Appendix 4b: Opportunity Sites - sites identified within Settlement Policy Boundaries with policy constraints

This appendix includes sites which lie within settlement policy boundaries but are subject to policy constraints.

Sites are in alphabetical order by parish.

A complete index of sites is included at the start of the main document.
Site Ref. | Site Address | Parish | Site Area (ha)
--- | --- | --- | ---
BAS003 | Electrical Steam and Mining Equipment Ltd Coronation Road | Basingstoke Town Centre | 0.23

**Description of site (neighbouring uses; present use)** | Previously Developed Land: Yes
--- | ---
The site lies within the Basingstoke Settlement Policy Boundary, west of the Ringway East (A339), and immediately north of the railway line, which lies in a cutting behind the site. Coronation Road is characterised by a mixture of residential and commercial uses. The site is occupied by a factory building with offices attached, with the remainder of the site given over to hardstanding, used mostly for car parking and unloading and loading of goods. There is an electrical substation on site to the eastern side of the factory building. The site is in employment use and there is existing access to the site from Coronation Road.

**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 the Basingstoke Town Settlement Policy Boundary, where the principle of development for the promoted use is acceptable. Current adopted Local Plan Policy EP2 restricts the loss of employment land 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.

**Physical problems:** The site promoter has stated that the site is a former engineering site and therefore there is potential for contamination from oils and asbestos. However, the site promoter considers that these can easily be remediated. The access road is a constraint to commercial vehicles accessing the site because of on road parking but for residential use this may be less of a concern.

**Potential impacts:** The adjacent commercial uses together with the railway line at the rear of the site has the potential to create noise and disturbance to any future residential occupiers. There are trees on Network Rail’s land which may be affected by the development. However, it should be possible to accommodate the development without impacting on the trees. There are residential properties in close proximity to the site which may be impacted upon by the development of the site.

**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 currently occupied although the site promoter considers the site will be available within the next 5 years. The site is therefore considered to be available for development within this timeframe.

**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 site promoter considers that remediation costs are unlikely to undermine the viability of developing the site for residential use. 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, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. Therefore, should development of the site be able to prove to be in accordance with Policy EP2 this site would be considered potentially developable, however this is unknown at this stage.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 17 dwellings which has been used for the purposes of the SHELAA.

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<thead>
<tr>
<th>Phasing</th>
<th>0-5 years</th>
<th>5-10 years</th>
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<tbody>
<tr>
<td>0</td>
<td>17</td>
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<tr>
<td>Site Ref.</td>
<td>Site Address</td>
<td>Parish</td>
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</tr>
<tr>
<td>BAS048</td>
<td>Eli Lilly House</td>
<td>Basingstoke</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Town Centre</td>
</tr>
</tbody>
</table>

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

The site is currently in use as the offices and data centre for Eli Lilly who are relocating their existing operations to Basing View, leaving the site vacant. The site is adjacent to the Aldermaston Road Roundabout junction of the A339 Ringway North, with the A340 (Aldermaston Road) running up the eastern site perimeter. The land immediately north and adjacent to the site is in residential use with The North Hampshire Hospital located to the north west. To the west of the site lies an industrial business park. The site comprises two large buildings, one smaller building and a playing field with football pitch. The site has access onto Priestley Road.

**Previously Developed Land:** Yes

**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 an area designated as a Strategic Employment Area (Houndmills Strategic Employment Area). Current adopted Local Plan Policy EP2 restricts the loss of employment land 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.

**Physical problems:** There are buildings existing on site which will need to be demolished to accommodate the proposed development. However, access arrangements onto the site are already in place due to the existing use.

**Potential impacts:** There appears to be a playing field with a football pitch on the site. It is unknown whether the development of the site would result in the loss of this facility which may provide a constraint to development in line with Policy CN8 (Community Leisure and Cultural Facilities) of the current adopted Local plan.

**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 will become vacant by April 2021. The site is therefore considered to be available for development within the next 5 years.

**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 demolition of the existing building and data centre, alongside the strengthening and management of the underground car park, which are significant costs that will need to be accommodated. 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 as whilst a planning application could be progressed immediately, the site will be vacated by Eli Lilly in April 2021 upon completion of its new offices.

