



**Basingstoke
and Deane**

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

2025 (base date of 1 April 2025)

Published December 2025

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.

Sites in Appendix 2 are not included in this index as they are not subject to further assessment. Site Plans for these sites can be found in Appendix 2.

Site Ref	Site Name	Parish	Appendix
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	Ashford Hill with Headley	5
ASH006	Land to south of Lime Wood Farm, Ashford Hill Road	Ashford Hill with Headley	5
ASH007	Land north of Galley Lane	Ashford Hill with Headley	2
ASH009	Land at Highfield, Newbury Road	Ashford Hill with Headley	5
ASH010	Land at Plum Tree Farm	Ashford Hill with Headley	5
ASH011	Redlands Farm	Ashford Hill with Headley	5
BAS003	ESME Ltd	Basingstoke	4b
BAS004	Basing View	Basingstoke	3 / 4b
BAS009	Festival Place	Basingstoke	4b
BAS016	Top of Town	Basingstoke	4b
BAS025	Regeneration Area	Basingstoke	3 / 4a
BAS029	Land west of 2 Kite Hill	Basingstoke	4a
BAS032	Land off Ashwood Way	Basingstoke	4a
BAS033	Land East of Ringway west	Basingstoke	4b
BAS034	Land at Churchill Way West	Basingstoke	4b
BAS037	Northern Manydown	Basingstoke	3
BAS049	Land south of Great Western Cottages	Basingstoke	4a
BAS050	16 Southern Road	Basingstoke	4b
BAS051	65 New Road	Basingstoke	4b
BAS059	Saxon Court	Basingstoke	4b
BAS061	London Road sites	Basingstoke	4b
BAS066	Land to the west of Basing View	Basingstoke	4b
BAS067	Viewpoint	Basingstoke	4b
BAS068	Basingstoke North Hampshire Hospital, Aldermaston Road	Basingstoke	4b
BAS069	John Lewis, Basing View	Basingstoke	4a
BAS070	West Ham Lane	Basingstoke	4a
BAS071	YMCA	Basingstoke	4a
BAS075	Kite Acre Nursery	Basingstoke	4a
BAS076	Winterthur House	Basingstoke	4b
BAS077	Pack Lane Playing Field	Basingstoke	2
BAS078	419 Worting Road	Basingstoke	4b
BAS081	Land north of Pack Lane	Basingstoke	5
BAS082	Basingstoke Town Centre Masterplan Area	Basingstoke	4b
BGH001	Wolverton Plants	Baughurst	5
BGH002	Kingsclere Quarry	Baughurst	5

Site Ref	Site Name	Parish	Appendix
BGH004	Land at Church Meadow, Browninghill Green	Baughurst	5
BRAD001	Land adjoining Keepers Cottage	Bradley	5
BRAD002	Land at Clubs Field	Bradley	5
BRAM003	Land North of Sherfield Road (Phase Two)	Bramley	5
BRAM005	Upper Cufaude Farm	Bramley	3
BRAM008	North of Upper Cufaude Farm	Bramley	5
BRAM010	Land to the north of Bramley	Bramley	5
BRAM011	Land west of Upper Cufaude Farm	Bramley	5
BRAM012	Land at Bow Brook Farm	Bramley	5
BRAM013	Land to the west of Minchens Lane and north of access road to Bramley Frith	Bramley	5
BRAM014	Beech Farm, Lane End	Bramley	5
BRAM015	Land south of Cortland Drive, Cufaude Lane	Bramley	5
BUR001	Land adjacent to Reeves Cottage, Well Street	Burghclere	5
BUR002	Burghclere Glebe, 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
BUR006	Land to the south of Beacon House, Harts Lane	Burghclere	3
BUR007	Land at Tothill	Burghclere	5
BUR008	Land north of Harts Lane	Burghclere	5
BUR009	Land at Norman Farm	Burghclere	5
BUR010	Land between Ayres Lane and Well Street	Burghclere	5
BUR011	Woodbine Field, Winchester Road	Burghclere	5
BUR012	The Oxdrove off Ayres Lane	Burghclere	5
CAN002	Land to the North of Bryces Lane	Candovers	5
CAN003	Land at Chilton Manor Farm	Candovers	5
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
CLID007	Land 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
CLID012	Land to the South of Myhaven	Cliddesden	5
CLID013	Land north of Bramble Bank	Cliddesden	5
CLID014	Land off South Lea, Cliddesden	Cliddesden	5

Site Ref	Site Name	Parish	Appendix
CLID015	Land at Audleys Wood	Cliddesden	5
CLID016	Land South of Hatch Warren	Cliddesden	5
CLID017	Land north of Woods Lane (site 1)	Cliddesden	5
CLID018	Hillfield, Woods Lane	Cliddesden	5
CLID019	Land north of Woods Lane (site 3)	Cliddesden	5
CLID020	Land Adjacent to 14 Hackwood Lane	Cliddesden	5
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	Dummer	5
DUM008	Dummer Down Farm	Dummer	5
DUM009	Land off Glebe Close	Dummer	5
DUM010	Land at Dummer Down Lane	Dummer	5
DUM012	Land north east of Dummer	Dummer	5
DUM013	Land west of Chapel Close	Dummer	5
DUM015	Land at Kennel Farm House	Dummer	5
DUM016	The White House, Farleigh Lane	Dummer	5
DUM017	Land to the South of Dummer Down Farm	Dummer	5
EC001	Land at Bishops Green	Ecchinswell, Sydmonton, and Bishops Green	5
EC002	Bishops Green Cottage	Ecchinswell, Sydmonton, and Bishops Green	5
EC003	Land to the East of Ecchinswell Road	Ecchinswell, Sydmonton, and Bishops Green	5
EC005	Land South of Rooksfield	Ecchinswell, Sydmonton, and Bishops Green	3
EC006	Land South of Ecchinswell Road	Ecchinswell, Sydmonton, and Bishops Green	3
EC007	Land to the East of Ecchinswell Road	Ecchinswell, Sydmonton, and Bishops Green	5
EL001	Land north of Green Lane	Ellisfield	5
EL002	Land at Lower Common	Ellisfield	5
EL003	Plovers Field, Bell Lane	Ellisfield	5
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
EW009	Land to the south of Ball Hill Road	East Woodhay	5
HI001	Land south of Tothill Services	Highclere	5
HI002	Highclere Glebe	Highclere	5
HI003	South of Burfield	Highclere	5

