

## **Appendix 4a: Opportunity Sites - sites identified within Settlement Policy Boundaries without policy constraints**

This appendix includes sites which lie within settlement policy boundaries without policy constraints.

Appendix 4a is split into two sections. Sites promoted for residential or mixed use are listed first followed by those promoted for employment use. Within each list, sites are in alphabetical order by parish.

A complete index of sites is included at the start of the main document.

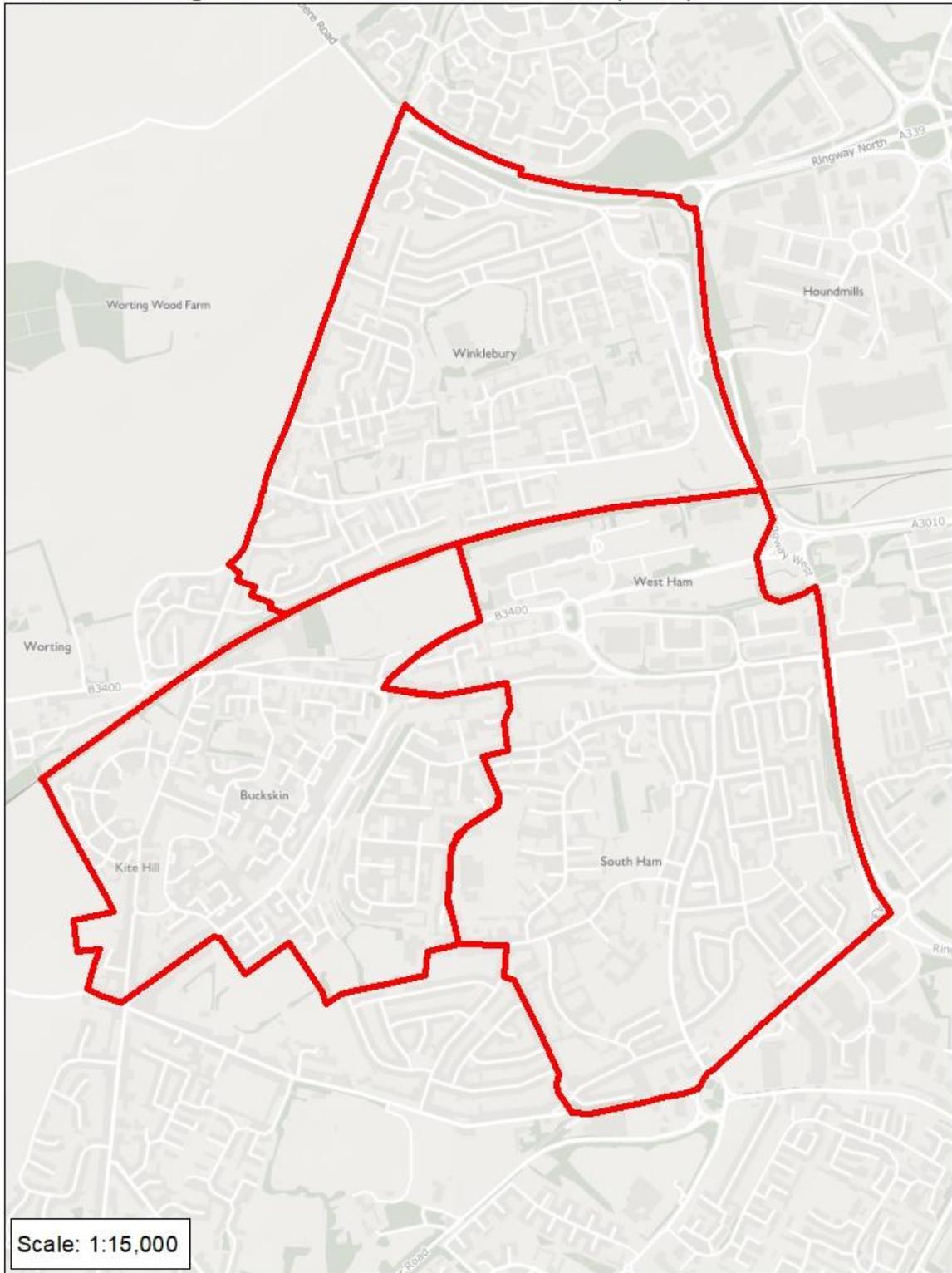
## **Sites Promoted for Residential Development**