**Conclusion**

This site will be available within the next 5 years and is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework. The site is located in a Strategic Employment Area and is considered to be developable within the next 5-10 years.

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

The site promoter has suggested a yield of 300 dwellings which has been used for the purposes of the SHELAA.

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<thead>
<tr>
<th>Phasing</th>
<th>0-5 years</th>
<th>5-10 years</th>
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</thead>
<tbody>
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<td></td>
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<td>300</td>
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<tr>
<td>Site Ref.</td>
<td>Site Address</td>
<td>Parish</td>
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</tr>
<tr>
<td>BAS049</td>
<td>Land south of Great Western Cottages</td>
<td>Basingstoke Town Centre</td>
</tr>
</tbody>
</table>

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

The site is a strip of land that runs along the northern edge of Basingstoke Railway Station North Yard Car Park. The site appears to form part of a wider undeveloped area comprising grassland with a number of bushes and trees and well as footpaths running across the area, albeit the site itself is vegetated with small trees and is fenced off and inaccessible to the public. Surrounding land use is allotments to the east, Basingstoke railway station and car parks to the west and south and residential to the north. A PROW runs along the western site perimeter. The site promoter has suggested that access to the site could be provided via the private Network Rail owned access road leading to Great Western Cottages with improvements undertaken to the access as required.

**Relevant Planning History**

The site was allocated for development within the previous Local Plan (1996 – 2011), as part of allocation D.12.

**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 residential development is generally permitted in line with Policy SS1 of the current adopted Local Plan.

**Physical problems:** The area is characterised by a sloping topography. The site promoter has suggested that some contamination is present on site due to historical uses therefore environmental remediation would need to be carried out as required in conjunction with any development. Improvements to the site access would likely be required to accommodate development.

**Potential impacts:** South View Conservation Area lies north west of the site and locally listed building ‘The Old Stables’ is situated in close proximity to the sites south western corner. Therefore development may impact upon the significance of proximal heritage assets. Noise pollution from the railway line to the south of the site is likely to impact upon future residents of any residential development on site. The site is likely of ecological value (would need confirming through surveys). The site is currently covered in vegetation, including trees, and consequently the impact of any development upon these will need to be considered.

**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)**

Viability of the site may be affected by the need to remediate contamination on site and provide access improvements. 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, and may be achievable. It could also be suitable, provided it complies with the borough’s current planning framework which is uncertain as there are factors which may negate its suitability, and therefore the site is not considered to be deliverable at present. Nevertheless, the site may be developable, subject to contamination remediation therefore, this site is considered potentially developable.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 15-20 dwellings. Given that a range has been proposed a figure in the middle (18 dwellings) has been used for the purposes of the SHELAA. However, while this yield has been used for the purposes of the SHELAA, there are some concerns with this estimate owing the shape and tightness of the site, and the site constraints.

<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>
BAS049: Land south of Great Western Cottages - 0.44 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>BAS050</td>
<td>16 Southern Road</td>
<td>Basingstoke</td>
<td>0.11</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Town Centre</td>
<td></td>
</tr>
</tbody>
</table>

**Description of site (neighbouring uses; present use)**  
Previously Developed Land: Yes  
The site is situated near the centre of Basingstoke and is currently in use as a Tyre and Exhaust centre. Surrounding land use is residential to the south and west, a medical centre adjacent to the east, followed by further residential and War Memorial Park. To the north of the site lies the ‘top of the town’ area of Basingstoke with retail and restaurants as well as car parks and some residential development. There is existing access to the site via Southern Road. A PROW runs through Jacob’s Alley which runs down the western site perimeter.

**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 Town Settlement Policy Boundary where residential development is generally permitted in line with Policy SS1 of the current adopted Local Plan. The current use is presumed to fall within use class B2 (general industrial. Current adopted Local Plan Policy EP2 restricts the loss of employment land with SPBs 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.

**Physical problems:** There are existing buildings on site which will require demolition or conversion. In addition, owing to the current use there could be some potential contamination of the site.