Site Ref	Site Name	Parish	Appendix
HI004	Land at Westridge	Highclere	5
HI006	Falkland Farm	Highclere	5
HI007	Land east of Falkland Farm	Highclere	5
HI008	Land east of Andover Road	Highclere	5
HI009	Land North of Westridge	Highclere	5
HI010	Land on Andover Road	Highclere	5
HI011	Land at Oakley Farm, Penwood Road	Highclere	5
HI012	Land east of A343 and opposite Red House pub	Highclere	5
HP004	Land to south west of Whitchurch Sewage Works	Hurstbourne Priors	5
HP005	Land at Tufton Warren	Hurstbourne Priors	5
HP006	Cressington, Stoke Lane	Hurstbourne Priors	5
HP007	Shooting Ground, Faulkner's Down Farm	Hurstbourne Priors	5
HP008	Faulkner's Down Farm	Hurstbourne Priors	5
HP009	Faulkner's Down Farm	Hurstbourne Priors	5
KING001	Land at Strokins 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
KING009	Land at Yew Tree Farm	Kingsclere	5
KING011	Land at Porch Farm - East of the A339	Kingsclere	5
KING012	Land at Porch Farm - West of the A339	Kingsclere	5
KING015	Land at Yew Tree Farm	Kingsclere	5
LAV001	Land at Home Farm, Watch Lane	Laverstoke	5
MAP001	Paddock at the Farm	Mapledurwell	5
MAP002	Land east of Cob Cottages	Mapledurwell	5
MAP003	Land adjacent to Meadowcroft	Mapledurwell	5
MAP004	Land at Greywell Road	Mapledurwell and Up Nately	5
MAP005	Land at Blackstocks Lane	Mapledurwell	5
MAP006	Lyde House, Greywell Road	Mapledurwell	5
MAP007	Pennybridge Farm	Mapledurwell	5
MAP008	Addisons Field	Mapledurwell	5
MS002	Land at Ramsdell Road	Monk Sherborne	5
MS003	Land West of Monk Sherborne	Monk Sherborne	5
MWE001	Land to rear of Rowlands Close	Mortimer West End	5
MWE003	Land at Turk's Lane	Mortimer West End	5
MWE004	Land at West End Farm	Mortimer West End	
NEW002	The Old Rectory	Newnham	5
NEW004	Land to the east of Crown Lane, Natley Scures	Newnham	5
NEW005	Land Adjoining Basingstoke Country Hotel	Newnham	5
NT001	The Swan Inn	Newtown	5
NT002	Land west of Well Street	Newtown	5

Site Ref	Site Name	Parish	Appendix
NT003	Hill Farm	Newtown	5
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
NWAL012	Waltham Lane	North Waltham	5
NWAL013	Church Farm, Steventon Road	North Waltham	5
NWAL014	Land at The White Cottage	North Waltham	5
OAK001	Manydown South	Oakley and Deane	5
OAK005	Sainfoin Lane	Oakley and Deane	3
OAK006	West of Sainfoin Lane	Oakley and Deane	5
OAK007	Land at Pardown	Oakley and Deane	5
OAK011	Land adjacent to Sunbeam Cottage	Oakley and Deane	5
OAK015	Oakley Coaches	Oakley and Deane	5
OAK017	Land west of Park Farm	Oakley and Deane	5
OAK018	Land at Pardown - Option 1 Whole Site	Oakley and Deane	5
OAK020	Land east of Trenchards Lane	Oakley and Deane	5
OAK022	Land on the North East Side at Rectory Road	Oakley and Deane	5
OAK023	Land adjacent to Oak Lodge Nursing Home	Oakley and Deane	5
OLD001	Land east of Basingstoke	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
OLD008	Riverside View	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
OLD013	Land at Newnham Lane	Old Basing and Lychpit	5
OLD015	Wildwood Farm	Old Basing	5
OLD016	Doe Farm	Old Basing and Lychpit	5
OV001	Land west of Kingsclere Road	Overton	5
OV002	Court Drove	Overton	5
OV003	Land east of Court Drove	Overton	3
OV004	Land north of Primary School	Overton	3
OV005	Land to the west of Overton Primary School	Overton	5