Site Ref.	Area	Settlement/P arish	Site Area (ha)
BAS025	Regeneration Area (Buckskin, South Ham and Winklebury)	Basingstoke	N/A
<b>Description of broad location</b>			
<p><u>Buckskin:</u> Buckskin is located on the western edge of Basingstoke. Worting Road (B3400) is located to the north of Buckskin, an established route leading to the town centre, and an old roman road is located along the western boundary. The land use is predominantly residential, largely dating back to the 1970s, with two schools and several shops serving the local residents. The levels rise away from Buckskin lane, creating an undulating land-form.</p> <p><u>South Ham:</u> South Ham is located to the west of the town centre. Worting Road (to the north) and Winchester Road (to the south) are both established routes into the town. The land use is generally residential, much of which dates back to the 1970s, though with pockets of earlier and later housing. There are also some education and retail facilities supporting local residents. The topography is undulating, and generally declines towards the south.</p> <p><u>Winklebury:</u> Winklebury is located two miles north west of central Basingstoke. The Ringway lies to the east and also runs along the north as part of the Ringway north/Kingsclere Rd (A339), the railway line lies to the south and an old roman road is located along the western boundary. This area is largely residential and dates from the 1960s/70s along with a variety of amenities including three shopping areas, several schools, community facilities and large areas of open space.</p>			
<b>Relevant Planning History</b>			
17/02984/FUL – Land off Wiltshire Crescent (within regeneration area) for the erection of 33 dwellings comprising 21 houses and 12 flats. Application Granted January 2019.			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The broad locations are situated within the defined settlement policy boundary of Basingstoke and therefore the principle of additional residential development is acceptable in these areas. The regeneration of Buckskin and South Ham, including the provision of additional residential units is supported by Policy SS2 in the current adopted Local Plan. Whilst these areas have been highlighted as priority areas, Policy SS2 also supports the delivery of suitable regeneration in other areas such as Winklebury.</p> <p><u>Physical problems:</u> The regeneration of these areas is likely to involve some redevelopment of existing buildings, which will have implications for the form of development and deliverability timescales.</p> <p><u>Potential impacts:</u> There is no evidence currently available of any particular environmental designations pertaining to these areas which would act as a constraint to development.</p>			
<b>Availability</b> (legal/ownership issues)			
These broad areas include clusters of land owned by Sovereign Housing Association, Vivid Housing Association, Basingstoke and Deane Borough Council and Hampshire County Council. Therefore, this creates the potential for regeneration to be progressed in these areas through co-operation between the relevant parties. The areas are generally considered to be available for regeneration, though some site assembly issues will need to be overcome. A number of discrete sites within these regeneration areas were actively promoted for development through the call for sites consultation held 2019.			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
The council is currently working proactively with relevant partners, including Registered Providers Vivid and Sovereign to progress suitable regeneration opportunities, such as at Winklebury. Given the past delivery trends in relation to regeneration in Basingstoke town it is considered that regeneration within these areas is achievable over the course of the Plan period.			
<b>Conclusion</b> (deliverable/developable)			
Suitable regeneration continues to be a key ambition for the council. A key site within the Winklebury area has been included in the SHELAA as an individual site and therefore the Local Plan allocation yield of 200 has been reduced to take account of this in order to avoid double counting. With a net gain of 134 homes on the Winklebury scheme, the remaining 66 units has been accounted for here.			
<b>Potential Density and Yield</b> (including development type)			
As has been referred to above, the yield for this site takes account of the specific regeneration proposal for Winklebury, BAS054, which has a net yield of 134 units. Therefore, in order to avoid			

double counting, the yield for the remainder for this area is assumed to be 66 units (i.e. the 135 units have been subtracted from the Local Plan figure of 200 units for regeneration as per policy SS2). The amount of new development which can be provided via regeneration will be considered in more detail as part of the process of producing the Local Plan Update.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-7 years</b>	<b>Beyond Plan Period</b>
	<b>0</b>	<b>0</b>	<b>66</b>