**Potential impacts:** Development of the site would result in the loss of the existing use. The site is adjacent to Fairfields conservation area which is located to the south of the site therefore there is potential for development of the site to impact upon the historical significance of the conservation area. Owing to the close proximity of residential uses the development of the site may have an impact on neighbouring properties.

**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 currently in use and occupied. No timescales have been provided by the site promoter to suggest when the site could become available. The site is therefore considered to be potentially available for development within the next 5-10 years.

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

Viability of the site may be affected by the need to remediate contamination on site. 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 5-10 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, particularly in terms of the loss of employment floorspace. Therefore, should development of the site be able to prove compliance with Policy EP2 this site would be considered potentially developable, however this is unknown at this stage.

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

The site promoter has suggested a yield of 9 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>
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</thead>
<tbody>
<tr>
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<td>0</td>
<td>9</td>
</tr>
</tbody>
</table>
Site Ref. | Site Address | Parish | Site Area (ha)
--- | --- | --- | ---
BAS053 | Brighton Hill Retail Park | Basingstoke Town Centre | 3.13

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

Previously Developed Land: Yes

The site is a retail park currently providing approximately 100,000sqft (gross) of retail floorspace with direct access off the A30. The eastern part of the site is where the retail units are situated. The remainder of the site is a car park with a standalone restaurant building in the wester corner. The site is situated on the southern side of the A30. On the northern side of the A30 opposite the site lies the 'Camrose Stadium’ site also submitted through the SHELAA (SHELAA Ref: BAS024). The promoter has stated in their submission that there are two retail units at the site where the tenant is in administration or the unit is currently vacant, comprising approximately 40% of the retail floorspace (Unit 3 which is located as the centre of the site; and also Unit 1 which comprises the largest retail unit). The landowner of the site relies on high occupancy rates to ensure the continued vitality and viability of the current retail park. The site promoter has noted that the existing vacancies are blighting the site and the lack of retail demand has been exacerbated by the recent opening of the new St Michael’s Retail Park development adjacent to the site. The site promoter has suggested that the site would present an opportunity for redevelopment for one of the following uses, or for a mix of uses: residential, care home, offices, light industrial, storage and distribution, and/or leisure.

**Relevant Planning History**

No relevant planning history on site.

19/01110/OUT – adjacent to site (north): 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). 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 Basingstoke Town Settlement Policy Boundary, where the principle of development for the promoted uses is acceptable. The current Local Plan protects retail within defined retail areas, however, it does not protect out of centre retail. However, such a large loss of retail floorspace would need to be considered through the council’s retail assessment which will underpin the Local Plan Update.

Physical problems: There are few physical constraints on site although the site is surrounded primarily on the north western boundary by a landscape buffer. The capacity of the access onto the A30 may also provide a constraint to any change in use or development density.

Potential impacts: There is the potential for road noise to impact upon the residents of any future residential development on site. There are residential properties close to the site which may be affected by the redevelopment of the site.

**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 and no particular factors have been identified that would affect the viability of development. Considering the developer interest at the Camrose Stadium site, 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, 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 not suggested a yield for the site. Therefore, the council has undertaken an initial assessment based on general density assumptions. Having considered similar site promotions (particularly SHELAA ref: BAS024) a density of 45dph is suggested. A yield of 140 dwellings is suggested for the purposes of the SHELAA, presuming the site is developed for residential purposes.

<table>
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<tr>
<th>Phasing</th>
<th>0-5 years</th>
<th>5-10 years</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>140 dwellings (or alternative use)</td>
<td></td>
</tr>
</tbody>
</table>
BAS053: Brighton Hill Retail Park - 3.13 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>BAS056</td>
<td>Central 37 (Laleham Health Centre)</td>
<td>Basingstoke Town Centre</td>
<td>0.80</td>
</tr>
</tbody>
</table>

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

Previously Developed Land: Yes

The site is a broadly rectangular site in the centre of Basingstoke comprising a single commercially-sized metal-clad warehouse building from which Laleham Health currently operate. The building is surrounded by hard surfacing used for parking and servicing purposes and is bounded by palisade fencing on all sides with additional hedgerow along part of the northern and eastern boundaries. In the site submission form the site promoter states that the site is no longer suitable for the operator and that there has been a shift in the land uses in the area from commercial to residential. The site is immediately adjacent to the new housing scheme ‘Chapel Gate’. Further residential housing lies to the north of the site with commercial premises, beyond Chapel Gate, to the west. Immediately east of the site is Dextra Court, a former office building which has since been converted into residential apartments. The railway line bounds the southern boundary of the site and there is existing vehicular access to the site from the highway.

