	0	114	114

<sup>7</sup> 1339 dwellings represent 1488 dwellings minus 10% to account for any unforeseeable non-delivery during the plan period



<b>Total supply</b>	4529	4751	9280
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*Table 16. Housing land supply 2020- 2029*

10.2 The preceding sections provide an assessment of sites which have the potential to contribute towards the borough’s housing land supply. In particular, the assessment identifies a number of opportunity sites within Settlement Policy Boundaries or on previously developed land which can contribute towards the overall supply. These sites are shown in further detail in appendices 4a and 4b.

10.3 With regards to economic land supply, the current Economic Needs Assessment (2018) concludes that there is a modest need for industrial floorspace up to 2029 and a more significant need for storage and distribution floorspace. This amounts to a requirement for a further 4ha of industrial land, and 18ha of storage and distribution land up to 2029. The sites promoted for economic uses within settlement boundaries or those which gained permission since 1 April 2020 wouldn’t be sufficient to meet this need in its entirety.

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

11.1 The council is currently in the position, using a base date of 1 April 2020, of being unable to demonstrate a five year supply of deliverable sites and also sufficient overall supply to meet housing targets over the plan period. In May 2019 the council took the decision to progress a Local Plan update, the first stage of which was the Call for Sites consultation referred to elsewhere in the SHELAA.

11.2 The housing supply projections for sites which benefit from a planning permission are set out in Appendix 1. Those sites which do not currently have planning permission, but are either allocated in the current adopted Local Plan and ‘made’ neighbourhood plans or are categorised as opportunity sites are addressed in section 5 above. The remaining sites which were submitted for consideration by landowners or site promoters through the Call for Sites, have also been assessed and proformas for these 170 sites are contained in appendix 5. An index of the sites assessed can be found on the first page of this document. Those sites which do not meet the relevant criteria are listed in appendix 2.

11.3 If all of the sites promoted for residential development in appendix 5 were developed in totality, this could result in approximately 35,900 dwellings. This total is based on yields primarily put forward by site promoters (or a general density multiplier when one wasn’t provided) and doesn’t reflect the council’s view on either the yields suggested or the acceptability of sites.

11.4 If all of the sites promoted for economic use in appendix 5 were developed, this could result in approximately 412,800 sqm of economic floorspace. As set out in paragraph 11.3, all yields are based on the floorspace put forward by promoters (or a general density multiplier when one wasn’t provided) and doesn’t reflect the council’s view on either the yield suggested or the acceptability of the site.

11.5 A number of the promoted sites were submitted for mixed use development. These sites have been classified as residential led, however, a clear residential / economic mix was promoted for WHIT013 and these yields have been included in the respective residential and economic totals in paragraphs 11.3 and 11.4 above.

## 12 **Monitoring and review**

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

## Appendix 1: Outstanding planning permissions at 1 April 2020

Site	Site Status at 1/4/20	Settlement	Net Dwls available	Completions 2011-20	Under construction at 1 April 2020	0-5 years					5-9 years				Unlikely within Plan period	Net Total
						2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29		
<b>Total Completions 2011-2019</b>																
				5005												
<b>Sites with Planning Permission</b>																
<b>Large site commitments (10 or more units)</b>																
North of Popley/ Merton Rise	DET	Basingstoke	262			112	50	50	50	0	0	0	0	0	0	262
Trumpet Junction / The Spinney	DET	Basingstoke	121			60	40	21	0	0	0	0	0	0	0	121
Land north of Park Prewett, former golf course	DET	Basingstoke	342			140	125	77	0	0	0	0	0	0	0	342
Clifton House, Bunnian Place	-	Basingstoke	205			0	0	0	0	0	0	0	0	0	205	0
Cheam haw treys, Newbury Road	DET	Headley	6			0	0	0	0	0	0	0	0	0	6	0
20 Winchester Street	DET	Basingstoke	14			14	0	0	0	0	0	0	0	0	0	14
North of Marnel Park/Spiers Meadow	DET	Basingstoke	55			45	10	0	0	0	0	0	0	0	0	55
Kennel Farm	DET	Basingstoke	68			22	46	0	0	0	0	0	0	0	0	68
Razors Farm / Vyne Park	DET	Basingstoke	130			55	75	0	0	0	0	0	0	0	0	130