# BAS025: Regeneration Area - 483.72 ha (total)



Site Ref.	Site Address	Parish	Site Area (ha)
BAS029	Land west of 2 Kite Hill	Basingstoke	0.47
<b>Description of site (neighbouring uses; present use) Previously Developed Land: No</b>			
<p>The site is unmanaged land within Basingstoke SPB bordered by trees. There are a few outbuildings and unidentifiable objects across the site which appear to be household or commercial waste. The site promoter suggests the site is a builder's yard and storage to the rear of a single property, however, it is difficult to determine whether this land constitutes a private garden. Land to the east of the site is comprised of residential properties and the Manydown site allocation for 3,400 dwellings (current adopted Local Plan Policy SS3.10) wraps round the site to the west. Access to the site is provided by a small unnamed road (designated as a PRow) which leads out onto Old Kempshott Lane to the east and Pack Lane to the south.</p>			
<b>Relevant Planning History</b>			
<p>No relevant planning history on site.  17/00818/OUT – Adjacent to site (west): Manydown - for residential-led development for 3,200 dwellings (up to a maximum of 3,520 dwellings) with all matters reserved except the primary means of vehicular access. Resolution to grant consent (subject to legal agreement) at Development Control Committee July 2020.  20/01330/PIP – Adjacent to site (east): Application for Permission in Principle for a proposed residential development for up to 3 dwellings as a phased self build development. Refused September 2020, Appeal Dismissed February 2021.</p>			
<b>Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)</b>			
<p><u>Policy restrictions/constraints:</u> The site lies within the Basingstoke Settlement Policy Boundary where new housing is acceptable in principle, in line with the current adopted Local Plan.  <u>Physical problems:</u> The access to the site is likely to require significant upgrade as the site is currently accessed via an un-made track. Given the likely current use, remediation is also expected to be required. The site lies within flood zone 1 and within a Groundwater protection zone where a flood risk assessment is required in line with Policy EM7.  <u>Potential impacts:</u> There is the potential for archaeological remains across the majority of the site which will require further investigation (Banjo Enclosure).</p>			
<b>Availability (legal/ownership issues)</b>			
<p>The site was promoted for development through the call for sites consultation in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.</p>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			
<p>The site is likely to be achievable, but the viability of the site may be affected by the remediation required as a result of the current use of the land as a builder's yard/storage and significant upgrades to the site access. The promoter has suggested that the site could be delivered within the next 5-7 years.</p>			
<b>Conclusion</b>			
<p>This site is available and is potentially achievable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.</p>			
<b>Potential Density and Yield (including development type)</b>			
<p>The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.</p>			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-7 years</b>	<b>Beyond Plan Period</b>
	<b>0</b>	<b>10</b>	<b>0</b>