**Relevant Planning History**

No relevant planning history on site.

14/00865/OUT – adjacent to site (west): Demolition of existing buildings except the white building and the erection of up to 578 dwellings, including the residential conversion of the white building, public open space, landscaping and access and reserve matters. Granted January 2015.

15/03667/RES – Reserved Matters application pursuant to outline planning permission

14/00865/OUT. Granted May 2016.

17/02279/FUL – adjacent to site (west): Conversion of the White Building for 96 no. residential units, with external alterations, and associated public open space, landscaping and parking. (Alternative scheme to part of Reserved Matters permission 15/03667/RES, which provided 56 no. units). Granted March 2018.

14/01230/GPDOFF – adjacent to site (east): Notification of proposed change of use of Class B1(a) office to Class C3 (dwelling houses) consisting of 18 no. one bedroom units and 38 no. two bedroom units. Granted July 2014.

**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 residential development is generally permitted in line with Policy SS1 of the current adopted Local Plan. However, the site is located within an area designated as a Strategic Employment Area (Houndmills Strategic Employment Area). Current adopted Local Plan Policy EP2 restricts the loss of employment land 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.

Physical problems: There is an existing building on site which will require demolition or conversion.

Potential impacts: The site is in close proximity to South View Conservation Area. To the north of the site lies the Grade II* Listed ruins of the Chapel of the Holy Trinity and the Chapel of the Holy Ghost, Grade II Listed ‘The Lodge’ and a Notable Building ‘The Rising Sun’ public house within the Conservation Area. There is potential for development of the site to impact upon the historical significance of the conservation area and proximal Listed and Notable buildings.

**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 promoter has suggested that the site could be delivered within the next 5 years, however, as the site is currently in use and occupied, the site is considered to be potentially available for development within the next 5-10 years.

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

The promoter also stated that the site can no longer operate viably as a commercial use and considered that a residential use would be more appropriate.

**Conclusion**

This site is available, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework, particularly in terms of the loss of employment.
floorspace. Therefore, should development of the site prove compliance with Policy EP2 this site would be considered potentially developable, however this is unknown at this stage.

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

The site promoter has suggested a yield of 75 dwellings which has been used for the purposes of the SHELAA.

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<thead>
<tr>
<th>Phasing</th>
<th>0-5 years</th>
<th>5-10 years</th>
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<tbody>
<tr>
<td></td>
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<td>75</td>
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<tr>
<td>Site Ref.</td>
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<td>Parish</td>
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<td>----------</td>
<td>---------------------------------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>SOL010</td>
<td>Land at Redlands to the east of the A33, Basingstoke</td>
<td>Sherfield on Loddon</td>
</tr>
</tbody>
</table>

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

Previously Developed Land: No

This site falls within the boundary of the land allocated for development under Local Plan Policy SS3.7 ‘Redlands’ and lies within the Basingstoke Settlement Policy Boundary. The site comprises the eastern third of a larger agricultural field, located furthest from the existing settlement and the A33 which forms the western boundary of the allocation. There are no defining features delineating the boundary of this site and the remainder of the field which forms the rest of the allocation, the majority of which now has outline planning permission for residential development. The land to the south is also allocated (site ref: OLD001, Policy SS3.9 – East of Basingstoke). The site is screened by a range of mature trees and boundary hedges on the northern, eastern and southern perimeters beyond which lies agricultural land punctuated by blocks of trees.