Site Ref	Site Name	Parish	Appendix
OV006	Vinns Lane, Southington	Overton	5
OV007	7 Vinns Lane	Overton	5
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
OV015	Land at Overton Road	Overton	5
OV016	Land West of Dellands Lane	Overton	5
OV017	Land east of Station Approach, Overton	Overton	5
OV018	Overton Mill	Overton	5
OV019	Land east of Overton Primary School	Overton	5
OV020	Land at Turrill Hill Farm	Overton	5
OV021	Land to the East of Berrydown Lane	Overton	5
OV022	Land to the West of Berrydown Lane	Overton	5
PAM002	Greenacres Nursery	Pamber	5
PAM003	Land at New Road	Pamber	5
PAM005	Oak Tree Farm	Pamber	5
PAM007	Land north of Ramsdell Road	Pamber	5
PAM008	Oak Tree Farm	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
PAM017	Land adjacent to Honeymill Farm	Pamber	5
PAM019	Land on Bramley Road	Pamber	5
PAM022	Land to the East of Winston Avenue	Pamber	5
PAM023	Land at Wigmore Farm (Smaller Area)	Pamber	5
PAM024	Land at Orchard Farm, Frog Lane, Little London	Pamber	5
PAM025	Land next to Martingales, Bramley Road	Pamber	5
PAM026	Land at Wigmore Farm, Aldermaston Road	Pamber	5
PAM027	Land at Wakeford Farm, Aldermaston Road	Pamber	5
PAM028	Oak Tree Farm	Pamber	5
PCAN001	Land adjacent to Church Farm, Wild Road	Preston Candover	5
PCAN002	Fairview Farm	Preston Candover	5

Site Ref	Site Name	Parish	Appendix
PCAN003	Land adjoining Paul's Field and Stenbury Drive	Preston Candover	5
PCAN004	Straight Furlong Site, Berrydown Lane, Axford	Preston Candover	5
POP001	Land north of M3, Popham	Popham	5
RO001	Land adjacent to Weybrook golf course, Rooksdown	Rooksdown	5
SIL001	Land east of Little London Road	Silchester	5
SIL002	Land west of Little London Road	Silchester	5
SMB001	Wyke Down Driving Range	St Mary Bourne	5
SMB002	Land south of Bells Meadow	St Mary Bourne	5
SMB003	Land rear of Denham Terrace	St Mary Bourne	5
SMB004	Land at Binley	St Mary Bourne	5
SMB005	Wyke Down Farm	St Mary Bourne	5
SMB006	Land at Spring Hill Lane	St Mary Bourne	5
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 3	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
SOL009	Redlands House	Basingstoke Town Centre	3
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
SOL016	Land North of Sherfield Park	Sherfield on Loddon	5
SOL017	Land North of Wildmoor Lane, Church End	Sherfield On Loddon	5
SOL018	Little Bowlings Farm	Sherfield On Loddon	5
SOL019	The Paddocks	Sherfield On Loddon	5
SOL020	Land at Sherfield Hill Farm - Smaller site	Sherfield on Loddon	5
SOL021	Land at Ashwood Pines	Sherfield On Loddon	5
SOL022	Land north of the A33, Goddards Farm	Sherfield On Loddon	5
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 South of Cranes field	Sherborne St John	5
SSJ010	Land adjacent to Manor Road / Elm Road	Sherborne St. John	5

Site Ref	Site Name	Parish	Appendix
SSJ011	Weybrook Golf Club	Sherborne St John	5
SSJ012	Land at Hilltop Nurseries	Sherborne St John	5
SSJ013	Land west of Marnel Park	Sherborne St John	5
SSJ014	Land at Aldermaston Road	Sherborne St John	5
SSJ015	Land at Cranesfield	Sherborne St John	5
SSJ016	Land to the north of Cranesfield	Sherborne St John	5
STE001	Popham Airfield	Steventon	5
TAD002	Smiths Field, Droxford Crescent	Tadley	5
TAD004	Land in Church Road	Tadley	5
TAD006	Land to the rear of Franklin Avenue	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
TAD014	Land south of Rectory Close	Tadley	5
TAD015	Land at Church Brook Farm	Tadley	5
TAD016	Skates Lane	Tadley	5
TAD017	Land at West Street	Tadley	4b
TAD018	Land rear of Rowan Road	Tadley	4b
TAD019	New Road	Tadley	5
TAD020	Bishopswood Golf Course - Option 2	Tadley	5
TAD021	Bishopswood Golf Course - Option 3	Tadley	5
UG002	Land adjacent to Elder Dell		5
UG003	Land at Draycott	Upton Grey	5
UG004	Land at Weston Road	Upton Grey	5
WHIT001	The Gables, London Road	Whitchurch	5
WHIT003	52 Evingar Road	Whitchurch	4b
WHIT004	Dances Lane	Whitchurch	3
WHIT006	The Knowlings	Whitchurch	5
WHIT007	57 Winchester Rd, Car Centre Site	Whitchurch	3
WHIT008	Land north of Cricket Ground	Whitchurch	5
WHIT010	Whitchurch Glebe	Whitchurch	5
WHIT013	Land at Newbury Road	Whitchurch	5
WHIT014	East of Bere Hill	Whitchurch	5
WHIT015	The Lawn	Whitchurch	4b
WHIT016	East of Bere Hill	Whitchurch	5
WHIT018	South East Whitchurch	Whitchurch	5
WHIT020	Land Adjoining Wells-in-the-Field Farm	Whitchurch	5
WHIT021	Land to the East of Kingsclere Road, North and South of New Woodings Farm	Whitchurch	5

Site Ref	Site Name	Parish	Appendix
WSL001	Land to the north side of White Hart Lane	Wootton St Lawrence	5
WSL002	Ramsdell Glebe	Wootton St Lawrence	5
WSL003	Upper Farm	Wootton St Lawrence	5
WSL005	Manor Farm	Wootton St Lawrence	5
WSL007	Farm redevelopment option	Wootton St Lawrence	5
WSL009	Land north of Baughurst Road, Ramsdell	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 document's 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 72 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 2025. It replaces the SHELAA published in December 2024 which had a base date of 1 April 2024. This version of the SHELAA has been updated to reflect progress with existing sites since the publication of the previous version and to include new sites which have either been promoted to the council or which now represent a site opportunity.
- 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 emerging Local Plan 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 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, 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 back 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, including sites promoted through three 'call of sites' in 2017, 2019 and 2025, the latter two were undertaken to inform the emerging Local Plan. Sites submitted in response to the Issues and Options and Regulation 18 Draft Local Plan consultations undertaken in 2020 and 2024 have also been assessed.
- 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 in line with 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.