# BAS029: Land west of 2 Kite Hill



Site Ref.	Site Address	Parish	Site Area (ha)
BAS054	Regeneration of Fort Hill School, Newman Bassett House and Winklebury Centre	Basingstoke Town Centre	10.41
<b>Description of site</b> <span style="float: right;"><b>Previously Developed Land: Partly</b></span>			
<p>The site comprises a large area, encompassing a number of different components, within Winklebury, including the site of the former Fort Hill School, land at Newman Bassett, and the Winklebury Centre. An area of open space immediately to the north of the Winklebury Centre also falls within the site area (referred to as the Council Play Site in the promotion material). The surrounding area is largely residential, with the Castle Hill Primary School located just to the west of the site. The site is located on the western side of the town, with the Manydown development site located further to the west of the site.</p>			
<b>Relevant Planning History</b>			
<p>13/01170/CC3 – Part of site (adjacent to south): Demolition of Newman Bassett House and Day Care Centre and construction of single storey six bed respite unit with associated external areas and parking. Permission granted by Hampshire County Council August 2013.</p> <p>16/03606/CC3 - 2 three bed assisted living (C3(b)) units at the front of the site (HCC planning reference December 2016).</p> <p>13/00747/FUL - Three Barrels Winklebury Centre, construction of 2 x 2 bed flats, and 4 x 1 bed flats following demolition of existing 1<sup>st</sup> floor flat. Granted in February 2014.</p> <p>22/01934/FUL - Land At Winklebury Regeneration Winklebury Way: Demolition of existing buildings and provision of 203 residential dwellings, 652m<sup>2</sup> retail space, 706m<sup>2</sup> medical centre, 225m<sup>2</sup> pre-school and 178m<sup>2</sup> community facility with associated parking, landscaping and public open space. Pending consideration.</p>			
<b>Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)</b>			
<p><u>Policy restrictions/constraints:</u> The sites are located within the Basingstoke Town Settlement Policy Boundary, where the principle of residential development is acceptable. Although the community school has closed there is an operational pre-school on site. Policy CN7 of the current adopted Local Plan seeks to protect essential facilities and services, however, the site promoter proposes a replacement pre-school on site. Additionally, the site promoter states that the 4ha of open space will be retained as public open space, essentially making existing private open space publicly accessible in accordance with Policy CN8 of the current adopted Local Plan which seeks to protect sports and recreation facilities.</p> <p><u>Physical problems:</u> Groundwater protection zone 3 covers the whole site and ground water protection zone 2 covers the eastern half of the site. The south and western part of the site is within an area designated as Upstream of a Critical Drainage Area.</p> <p><u>Potential impacts:</u> The former Fort Hill School site is an archaeological site of National Importance, as it was a former Iron Age fort. Scheduled Monument 'Winklebury Camp' surrounds the site. There is therefore also architectural potential on site, which would need to be given appropriate consideration as part of the redevelopment. There are residential properties in close proximity to the site which may be impacted upon by its development.</p>			
<b>Availability (legal/ownership issues)</b>			
<p>The Fort Hill site has been promoted for redevelopment by the landowner, HCC, since 2019. The site area has recently been expanded and includes the Winklebury Centre. It is noted that the redevelopment was subject to public consultation by Registered Provider Vivid in 2021<sup>1</sup>, and the subsequent submission of a full planning application demonstrates that the site is available for redevelopment.</p>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			
<p>The council is currently working proactively with relevant partners to help progress the proposal. Given that public consultation has been carried out by Vivid, which displays evidence of extensive consideration of the redevelopment proposals, this would suggest that the redevelopment is likely to be achievable, and can be progressed in the short to medium term.</p>			
<b>Conclusion</b>			

<sup>1</sup> [winklebury-newsletter-feb-2021.pdf](http://winklebury-newsletter-feb-2021.pdf) ([vividhomes.co.uk](http://vividhomes.co.uk))