**Relevant Planning History**

The site is located within the current adopted Local Plan housing site allocation boundary for ‘Redlands’ (Policy SS3.7) which allocates a 9.4ha site for 165 dwellings. Land adjacent to the site, to the south west, is also allocated in the current adopted Local Plan for residential development (Policy SS3.9). The Development Brief Supplementary Planning Document for the ‘East of Basingstoke’ and ‘Redlands’ sites was adopted in July 2017.

Three planning applications have been submitted covering the Redlands allocation (SS3.7):
- 16/02457/OUT – Outline permission granted for up to 150 new homes and to include access.
- 19/02773/RES - Reserved matters application pursuant to outline planning permission
- 16/02457/OUT for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. Matters to be considered: appearance, landscaping, layout and scale. This application has yet to be determined.
- 16/04727/FUL – Application submitted and then withdrawn for construction of 17 residential dwellings, associated means of access and 4 visitors car parking spaces. Both application site areas included this part of the site, however, this land was not proposed to be developed under the approved application 16/02457/OUT.
- 19/02773/RES - Adjacent to site): Reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. Matters to be considered: appearance, landscaping, layout and scale. Pending consideration.

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

Policy restrictions/constraints: This site lies within the Basingstoke Settlement Policy Boundary and within the ‘Redlands’ current adopted Local Plan housing allocation (Policy SS3.9). Policy SS3.7 criterion b) specifies that the design and layout of development needs to present a strong and defensible buffer to the north and east including the use of open space to limit the visual impact of development on the wider landscape. However, criteria (b) adds that development should be located in the western part of the allocation (as demonstrated within Policies SS3.7 and SS3.9 inset map s where the indicative location of proposed housing development on the site is shown by shading). Although within the site allocation of Redlands, this site is therefore not in an area proposed in the indicative Inset Map to be developed. The East of Basingstoke and Redlands Development Brief Supplementary Planning Document (adopted in July 2017) in section 8 includes an indicative development framework plan which also supports this approach suggesting that this site should ‘remain in existing land use’. Development principle 3b of the Development Brief provides guidance on the landscape requirements of the allocated housing sites. The site is located within the Sherfield on Loddon Neighbourhood Plan Area. The Sherfield on Loddon Neighbourhood Plan was ‘made’ in March 2018 and its policies apply to the site. Policy H2 of the Neighbourhood Plan supports appropriate proposals for new housing within or adjacent to the Sherfield on Loddon Settlement Policy Boundary which meet the requirements of Local Plan Policy SS5 (Neighbourhood Planning). The site is not adjacent to the Sherfield on Loddon Settlement Policy Boundary. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design and housing mix (policies H3, D1 and D2).

Physical problems: The site promoter confirms that the access to the site will be via the consented access road (16/02457/OUT) running from the Taylors Farm roundabout and through the part of the Redlands allocation.
Potential impacts: There is likely to be an impact on landscape character given the open nature of the landscape to the east, characterised by farmland and woodland blocks. If developed, consideration would need to be given to the relationship with land to the west, south and southwest to ensure comprehensive development.

Availability (legal/ownership issues)
This is a long-standing site promotion. The site was actively re-promoted for development through the call for sites consultation held in 2019 with permission from the landowners 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 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 and may be achievable. However, although the site forms part of the current adopted Local Plan allocation site for housing site of ‘Redlands’, both the Local Plan and Development Brief SPD require the land to be maintained in its current use to limit the visual impact of the allocated development/consented development. The site’s development would therefore not be in line with the borough’s current planning framework.

Potential Density and Yield (including development type)
The site promoter has suggested a yield of 57 dwellings which has been used for the purposes of the SHELAA. The yield suggested by the site promoter is higher than the assessment of the previous version of the SHLAA. Consequently, while the site promoter’s yield has been used for the purposes of the SHELAA, there are some concerns about whether it is appropriate, given the landscape sensitivity of the site, and this will need to be assessed through future planning applications.