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.

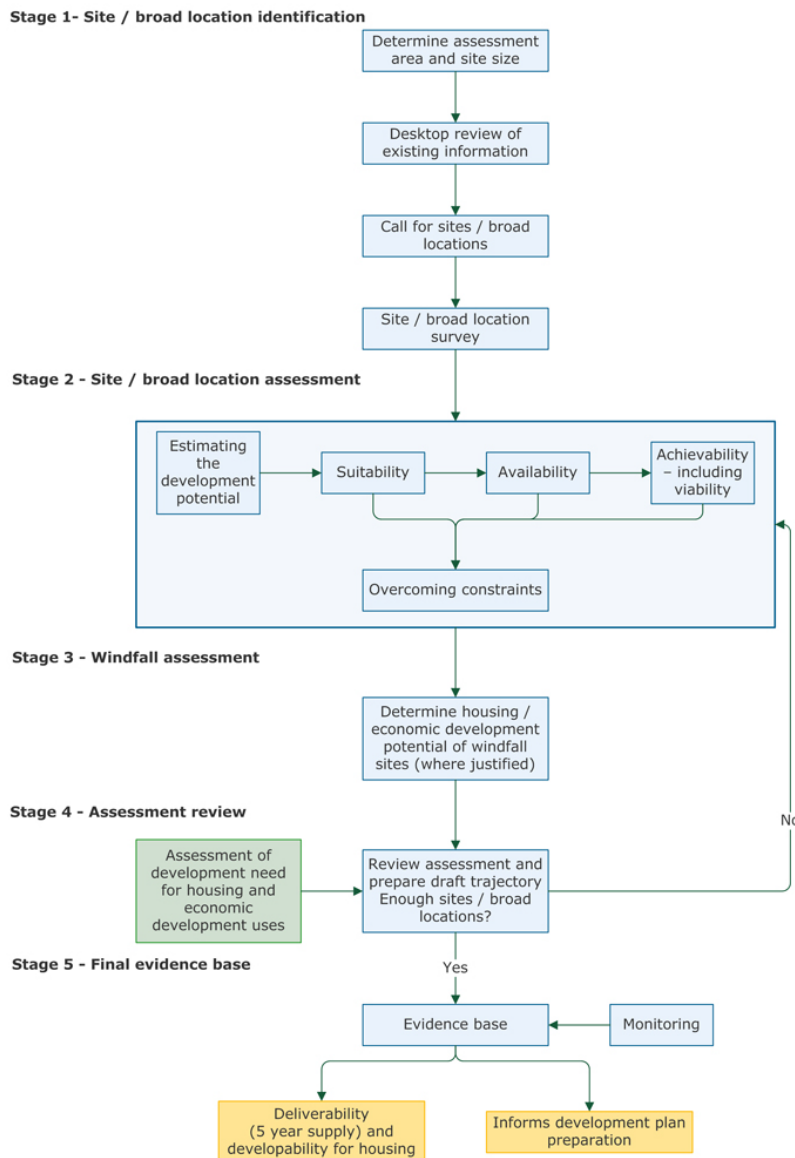


Figure 1 Methodology flow chart taken from PPG

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 or new settlements.

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 sources including specific calls for sites. The call for sites undertaken in 2019 and 2024 are a key contributor in the identification of new sites and most of the sites identified are yet to be developed. These call for sites took place over six weeks and were 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. In addition to the call for sites, a number of sites were submitted in response to the Issues and Options and Regulation 18 Draft Local Plan consultations in 2020 and 2024.
- 3.7 The sites identified have been assessed against national policies and designations to establish which have reasonable potential for development and 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?

- 3.8 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.
- 3.9 As outlined above, the council issued a 'call for sites' for development in 2019 and again in 2025. 243 sites were promoted in 2019 and 161 sites in 2025 through this process, with a number of additional sites promoted since through consultation on

the Issues and Options and Regulation 18 Local Plan Update consultations in 2020 and 2024. Relevant sites are removed from the SHELAA either when they are confirmed as no longer being promoted, or they have gained planning permission within the monitoring year and are now considered as a commitment.

Characteristics recorded in site survey

- 3.10 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.
- 3.11 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 entirely in flood zone 3a or 3b.
 - The site is entirely 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.

Sites which 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

- 3.12 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 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. Yields

have been calculated on the basis of a 40% ratio of the gross site area (i.e. 40% of the site would be provided for residential dwellings and the rest of the site would be given over to open space, landscaping, roads etc.). 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 40% plot ratio of the gross site area (i.e. 40% 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 emerging Local Plan, taking into account any further information and relevant site constraints.

- 3.13 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 adopted Local Plan¹. 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.

Assessing 'suitability'

- 3.14 The PPG states that the following factors should be considered in order to assess a site's suitability for development:
- National policy, the 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.

- 3.15 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.
- 3.16 The PPG confirms that sites in existing development plans or with planning permission will be considered suitable for development, although it may be

¹ <https://www.basingstoke.gov.uk/localplanexamination>

necessary to assess whether circumstances have changed which would alter their suitability.

Assessing 'availability'

- 3.17 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 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'

- 3.18 A site is considered achievable for development where there is a reasonable prospect that use proposed could 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

- 3.19 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 adopted Local Plan and/or neighbourhood plans.
- 3.20 The information on suitability, availability, 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

- 3.21 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.
- 3.22 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 goes on to state in the glossary when referring to deliverable sites that:

“a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

- 3.23 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 11-15 years). The sites in Appendix 5 do not meet the deliverability tests, so for the purposes of the SHELAA they have all been categorised as developable sites.