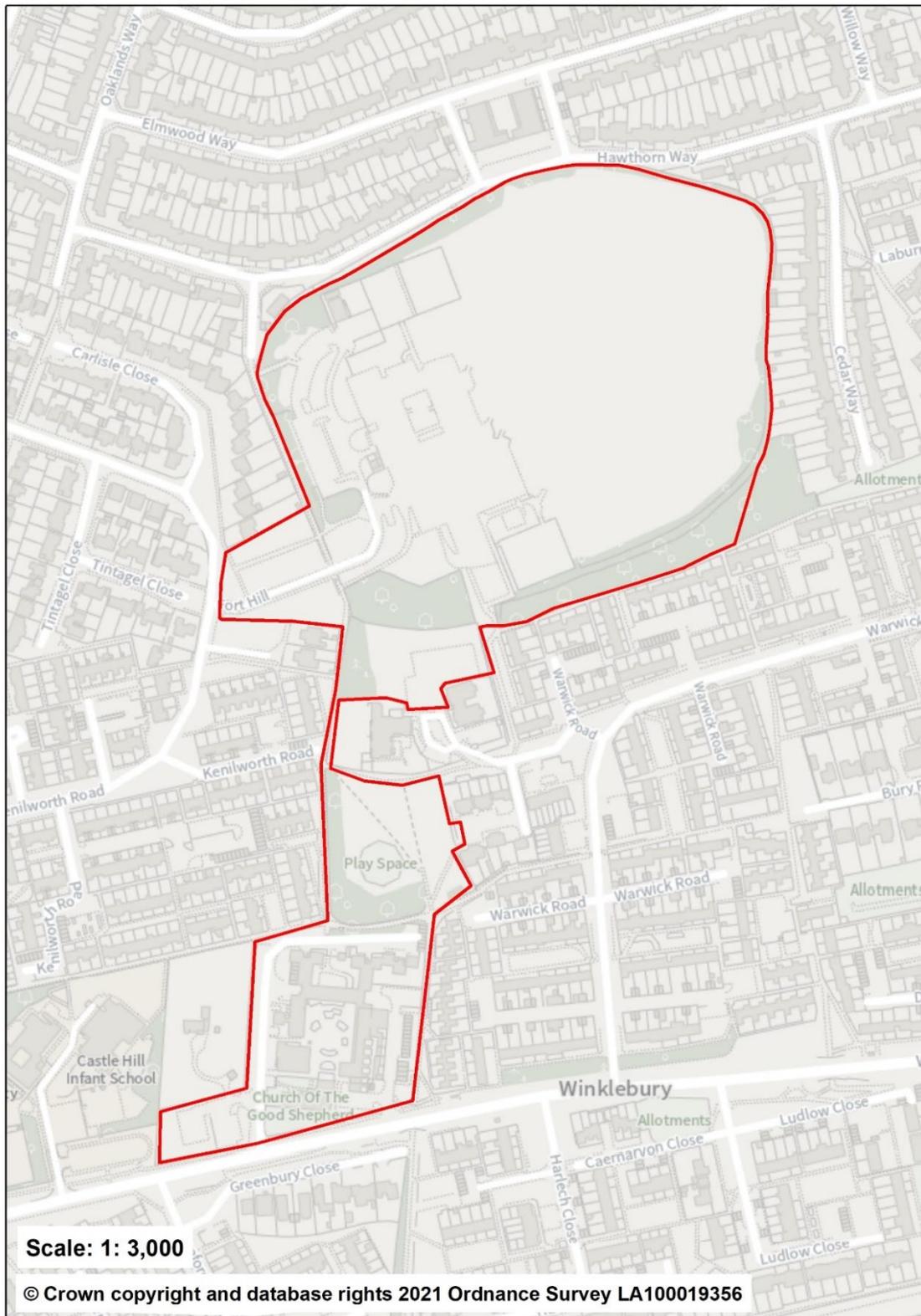
The site is likely to be achievable and suitable and likely to become available in the near future. Therefore, the site is considered potentially developable.

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

The current planning application is for 203 units with a net gain figure of 134 homes. This has been used for the purposes of the SHELAA.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-7 years</b>	<b>Beyond Plan Period</b>
	<b>0</b>	<b>80</b>	<b>54</b>