<table>
<thead>
<tr>
<th>Phasing</th>
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</thead>
<tbody>
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<td></td>
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<td>57</td>
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</table>
SOL010: Land to the north of Readlands Farm - 2.37 ha
<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Parish</th>
<th>Site Area (ha)</th>
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</thead>
<tbody>
<tr>
<td>TAD006</td>
<td>Land to the rear of Franklin Avenue</td>
<td>Tadley</td>
<td>0.10</td>
</tr>
</tbody>
</table>

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

The site consists of residential garden land in Tadley. The associated dwelling is located to the south, outside of the site promotion boundary. The surrounding built form consists of detached dwellings within long plots with clusters of residential developments to the east and west and Bond Close and Sarum Road respectively. The site is setback from the highway (Franklin Avenue). The site is bound on all sides by hedging with trees lining the south, west and northern boundaries. There is a cluster of trees to the north along the boundary which are subject to a Tree Preservation Order. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE).

**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 of Tadley as defined within the current adopted Local Plan. The principle of development in this location is therefore supported by the council’s current planning framework, subject to how the development of the site relates to the AWE Emergency Planning Zone. The site is located within the AWE DEPZ Zone J. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

**Physical problems:** The site does not benefit from an established vehicular access point and would require third party access.

**Potential impacts:** The site is likely to have landscape and arboricultural impacts as a result of the development. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered. The site essentially a piece of backland development within a residential area. Therefore, the impact upon residential properties and the character of the area is likely to require careful consideration.

**Availability (legal/ownership issues)**
The site is privately owned and has been promoted for development through the call for sites consultation held in 2019 with permission from the landowners. 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 could be achievable but the viability of the site may be affected by the need to gain access across third party land to establish access to the site. The site promoter has suggested that this would be possible only if adjacent landowners sell their properties (within 5-10 years or sooner). This location is likely to be attractive to developers and the promoter has stated there is known interest for the sites development. Therefore it is considered that the site is achievable within the timeframe stated by the site promoter of between 5-10 years.

**Conclusion**
This site is available, and could be achievable and may be suitable, provided suitable access can be established to the site and there are no objections from the ONR regarding development within the AWE DEPZ. The site is considered likely to be deliverable within the next 5-10 years however this rests on both landowners selling their properties within this time period.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of between 8-15 dwellings. Given a range has been suggested a mid-point of 12 dwellings 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>12</td>
</tr>
</tbody>
</table>
TAD006: Land to the rear of Franklin Avenue - 0.10 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>TAD007</td>
<td>The Oasis, Silchester Road</td>
<td>Tadley</td>
<td>0.28</td>
</tr>
</tbody>
</table>

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

The site is currently in residential use and comprises a detached bungalow and garden. The site is set back substantially from the highway (Silchester Road) which runs to the north and is accessed via a long driveway. The surrounding land consists of residential properties to the north, east and south and an existing builder’s merchant to the west. The site is bounded by thick vegetation and is screened from the highway and public realm. Along the western boundary the site is bounded by wooden acoustic fencing and further vegetation. The site gently slopes from north to south. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE).

**Relevant Planning History**

<table>
<thead>
<tr>
<th>Application</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>17/02371/ROC</td>
<td>Variation of condition 1 of 16/02593/FUL to allow amendments to the approved plans to relocate dwelling within site. Appeal allowed May 2018</td>
</tr>
<tr>
<td>18/01859/FUL</td>
<td>Erection of new fencing and entrance gate. Granted October 2018</td>
</tr>
<tr>
<td>18/01864/ROC</td>
<td>Variation of condition 8 of planning permission 17/02371/ROC to allow the installation of inward opening electric gates located closer to or adjacent to the back of the public highway. Refused September 2018.</td>
</tr>
</tbody>
</table>

**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 Tadley as defined within the current adopted Local Plan. The principle of development in this location is therefore supported by the council’s current planning framework, subject to how the development of the site would impact upon the AWE Emergency Planning Zone. The site is located within the AWE DEPZ Zone G. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

**Physical problems:** The site is located immediately to the east of a working builder’s merchant. Noise impacts will therefore need to be considered. Previous planning applications have raised concerns regarding the site access, which is narrow and has poor visibility. Widening of the existing access may be required to accommodate access and egress.

**Potential impacts:** There is potential for noise impacts upon future residents as a result of neighbouring employment uses. Given the close proximity of neighbouring dwellings and the existing verdant nature of the site boundaries, there may be impacts upon residential amenity for future and neighbouring site occupants/users.