Wella (GB)	DET	Basingstoke	70			70	0	0	0	0	0	0	0	0	0	70
Eli Lilley/ Chapel Hill	DET	Basingstoke	90			65	25	0	0	0	0	0	0	0	0	90
Fairfield House/ Vantage House	PA	Basingstoke	37			37	0	0	0	0	0	0	0	0	0	37
Main Hall, Park Prewett	DET	Basingstoke	19			19	0	0	0	0	0	0	0	0	0	19
Minchens Lane /St James Park	DET	Bramley	45			30	15	0	0	0	0	0	0	0	0	45
Caesers Way	DET	Whitchurch	33			0	20	13	0	0	0	0	0	0	0	33
Normandy House	PA	Basingstoke	150			0	0	0	0	0	0	0	0	0	150	0
Land at Weston Road	DET	Upton Grey	17			17	0	0	0	0	0	0	0	0	0	17
Recycling Yard, Hurstbourne Station	DET	Hurstbourne Priors	43			0	20	23	0	0	0	0	0	0	0	43
Innovation Court, New Street	PA	Basingstoke	46			46	0	0	0	0	0	0	0	0	0	46
Beech Tree Close	DET	Oakley	70			50	20	0	0	0	0	0	0	0	0	70
Aurum Green	DET	Basingstoke	33			33	0	0	0	0	0	0	0	0	0	33
North of Sherfield Road /Strawberry Fields	DET	Bramley	2			2	0	0	0	0	0	0	0	0	0	2
Land between Elmdene and Fairholme Road	DET	Tadley	11			0	0	11	0	0	0	0	0	0	0	11

Land adjacent to The Street	DET	Bramley	26			26	0	0	0	0	0	0	0	0	0	26
Leamington Court	DET	Newfound	4			4	0	0	0	0	0	0	0	0	0	4
Brickells Yard	DET	Oakley	10			10	0	0	0	0	0	0	0	0	0	10
Swing Swang Lane	OUT	Basingstoke	100			0	0	20	50	30	0	0	0	0	0	100
Redlands	RES	Basingstoke	150			0	0	7	50	50	43	0	0	0	0	150
South of Blosswood Lane	DET	Whitchurch	90			30	30	30	0	0	0	0	0	0	0	90
Honsome Fields	OUT/DET	Basingstoke	750			0	130	120	120	120	120	80	60	0	0	750
Andover Road	OUT	Oakley	14			0	0	0	7	7	0	0	0	0	0	14
Park Farm	DET	Oakley	48			30	18	0	0	0	0	0	0	0	0	48
West of Sapley Playing Field	DET	Overton	35			35	0	0	0	0	0	0	0	0	0	35
32 Copenhagen Court, New Street	PA	Basingstoke	38			0	38	0	0	0	0	0	0	0	0	38
Global House, Victoria Street	PA	Basingstoke	40			40	0	0	0	0	0	0	0	0	0	40
15 New Road	DET	Basingstoke	10			10	0	0	0	0	0	0	0	0	0	10
Cranes Road	DET	Sherborne St John	18			18	0	0	0	0	0	0	0	0	0	18
Land off Evingar Road	OUT	Whitchurch	60			0	0	20	40	0	0	0	0	0	0	60
The Island Site	DET	Basingstoke	41			0	41	0	0	0	0	0	0	0	0	41

Land to East of Pamber Heath Road	DET	Pamber Heath	12			12	0	0	0	0	0	0	0	0	0	12
Land at Herriard	DET	Herriard	12			0	12	0	0	0	0	0	0	0	0	12
12 London Road	DET	Basingstoke	10			10	0	0	0	0	0	0	0	0	0	10
Minchens Court, The Barns	PA	Bramley	14			14	0	0	0	0	0	0	0	0	0	14
Land off Wiltshire Crescent	DET	Basingstoke	33			0	33	0	0	0	0	0	0	0	0	33
Sandringham Court, Paddock Road	DET	Basingstoke	13			0	13	0	0	0	0	0	0	0	0	13
Deeside	DET	Basingstoke	15			15	0	0	0	0	0	0	0	0	0	15
Unity Place	PA	Basingstoke	270			0	130	140	0	0	0	0	0	0	0	270
Riverside	PA	Old Basing	11			0	0	11	0	0	0	0	0	0	0	11
Boundary Hill	Det	Tadley	17			0	17	0	0	0	0	0	0	0	0	17
Field Adjoining The White Hart, Reading Road	DET	Sherfield-on-Loddon	15			0	10	5	0	0	0	0	0	0	0	15
The Hollies, Aldermaston Road	OUT	Basingstoke	21			0	0	21	0	0	0	0	0	0	0	21
Lyde Boarding Kennels	DET	Old Basing	19			0	0	19	0	0	0	0	0	0	0	19
Bishopswood Golf Course (C2)	DET	Tadley	65			0	0	0	65	0	0	0	0	0	0	65
The Island Site	DET	Basingstoke	53			0	53	0	0	0	0	0	0	0	0	53

<b>Total Large Site Permissions</b>			3883			1071	971	588	382	207	163	80	60	0	361	3522
<b>Outstanding Small Site Commitments</b>			579			193	193	193	0	0	0	0	0	0	0	579
<b>Total Sites with Planning Permission</b>																
			4462			1264	1164	781	382	207	163	80	60	0	361	4101