# BAS054: Regeneration of Fort Hill School, Newman Bassett House and Winklebury Centre



## **Sites Promoted for Employment**

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS022	Land at Jays Close, Viables, Basingstoke	Basingstoke	8.82
<b>Description of site (neighbouring uses; present use) Previously Developed Land: Yes</b>			
<p>The site is located to the south of Basingstoke and forms part of a wider commercial area to the south of Hatch Warren Way and The Harrow Way. The site itself is 'U shaped' and is currently occupied by two existing buildings in commercial use with a considerable level of parking across the whole site. The western boundary of the site is treed providing a strong landscape buffer to residential development further west. The northern extent of the site abuts Hatch Warren Way which stems from a 5 exit roundabout and provides several spurs to residential development. The west of the site abuts a wider commercial development comprising predominately office accommodation with associated parking.</p>			
<b>Relevant Planning History</b>			
<p>17/01935/ENSC - Request for screening opinion for a commercial redevelopment of up to 41,200sqm (GIA) of B1(c), B2 and B8 floorspace and associated parking, loading areas, and landscaping. Council considers that this is not EIA development.</p> <p>20/02615/FUL - Demolition of existing building to provide 3 employment units for flexible uses within Class E (light industrial), B2 and B8 of the Use Classes Order (including ancillary office provision). Planning permission granted 15 February 2021. This permission relates to half of the site promotion area (the northern half).</p> <p>There have also been a number of consents granted previously for employment related development/buildings within the site area.</p>			
<b>Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)</b>			
<p><u>Policy restrictions/constraints:</u> The site is in employment use and located within a Strategic Employment Area as defined in the current adopted Local Plan, in which the principle of this site remaining in employment use is supported. In this regard Policy EP1 in the current Local Plan seeks to protect employment sites and enable their regeneration/development for employment uses.</p> <p><u>Physical problems:</u> As the site relates to previously developed land, demolition of the existing buildings will be required.</p> <p><u>Potential impacts:</u> Some of the proposed development would encompass storage and distribution, which could result in highways impacts, and this is likely to require further assessment and consultation with the relevant highway authorities. There are residential properties to the west of the site, however, there is a strong existing landscape buffer along the old Basingstoke and Alton Light Railway adjacent to the site boundary, which will help to mitigate any impact on those residents. However, noise impacts will need to be considered. The site is within Flood Zone 1.</p>			
<b>Availability (legal/ownership issues)</b>			
<p>The site was promoted to remain in employment use through the call for sites consultation held in 2019 with permission from the landowner, Basingstoke and Deane Borough Council. The site is already in employment use and the promoter refers to re-development/intensification of the site for B1, B2 and B8 units. There are existing occupiers, and their leases may impact on the timescale for the redevelopment, however, the site is considered to be available for development once the former occupiers have vacated. Planning permission has been granted for the redevelopment of half of the site, but it is not clear whether the rest of the site is available for redevelopment at this time.</p>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			
<p>The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. There is a strong demand for storage and distribution development in relation to Basingstoke, and the industrial property market is also healthy, meaning the development is likely to be economically viable. There is a developer involved in the promotion of the site and the promoter has suggested that the site could be delivered within the next five years.</p>			
<b>Conclusion</b>			
<p>This site is available and is likely to be achievable and suitable. Therefore, the site is considered potentially developable. Part of the site already has planning permission and that part of the site is considered to be deliverable within the next 5 years.</p>			
<b>Potential Density and Yield (including development type)</b>			
<p>The site promoter has previously suggested a yield of 41,000sqm of B1, B2 and B8 floorspace for the whole site area. The planning permission granted relates to 19,821 sqm (net gain of 4,326 sqm). Therefore, that leaves 21,179 sqm outstanding at the Sony component of the site. However, it should be noted that this is a gross yield and the net yield would be far lower. However, the information is not currently available in order to establish this.</p>			