**Availability (legal/ownership issues)**

The site is privately owned and has been promoted for development through the call for sites consultation held in 2019 with permission of the landowner. 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)**

Given the existing use and extant planning consents of the site and predominant residential nature of land to the north, east and south, it is considered that the most viable and suitable use for this site is for residential purposes. This location is likely to be attractive to developers and the promoter has stated there is known interest for the sites development. Therefore it is considered that the site is achievable within the timeframe stated by the site promoter.

**Conclusion**

This site is available, is likely to be achievable and may be suitable, provided it complies with the borough’s current planning framework and receives no objection from the ONR regarding development within the AWE DEPZ. Therefore the site is considered potentially deliverable within the next 5 years.

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

Planning permission has been previously granted for a replacement dwelling at the site, however, it is noted that this does not rely on the existing dwelling being demolished or removed. Therefore it is considered that the principle of two dwellings has been accepted at the site. A yield has not been suggested by the site promoter. Within the settlement policy boundary a higher yield is generally accepted, however, given the site constraints in respect of proximity to noise polluting uses, the AWE, visibility/access and character/density of development surrounding the site, a lower density is suggested. The council has undertaken
an initial assessment based on general density assumptions of 20dph. A yield of 6 dwelling
has therefore 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>6</td>
</tr>
</tbody>
</table>
TAD007: The Oasis, Silchester Road - 0.28 ha

Scale: 1:2,000

© Crown copyright and database rights 2019 Ordnance Survey LA100813356
Site Ref. | Site Address | Parish | Site Area (ha)
---|---|---|---
TAD008 | 8a and 10 Silchester Road | Tadley | 0.26

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

The site comprises residential land consisting of two separate detached properties (one two storey and the other a bungalow), associated gardens and outbuildings/garages. The site is a corner plot between Silchester Road and Brick Kiln Lane. The surrounding land consists of residential properties to the east and west and an existing builder’s merchant to the south with a Sainsbury’s supermarket and car park to the south west. There are three existing access points to the site, one which is shared between the properties and a separate access for site 8a only via Silchester Road and one access to the rear via Brick Kiln Lane. The site is demarcated by low level walls and some domestic planting to the north, higher fencing and walls to the east, west and south. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE).

**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 the Settlement Policy Boundary of Tadley as defined within the current adopted Local Plan. The principle of development in this location is therefore supported by the council’s current planning framework, subject to how it would impact upon the AWE Emergency Planning Zone. The site is located within the AWE DEPZ Zone H. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.

Physical problems: There are no known physical constraints to development.

Potential impacts: There is potential for noise impacts upon future residents as a result of neighbouring employment uses. As the site is located towards the edge of the settlement policy boundary it is likely that development of the site will result in landscape impacts.

**Availability (legal/ownership issues)**

The site is privately owned and has been promoted for development through the call for sites consultation held in 2019 with permission of the landowner. 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. The promoter has suggested that the site could be delivered within the next 5 years.

**Conclusion**

The site is available and achievable and may be suitable should the ONR have no objection over the proposed development within the AWE DEPZ. Therefore the site is considered potentially to be deliverable within the next 5 years.

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

The site promoter has suggested a yield of 9 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>0</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Site Ref.</td>
<td>Site Address</td>
<td>Parish</td>
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<tr>
<td>----------</td>
<td>--------------</td>
<td>--------</td>
</tr>
<tr>
<td>TAD013</td>
<td>42-46 New Road, Tadley</td>
<td>Tadley</td>
</tr>
</tbody>
</table>

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

The site is located in western Tadley in close proximity to the high street (Mulfords Hill). The site is currently occupied by a warehouse building and a disused residential building. There is planting across the site along all boundaries apart from the southern boundary. The site is surrounded by one to two storey residential properties. To the north west lies the Bishopswood Infant School which is separated from the site by an open green area and screened by shrubs and fencing. The site fronts on to New Road on the southern boundary where existing vehicular access to the site is also located.