Stage 3: Windfall Assessment

- 3.24 Windfall housing development is unplanned and arises from unidentified sources during a plan period (i.e. not housing allocations).
- 3.25 The NPPF states in paragraph 75 that a windfall allowance may be justified 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 75 of the NPPF).

Stage 4: Assessment Review

- 3.26 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.
- 3.27 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 emerging Local Plan.
- 3.28 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

- 3.29 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 base date for the assessment is 1 April 2025. 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 2025. Sites which have an outstanding planning permission (gained before 1 April 2025) 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 2025, 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 general approach of five-year time bands when assessing likely site delivery. The first 5 year period cover the remaining plan period of the adopted Local Plan and this is highlighted in the SHELAA proformas. This first 5 year time band includes only 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 adopted Local Plan period and where relevant these additional dwellings are reflected in the relevant five year time bands (5-10 years and 10- 15 years) in Appendix 1.

5 Sources of Housing Supply

Sites with planning permission

- 5.1 Appendix 1 shows that a total of 6,829 homes have planning permission at 1 April 2025 (sites of 10 dwellings and more are individually listed). Small site commitments have been discounted by 5%, as agreed through relevant planning appeals, and therefore the number of permissions (taking account of the discount), for the purposes of the SHELAA is 6,802 homes. 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 6,802 homes with planning permissions (discounted), the assessment results in a total of 3,454 homes with planning permission projected to be completed within the first five years and 3,348 homes either expected to come forward in years 5-15 or now unlikely to happen (102 of these homes).

Source of potential housing	2025-2030 (0-5 Years)	2030-2040 (5-15years)	Unlikely	Total
Discounted number of small sites with planning permission	506	0	0	506
Large sites with planning permission	2,948	3,246	102	6,296
Total of sites with planning permission	3,454	3,246	102	6,802

Table 1: Sites with planning permission as of 1 April 2025

- 5.2 There may be some instances when sites with planning permission do not come forward due to circumstances not currently foreseen. However, it will be equally the case that other sites may come forward in the short term which have not yet been identified and which could make up for any loss.

Site Specific Sources of Supply

Allocations in the adopted Local Plan (2011-2029)

- 5.3 Only one housing allocation from the adopted Local Plan, is yet to benefit from planning permission as of 1 April 2025, namely East of Basingstoke. A number of allocations also have small parts of the wider allocations which do not yet have permission. Those allocations with planning permission as of 1 April 2025 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 2025 the relevant sites still appear in the table below. A wider allocation at Basing View, where planning policy supports the delivery of mixed use development including residential uses, in a Strategic Employment Area is also included. Broad areas at Buckskin and South Ham have also been included here as they have been identified for Neighbourhood Renewal. 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 relevant allocations are set out in the table below. Individual proformas for each of these sites are provided in Appendix 3.

Site Ref	Local Plan Policy	Site name	Phasing		Total
			2025-2030 (0-5 years)	2030-2040 (5-15 years)	
OLD001	SS3.9	East of Basingstoke	0	450	450
BAS037	SS3.10	Remainder of Manydown	0	380	380
BRAM005	SS3.8	Remainder of Upper Cufaude Farm	0	40	40
BAS004	SS8	Basing View	300	0	300
BAS025	SS2	Regeneration Areas	0	200	200
Total			300	1070	1,370

Table 2. Adopted Local Plan site allocations without planning permission as of 1 April 2025

Allocations in Neighbourhood plans

- 5.4 In addition to those allocations in the adopted Local Plan, there are also housing allocations within the made neighbourhood plans. The following Plans have been made in the borough:
- Oakley and Deane, Overton and Bramley Neighbourhood Plans were made between April 2016 and March 2017
 - Sherborne St John, Whitchurch, St Mary Bourne and Sherfield on Loddon were made between April 2017 and March 2018
 - Old Basing and Kingsclere Neighbourhood Plans were made between April 2018 and March 2019
 - Wootton St Lawrence Neighbourhood Plan was made between April 2019 and March 2020
 - Burghclere Neighbourhood Plan was made between April 2020 and March 2021
 - Ashford Hill and Headley Neighbourhood Plan and East Woodhay Neighbourhood Plan were made between April 2022 and March 2023.
 - The modified Burghclere Neighbourhood Plan and the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan were made between April 2023 and March 2024.
 - During the monitoring year the Cliddesden Neighbourhood Plan and modified Sherborne St John Neighbourhood Plan were made.
- 5.5 The Oakley and Deane, Overton, Sherborne St John, Whitchurch, Kingsclere, Burghclere and Ecchinswell, Sydmonton and Bishops Green 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 adopted Local Plan. The council has engaged with the relevant landowners/developers in the same manner as for those allocations contained within the 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 2025. Individual proformas for each of these sites are provided in Appendix 3.