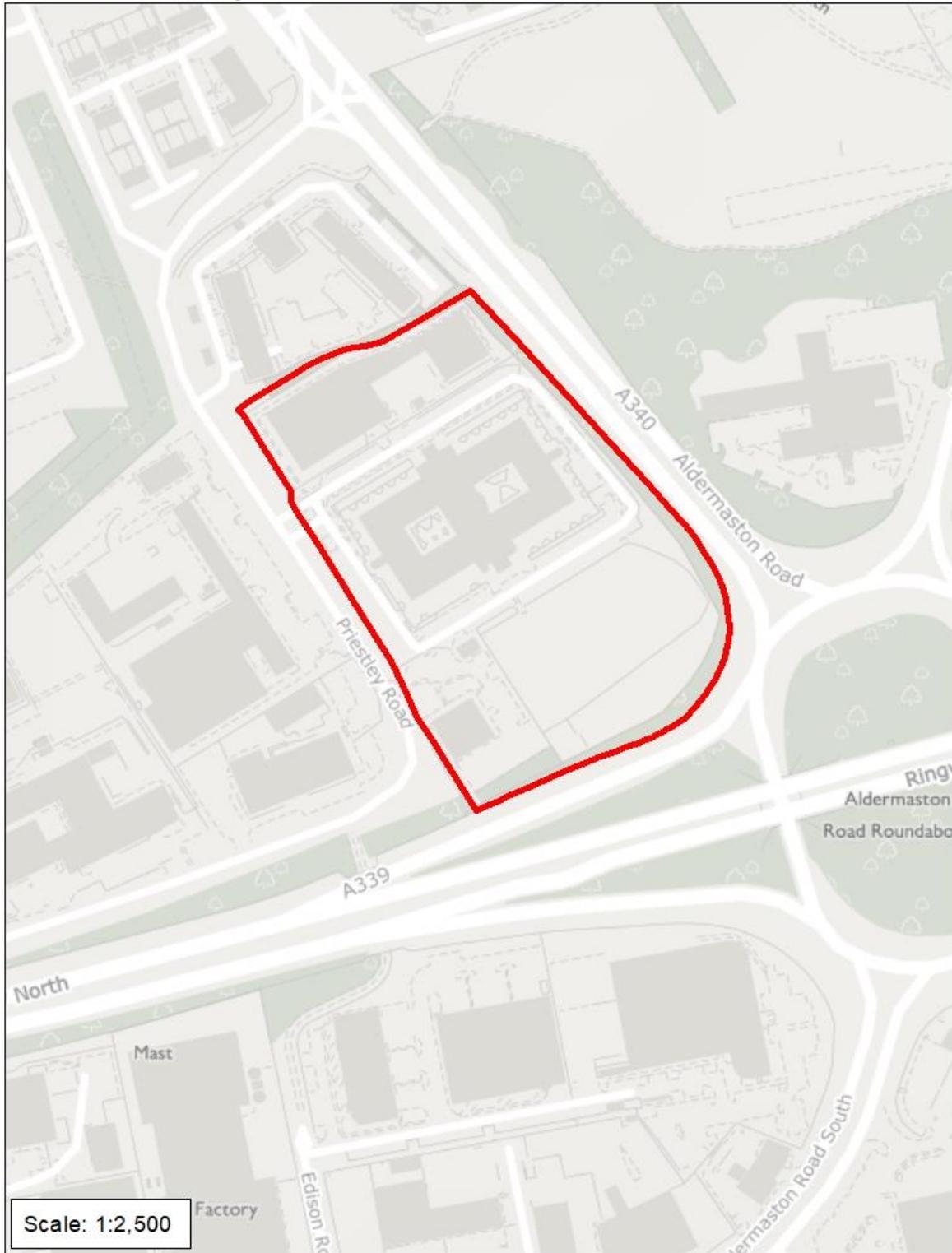
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-7 years</b>	<b>Beyond Plan Period</b>
	<b>19,821 sqm (4,326 sqm net)</b>	<b>21,179 sqm</b>	<b>0</b>