**Relevant Planning History**

18/03146/FUL - Erection of 42 retirement living apartments (Category II Type) with communal facilities, landscaping and car parking. Erection of a Class A1 Retail store with 5 flats at first floor level, car parking and service layby. Given resolution to grant November 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 in employment use and 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. The site is located within the Detailed Emergency Planning Zone for the Aldermaston Atomic Weapons Establishment (AWE).

**Physical problems:** The presence of existing buildings on site creates the need for demolition prior to commencement of development.

**Potential impacts:** Owing to the sites location the main impacts are likely to be upon the character of the area and the residential amenity of nearby properties.

**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, particularly given the recent developer interest and permission in November 2019 for retirement living flats. 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. Considering that the site has resolution to grant planning consent on site, subject to an appropriate legal agreement, development of the site is considered to comply with the borough’s current planning framework. Therefore, this site is considered potentially developable.

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

The planning application which has been approve subject to a legal agreement on site proposes a yield of 47 dwellings (42 retirement living apartments and 5 flats) 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>47</td>
<td></td>
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</tbody>
</table>
TAD013: 42-46 New Road, Tadley - 0.59 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>WHIT003</td>
<td>52 Evingar Road</td>
<td>Whitchurch</td>
<td>0.39</td>
</tr>
</tbody>
</table>

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

The site is located at the northern end of Evingar Road and is occupied by a vacant industrial building which has been stated by the site promoter to be used on occasion for storage. The land to the west is allocated for employment and residential development in the Whitchurch Neighbourhood Plan (Policy HA2). A Green Corridor is located immediately adjacent to the western boundary of the site and includes a PROW. The site is located just south of the AONB, which begins immediately to the north of the railway line. The site has previously been allocated for residential development, but the development was not successfully progressed.

**Relevant Planning History**

- **BDB/67768** - Outline planning application for the erection of 22 no. one bedroom flats and 32 no. two bedroom flats including access, layout, scale and associated parking following demolition of existing industrial building. Refused July 2008
- **BDB/70361** - Outline planning application for the erection of 18 no. one bedroom flats, 24 no. two bedroom flats and 4 no. three bedroom flats including access, layout, scale and associated parking following demolition of existing industrial building. Refused June 2009
- **14/02367/GPD/FOFF** - Notification of proposed change of use of Class B1(a) office to Class C3 (dwellings) consisting of 9 no. one bedroom apartments and 13 no. two bedroom apartments. Refused October 2014.
- **15/01104/GPD/FOFF** - Notification of proposed change of use of Class B1(a) office to Class C3 (dwellings) consisting of 9 no. one bedroom apartments and 13 no. two bedroom apartments. Appeal dismissed December 2015.

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

- **Policy restrictions/constraints**: The site lies within the Whitchurch Settlement Policy Boundary. As a result it is considered that the principle of developing the site for residential use could be acceptable subject to compliance with Policy EP2 of the current adopted Local Plan. The site is located within the Whitchurch Neighbourhood Plan Area. The Whitchurch Neighbourhood Plan was ‘made’ in October 2017 and its policies apply to the site, in particular Policy ES2 which seeks to protect existing productive employment sites from redevelopment. An area of land to the west has been designated within the Neighbourhood Plan as a Green Corridor (Policy LD1). The site was also considered for allocation within the Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).
- **Physical problems**: Due to previous land uses, the site may be subject to contamination, therefore, any future planning application is likely to need to be informed by a contaminated land report. The site is located next to an existing industrial use, which could undermine the commercial viability of the site for housing development in respect of noise and pollution. The site has a challenging topography.
- **Potential impacts**: There are likely to be noise impacts owing to the proximity existing industrial uses.

**Availability (legal/ownership issues)**
The site was promoted for development through the call for sites consultation held 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, however, the costs associated with redevelopment could also be significant owing to the need for site remediation and due to the challenging topography. 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 there has previously been developer interest in the site and that the site could be delivered within the next five 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 potentially developable.

**Potential Density and Yield (including development type)**
The site promoter has suggested a yield of 36 dwellings. It is considered that this density could be achievable with a flatted scheme. Therefore a yield of 36 dwellings 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>36</td>
</tr>
</tbody>
</table>