Site Ref	NP Policy	Site name	Phasing			Total (excluding unlikely)
			2025-2030 (0-5 years)	2030-2040 (5-15 years)	Unlikely	
OAK005	Policy 3	Sainfoin Lane, Oakley	32	0	3	32
OV004	Policy SS1	North West of Overton Primary School, Overton	0	11	0	11
OV003	Policy SS1	East of Court Drove, Overton	8 ²	0	5	8
WHIT004	Policy HA1	Police Station Dances Lane, Whitchurch	0	0	15	0
WHIT007	Policy HA3	57 Winchester Rd/ Whitchurch Car Centre, Whitchurch	0	10	0	10
KING003	Policy KHA2	Land at Coppice Road	0	26	0	26
KING001	Policy KHA3	Land at Strokins Road	0	14	0	14
BUR006	Policy B2	Land north of Harts Lane	0	15	0	15
EC005	Policy 3	Land west of Rooksfield Ecchinswell Road	15	0	0	15
EC006	Policy 4	Land south of Ecchinswell Road	5	0	0	5
Total			60	76	23	136

Table 3. Made Neighbourhood Plan allocations without planning permission at 1 April 2025

- 5.6 As of 1 April 2025, 20 neighbourhood areas had been designated in the borough. Of these areas 15 Neighbourhood Plans have been made at 1 April 2025. A number of the other areas are fairly advanced in the preparation of their plans, whilst a number of plans have been or are in the process of being reviewed. Once made, any further housing allocations contained within these neighbourhood plans will also contribute to the housing land supply.
- 5.7 At least a further 40 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.
- 5.8 Overall, allocations in adopted plans (at 1 April 2025) currently make provision for 360 homes within the next five years and another 1146 homes within the 5-15 year time period as shown in Table 4.

² Planning permission granted for one dwelling which is included in commitments (20/03397/FUL). It is not included here to avoid double counting.

Site name	Phasing			Total (excluding unlikely)
	2025-2030 (0-5 years)	2030-2040 (5-15 years)	Unlikely	
Adopted Local Plan Allocations	300	1070	0	1,370
Made Neighbourhood Plan Allocations	60	76	23	136
Total	360	1146	23	1,506

Table 4: Consolidated Local Plan and made neighbourhood plan allocations at 1 April 2025

Sites identified as having housing potential (opportunity sites)

- 5.9 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 some certainty about their deliverability.
- 5.10 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.
- 5.11 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 adopted Local Plan and made neighbourhood plans:
- Appendix 4a includes sites within Settlement Policy Boundaries (SPBs) which don't have policy constraints in relation to the principle of development.
 - Appendix 4b includes sites which lie within SPBs but are subject to policy constraints.

Site Ref	Site name	Phasing		Total
		2025-2030 (0-5 years)	2030-2040 (5-15 years)	
BAS025	Remainder of Regeneration Areas	0	800	800
BAS029	Land west of 2 Kite Hill	0	10	10
BAS032	Land off Ashwood Way	0	18	18
BAS049	Land south of Great Western Cottages	0	16	16
BAS069	John Lewis/Waitrose, Basing View ³	0	0	0
BAS070	West Ham Lane	0	35	35
BAS071	YMCA	0	20	20
BAS075	Kite Acre Nursery	0	9	9
Total		0	908	908

Table 5 – Appendix 4a ‘Opportunity’ sites in the SPB without policy constraints at 1 April 2025

Site Ref	Site name	Phasing			Total (excluding unlikely)
		2025-2030 (0-5 years)	2030-2040 (5-15 years)	Unlikely	
BAS003	ESME Ltd	0	17		17
BAS004	Basing View	0	700		700
BAS009	Western side of Festival Place	0	1,000		1,000
BAS033	Land east of Ringway West	0	25		25
BAS034	Land at Churchill Way West	0	24		24
BAS050	16 Southern Road	0	0	9	0
BAS051	65 New Road	0	6		6
BAS059	Saxon Court	0	34		34
BAS061	London Road sites	0	210		210
BAS065	Top of Town	0	100		100
BAS066	Land to west of Basing View	0	300		300
BAS067	Viewpoint Basing View ⁴	0	0		0
BAS068	North Hampshire Hospital Aldermaston Rd	0	365		365
BAS076	Winthur Way ⁵	0	201		201
BAS078	419 Worting Road	0	6		6
BAS082	Town Centre Action Plan Area ⁶	0	0		0
OLD001	Additional capacity at East of Basingstoke	0	450		450

³ Yield discounted from 300 to 0 to ensure no double counting with Basing View allocation in Table 2.

⁴ Yield discounted from 300 to 0 to ensure no double counting with Basing View allocation in Table 2.

⁵ Yield discounted from 300 to 201 to ensure no double counting with inclusion of prior approval for 99 units in table 1.

⁶ Yield discounted from 500 to 0 to ensure no double counting with other promoted sites within this area in table 6.

TAD006	Land to the rear of Franklin Avenue	0	12		12
TAD008	8a and 10 Silchester Road	0	9		9
TAD017	Land at West Street	0	20		20
TAD018	Land rear of Rowan Road	0	25		25
WHIT003	52 Evingar Road	0	36		36
WHIT015	The Lawn	0	9		9
Total		0	3,549	9	3,549

Table 6. Appendix 4b 'Opportunity' sites in the SPB with policy constraints at 1 April 2025

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

6.1 The collation of existing consents and information on potentially available sites has resulted in the identification of a total of 46 suitable sites or broad areas (excluding planning permissions) across the borough, potentially providing a total of 360 homes within the next 5 years and a further 5,603 homes in the 5-15 year period.

Sources of potential housing (excluding planning permissions)	2025-2030 (0-5 years)	2030-2040 (5-15 years)	Unlikely	Total (excluding unlikely)
Total identified	360	5,603	32	5,963

Table 7. Consolidated allocations and opportunity sites at 1 April 2025

7 Windfall allowance

7.1 The NPPF states (para. 75) 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”

7.2 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.

7.3 As shown in the table below, the rate of small site completions over the Plan period has averaged 68dpa if garden land is excluded. However, in light of the 2019 NPPF removing the clear presumption against the development of garden land, it is considered that garden land can now be included in the calculations. When garden land is included, completions have averaged 86dpa over the adopted Local Plan period.