# BAS022: Land at Jays Close - 8.82 ha



Site Ref.	Site Address	Parish	Site Area (ha)
BAS048	Eli Lilly House	Basingstoke Town Centre	4.03
<b>Description of site (neighbouring uses; present use) Previously Developed Land: Yes</b>			
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 to the north 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.			
<b>Relevant Planning History</b>			
21/01743/ENSC - Request for screening opinion for the demolition of existing buildings and erection of a single commercial/industrial unit, submitted 20 May 2021. 21/03390/FUL - Demolition of existing structures and redevelopment of the site for Flexible Use Classes E, B2, B8, including servicing, parking, access, landscaping and means of enclosure. Application pending consideration. Granted 20 July 2022.			
<b>Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)</b>			
<p><u>Policy restrictions/constraints:</u> The site is located within an area designated as a Strategic Employment Area (Houndmills Strategic Employment Area). Therefore, the redevelopment of the site for employment use is acceptable in principle.</p> <p><u>Physical problems:</u> There are buildings 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.</p> <p><u>Potential impacts:</u> 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, and would need to be considered in light of the guidance from Sport England.</p>			
<b>Availability (legal/ownership issues)</b>			
The site was originally promoted for redevelopment for residential use in 2019. However, given the planning application for commercial development and the recent permission, the site is being progressed for employment uses. The previous occupant is moving to Basing View, meaning that the site is likely to be available for development within the next 5 years.			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			
The redevelopment of the site is likely to be achievable and viable. This location is likely to be attractive to developers, especially as there is known to be a significant shortage of industrial and logistics sites in Basingstoke. There is a reasonable prospect that the site would be developed at a particular point in time.			
<b>Conclusion</b>			
This site will become available, is achievable and is also suitable for development. The site is located in a Strategic Employment Area and is deliverable within the next 5 years.			
<b>Potential Density and Yield (including development type)</b>			
The planning application figures have been used for the purposes of the SHELAA and illustrate that the proposal involves the demolition of the existing buildings on the site, involving the loss of 16,512 sqm of office floorspace. The replacement structures would provide for 18,453 sqm of flexible employment floorspace, resulting in a net gain of 1,941 sqm.			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-7 years</b>	<b>Beyond Plan Period</b>
	<b>1,941 (net)</b>	<b>0</b>	<b>0</b>

BAS048: Eli Lilly House - 4.03 ha



Site Ref.	Site Address	Parish	Site Area (ha)
BAS053	Brighton Hill Retail Park	Basingstoke Town Centre	3.13
<b>Description of site (neighbouring uses; present use) Previously Developed Land: Yes</b>			
<p>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 (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 industrial/distribution (B1c, B2, B8).</p>			
<b>Relevant Planning History</b>			
<p>22/00163/FUL Erection of 2 buildings to provide 14,938 sq.m. of Class B2 and Class B8 floorspace ; refused 20 October 2022.</p> <p>19/02889/OUT – adjacent to site (north): Outline application for the erection of a 70 Bedroom Care Home and 6 new Dwellings with associated access and external works, following the demolition of the existing Coral Bookmakers and part of the existing Basingstoke Town FC Clubhouse (all matters reserved except access). Application Refused at Development Control Committee September 2020. Appeal allowed, 06 May 2022.</p> <p>19/01110/OUT – adjacent to site (north): Outline application for the erection of up to 85 dwellings with associated access, following the demolition of the existing Basingstoke Town FC stand and terraces (all matters reserved except access). Application refused at Development Control Committee September 2020. Appeal lodged 17 March 2021; allowed 6 May 2022.</p> <p>16/04208/FUL – adjacent to site (east): Erection of Class A1, Class A1/A3/A5 and Class A3/A5 units. Provision of highway works and alterations to access; parking; landscaping; service infrastructure; and associated works and improvements. Permission Granted July 2017.</p>			
<b>Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)</b>			
<p><u>Policy restrictions/constraints:</u> 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.</p> <p><u>Physical problems:</u> 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.</p> <p><u>Potential impacts:</u> The proximity of existing residential uses on the south of the Harrow Way and both existing and approved housing to the north of Winchester Road could constrain proposals for B2 and B8 uses.</p>			
<b>Availability (legal/ownership issues)</b>			
<p>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 available for development.</p>			
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>			
<p>The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. In light of engagement with the site promoter, it is apparent that analysis of the different development options has been undertaken by the landowner, and redevelopment for employment uses is preferred and is considered to be viable.</p>			
<b>Conclusion</b>			
<p>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.</p>			
<b>Potential Density and Yield (including development type)</b>			
<p>The site promoter suggested a yield of 15,103 sqm of industrial/trade park/logistics floorspace. The recent planning refusal was for 14938 sqm. While it has not been demonstrated that a mix of B2</p>			

and B8 uses can be accommodated at the site, a plot ratio of 40% equates to a yield of 12052 sq.m, which has been used in the revised figure use in the SHELAA.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-7 years</b>	<b>Beyond Plan Period</b>
	<b>0</b>	<b>12,052 sqm (industrial/trade park/logistics)</b>	<b>0</b>

# BAS053: Brighton Hill Retail Park - 3.13 ha