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Annual average (over
Net completions from small windfall sites	43	61	54	55	73	91	63	130	87	145	86	89	96	127	86
Net completions from small sites on garden land	19	15	9	13	10	20	18	30	28	26	16	18	16	8	18
No of completions with garden land excluded	24	46	45	42	63	71	45	100	59	119	70	71	80	119	68

Table 8. Housing delivery from small site windfall since 2011

7.4 The adopted Local Plan policies continue to 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. In 2024/25 consents were given for a further 84 homes (net) on small sites, bringing the average to 174 homes per year over the Plan period to date. This illustrates a continuing trend of small site permissions.

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Annual average (over plan period)
Net new dwellings approved on small windfall sites	156	101	99	122	203	234	227	216	175	194	238	189	202	84	174

Table 9: Planning permissions for housing on small windfall sites⁷

- 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 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 in the first five years. 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	2030 - 2040
Small-site windfall	500

Table 10. Small site windfall allowance

- 7.7 In addition to small sites, a significant number of large windfall sites (sites accommodating 10 or more units) continue to be developed in the borough. This is a result of a combination of factors including the use of permitted development rights which allow 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 plan period to date. This indicates that an average of 299 units or 43% of the total number of housing completions have come forward from this source of supply.

⁷ Excludes reserved matters and technical details consents to avoid double counting.

Year	2011 -12	2012 -13	2013 -14	2014 -15	2015 -16	2016-17	2017-18	2018-19	2019-20	2020-21	2021 -22	2022-23	2023-24	2024-25	Annual average (Plan Period)
Net completions-large windfall sites	332	24	139	162	260	255	311	330	864	463	245	430	246	120	299
Total net large completions	650	242	477	369	398	464	765	1,070	1,469	1,096	693	897	589	613	699
Large site windfall as % of total large completions	51%	10%	29%	44%	65%	55%	41%	31%	59%	42%	35%	48%	42%	20%	43%

Table 11. Housing delivery from large site windfall completions since 2011⁸

7.8 The number of units coming forward on unallocated sites is expected to continue although at lower level in the shorter term as shown in Table 12.

Year	2011-12	2012-13	2013-14	2014-15	2015 -16	2016-17	2017-18	2018-19	2019-20	2020-21	2021/22	2022/23	2023/24	2024-25	Annual average (Plan Period)
Net new dwellings approved-large windfall sites	747	30	216	1,176	523	607	598	496	385	311	270	396	345	172	448
Net new dwellings approved-all large sites	1,759	30	991	2,550	619	767	1,560	814	437	1,324	4,255	604	510	297	1,180
Large site windfall as % of total large site consents	42%	100%	22%	46%	84%	79%	38%	61%	88%	23%	6%	66%	68%	58%	38%

Table 12. Planning permissions on large windfall sites⁹

⁸ Delivery from windfall sites is calculated by assessing completions and consents in the borough against the Development Plan. Dwellings built on past or current Local Plan or neighbourhood plan site allocations are excluded from windfall calculations, unless a site has been deallocated.

⁹ Excludes reserved matters applications.

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 plan period is set out below.

Regeneration scheme	Gross dwellings	Net dwellings
Bishops Green	63	63
Maldives Faroe	213	208
Taverner Freemantle	190	100
Grand Total	466	371

Table 13. Housing delivered on regeneration sites between 2011 - 2025

- 8.2 The council works in partnership with registered providers and other partners to explore suitable regeneration opportunities in the borough. An additional 200 (approx.) units are expected to be delivered 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 previously carried out an assessment of potential locations as part of its Strategic Approach to Regeneration. This identified potential initial opportunities for regeneration in the Buckskin, South Ham, Winklebury and Norden areas of Basingstoke, as reflected in Policy SS2.
- 8.4 The council is currently working proactively with relevant partners, including Vivid, Sovereign and Hampshire County Council, to progress a number of notable regeneration proposals in other parts of the borough. The most advanced of these is Winklebury which has the potential to bring forward a number of regeneration opportunities including new homes, a medical centre and community facilities. This is captured in Table 5 above and appendix 4a.

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 consultation undertaken in 2019 and 2025, and any sites promoted in response to consultation on the Issues and Options and Regulation 18 Draft Local Plan in 2020 and 2024 respectively. The sites previously promoted for employment have been redeveloped for employment uses and so there are no current sites promoted which either lie within Settlement Policy Boundaries (as defined in the adopted Local Plan) or on previously developed land in this publication.

9.2 An updated Economic Needs Assessment (ENA) was published in 2023 and updated in 2025. This study establishes future employment floorspace needs and the findings are set out in further detail below (paragraph 10.3). The ENA will continue to be updated to inform the emerging Local Plan.

10 Housing and Economic Land Supply Conclusion

10.1 The potential housing supply set out in the proceeding sections amounts to 3,814 dwellings between 2025/26 and 2029/30 and a further 8,943 dwellings in the 5-15 year time period. This is set out in table 14 below.

Source of housing potential	2025/26 – 2029/30 (0-5 years)	2030/2031 – 2039/40 (5 – 15 years)	Unlik ely	Total (excluding unlikely)
Small Sites with planning permission	506	0	0	506
Large Sites with planning permission	2,948	3,246	102	6,194
Adopted Local Plan Allocations	300	1070	0	1,370
Made Neighbourhood Plan Allocations	60	76	23	136
Neighbourhood Planning (policy SS5)	0	40	0	40
'Opportunity' sites within SPBs	0	4,011 ¹⁰	9	4,011
Small site windfall	0	500	0	500
Total supply	3,814	8,943	134	12,757

Table 14. Housing land supply 2025-2029

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 (2025 update) concluded that there is a need for approximately 214,000 sqm of industrial and logistics floorspace 2042. In terms of office use, the ENA identifies a need of 24,000sqm over the plan period. The ENA will continue to be updated to inform the emerging Local Plan. Meeting this unmet need will be addressed through the new Local Plan.

11 Assessment of sites outside Settlement Policy Boundaries (SPBs)

11.1 The council is, at the time of publication, unable to meet its housing land supply requirement. The land supply position is being updated and will be outlined in the council's Authority Monitoring Report (AMR, December 2025) due to be published at the end of December 2025.

11.2 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. This was followed by an Issues and options consultation in late 2020 and

¹⁰ 4,011 dwellings represent 4,457 dwellings minus 10% to account for any unforeseeable non-delivery during the plan period

regulation 18 Local Plan consultation in early 2024. In December 2024 the new NPPF introduced a new Standard Method (SM) leading to the need to identify additional land for housing and a further call for sites in early 2025. A further regulation 18 consultation is due to take place in December 2025.

- 11.3 The housing supply projections for sites which benefit from a planning permission are set out in Appendix 1. Those sites outside SPBs which do not currently have planning permission but are either allocated in the adopted Local Plan and 'made' neighbourhood plans or are categorised as opportunity sites are addressed in section 5 above. The remaining sites outside of SPBs which were submitted for consideration by landowners or site promoters, have also been assessed and proformas for these sites are contained in Appendix 5. An index of the sites assessed can be found on the first pages of this document. Those sites which do not meet the relevant criteria set out in paragraph 3.11 are listed in Appendix 2.

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 emerging Local Plan.

Appendix 1: Outstanding planning permissions at 1 April 2025

Site	Site Status at 1/4/24	Settlement	Net Dwls available	2025/26	2026/27	2027/28	2028/29	2029/30 (outside plan period)	5-15 years	Unlikely	Net Total in 5 year supply
Sites with Planning Permission											
Large site commitments (10 or more units)											
North of Popley/ Merton Rise	DET and U/C	Basingstoke	138	0	10	50	50	28	0	0	138
Caesars Way	U/C	Whitchurch	33	33	0	0	0	0	0	0	33
Land between Elmdene and Fairholme Road	U/C	Tadley	13	13	0	0	0	0	0	0	13
Redlands	U/C	Basingstoke	3	3	0	0	0	0	0	0	3
Upper Cufaude Farm	U/C	Basingstoke	346	48	44	100	100	54	0	0	346
Basingstoke Golf Course	U/C	Basingstoke	654	130	130	125	125	106	0	38	616
Manydown	ALL/OUT	Basingstoke	3,520	0	0	40	180	300	3000	0	520
Hounsome Fields	U/C	Basingstoke	175	100	75	0	0	0	0	0	175
Andover Road	ALL/OUT	Oakley	14	0	0	0	0	0	4	10	0
Oakley Hall	ALL/OUT	Oakley	150	0	0	0	30	50	70	0	80
Land off Evingar Road	ALL/OUT	Whitchurch	60	0	30	30	0	0	0	0	60
Land at Herriard	FUL	Herriard	12	0	0	6	6	0	0	0	12
Fawconer Road (C2)	ALL/FUL	Kingsclere	27	0	0	0	0	0	27	0	0
Bishopswood Golf Course (C2)	FUL	Tadley	65	0	0	0	65	0	0	0	65
Land at Silchester Road	U/C	Bramley	5	5	0	0	0	0	0	0	5
Land east of Redlands	U/C	Basingstoke	56	48	8	0	0	0	0	0	56
Land to East of Station Road	U/C	Oakley	31	31	0	0	0	0	0	0	31
Land at South side of Ashford Hill Road	U/C	Ashford Hill	8	8	0	0	0	0	0	0	8
Camrose Ground	OUT	Basingstoke	123	0	0	0	75	25	0	23	100
Great Western Hotel, Vyne Road	FUL	Basingstoke	16	0	0	16	0	0	0	0	16
Land West of Ecchinswell Road Bishops Green	U/C	Bishops Green	42	31	11	0	0	0	0	0	42
Stocks Farm	U/C	Bramley	139	0	35	30	50	24	0	0	139

Homefield House (C2)	FUL	Basingstoke	21	0	0	0	0	0	0	21	0
The Grange (C2)	FUL	Sherborne st John	8	0	0	0	0	0	0	8	0
Former Laleham Healthcare, Central 37, Kingsclere Road	OUT	Basingstoke	75	0	6	67	0	0	0	2	73
Land at Watermill Bridge, Andover Road	OUT/FUL	Wash Water	270	0	15	30	40	40	145	0	125
Redlands House (phase 3)	FUL	Basingstoke	16	0	0	16	0	0	0	0	16
19-23 Winchester Road	FUL	Basingstoke	18	0	18	0	0	0	0	0	18
Winterthur Way	PA	Basingstoke	99	0	0	99	0	0	0	0	99
Land North of Sherfield Road, Strawberry Fields	FUL	Bramley	20	0	0	5	15	0	0	0	20
Skippetts House	FUL	Basingstoke	30	0	15	9	6	0	0	0	30
Worting Farm	U/C	Basingstoke	104	46	58	0	0	0	0	0	104
Cherry Blossom Manor, German Road (C2)	FUL	Bramley	5	0	0	5	0	0	0	0	5
Total Large Site Permissions			6296	496	455	628	742	627	3246	102	2948
Outstanding Small Site Commitments (discounted by 5% - 533 total prior to discounting)			506	168	169	169	0	0	0	0	506
Total Sites with Planning Permission											
			6802	664	624	797	742	627	3246	102	3454

KEY	
FUL	Full Planning Permission at 1 April 2025
OUT	Outline Planning Permission at 1 April 2025
PA	Prior Approval at 1 April 2025
U/C	Under construction at 1 April 2025