

### **Appendix 3: Housing Allocations in Adopted Local Plan and Neighbourhood Plans**

This appendix includes the sites which are allocated in either the Adopted Local Plan (ALP) or 'made' neighbourhood plans. Allocations which already had planning permission as of 1 April 2025 are now 'commitments' and therefore appear within Appendix 1 of this document.

For maps showing the location and extent of the land covered by the proformas below, please see the relevant development plan documents and associated policies maps:

Basingstoke and Deane Local Plan 2011-29: <http://www.basingstoke.gov.uk/planningpolicy>

Neighbourhood Plans: <https://www.basingstoke.gov.uk/neighbourhoodplansprogress>

A full index of sites can be found on the first page of the main document.

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS004	Basing View, Basingstoke	Basingstoke	25.86
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> Yes			
<p>Basing View is linear in configuration, stretching west to east, with an internal loop road dividing the site into 3 linear tiers. The site is located immediately to the east of the town centre, in close proximity to the railway and bus stations. The site is bounded by the railway line to the north, and Churchill Way East to the south. The area currently comprises a number of significant buildings primarily in employment use but also in hotel, retail and parking use. The buildings are interspersed with areas of planting and public open space. The site slopes gently in a southerly direction.</p>			
<b>Relevant Planning History</b>			
<p>The site is delineated in Policy SS8 of the adopted Local Plan for regeneration as a 21<sup>st</sup> century business location. The policy aims to protect the area as the borough's premier office location, but also supports the delivery of approximately 300 homes and mixed use development. As Basing View is a strategic employment site of over 25 hectares, its planning history is extensive. There are a number of historic planning consents relating primarily to the employment premises on the site but also some mixed use development.</p> <p>The following applications are most relevant:</p> <p>17/04186/FUL (Plot W) - Erection of a 6 storey hotel with associated leisure uses, car parking and landscaping on an area in the north east of the site. Granted, June 2018.</p> <p>17/04197/OUT (Plot K And K1) - Hybrid planning application with detailed and outline elements for office redevelopment of plot K and K1. Detailed application: A five-storey B1a (office) building with roof level pavilion and terrace (Plot K1) with flexible A1 (retail) or A3 (restaurant) ground floor uses and ancillary B1a. Granted, July 2018.</p> <p>21/02107/OUT (The Glasshouse Site) - Outline application for demolition of remaining structures and erection of office building. Pending consideration.</p> <p>24/00930/FUL (Viewpoint) - Demolition of existing building and redevelopment of the site to provide 370 apartments and ancillary communal facilities, with commercial floorspace (Use Class E). Received April 2024 – pending consideration.</p> <p>The site is subject to Article 4 Direction restricting conversion from Class E to residential use<sup>1</sup>.</p>			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is located within the Basingstoke Town Settlement Policy Boundary. Basing View is covered by a specific policy in the adopted Local Plan (Policy SS8) which, as set out above, sets the planning context for the site, including supporting the delivery of approximately 300 dwellings.</p> <p>A comprehensive landowner masterplan was adopted in spring 2018. This is a landowner masterplan, rather than a planning document and it does not hold any significant weight in a planning context.</p> <p><u>Physical problems:</u> The site is generally in Flood Zone 1, though to the south there are areas of Flood Zones 2 and 3 bordering the site. Given the historic use of the site, there is the potential that the land could be contaminated.</p> <p><u>Potential impacts:</u> There is a listed building Mount Batten House (Plant) on the site. The inclusion of residential development is likely to have some impact on the redevelopment of Basing View, principally in terms of the types of uses which can be accommodated and where those could be located. There are likely to be highways implications associated with residential development. Overall, it is considered that the impacts associated with the inclusion of a residential element within the re-development of Basing View is not likely to be detrimental when viewed in the context of the wider regeneration of the business area and is likely to be beneficial in viability and vitality terms.</p>			
<b>Availability</b> (legal/ownership issues)			
<p>The site is owned by Basingstoke and Deane Borough Council although there are a number of short and long lease arrangements across the site. Whilst the planning framework ensures that the site will remain primarily in employment use, it is considered available for redevelopment for some mix of uses, including an element of residential development. A number of sites are being considered for a change of use or development where vacant, and 326 homes were</p>			

<sup>1</sup> <https://www.basingstoke.gov.uk/article-4-directions>

granted permission subject to legal agreement on an existing employment site named Viewpoint.		
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)		
The site is likely to be achievable and subject to the utilisation of appropriate, design, scale, layout, mix of uses, and infrastructure provision there are considered to be no overriding issues that would restrict schemes from being viable. Basing View is likely to be an appropriate location to accommodate higher density development including taller buildings given its character and location close to the town centre. There is a resolution to grant permission on Viewpoint and detailed design is underway, which will lead to a Gateway 2 submission which is required as it is a High-Rise Building. The provision of residential units is likely to be achievable and the borough council is actively progressing the regeneration of Basing View generally.		
<b>Conclusion</b> (deliverable/developable)		
The site's redevelopment is an important council priority and is being actively pursued by the borough council. The planning framework supports the provision of additional employment floorspace on the site, in addition to some residential development. The principle of the provision of residential is likely to be achievable and would be suitable in line with policy SS8, provided it complies with other aspects of the borough's current planning framework.		
<b>Potential Density and Yield</b> (including development type)		
Given the current allocation in the adopted Local Plan for 300 homes, a yield of 300 homes is considered to be suitable for the purposes of the SHELAA at this stage. A number of sites are being considered for a change of use or development where vacant, and an application was submitted in April 2024 for 370 homes on an existing employment site named Viewpoint (24/00930/FUL). The yield was reduced to 326 through amended plans and this was granted permission, subject to legal agreement in May 2025. Given that permission was received outside of the monitoring year, a figure of 300 has been retained but this will be updated next year (2026). Whilst higher densities are likely to be supported in line with the findings of the Tall Buildings and Intensification Study these additional dwellings are included in a separate proforma in appendix 4.		
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>
	<b>300</b>	<b>0</b>

Site Ref.	Area	Settlement/Parish	Site Area (ha)
BAS025	Neighbourhood Renewal Areas	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>			
<b>Relevant Planning History</b>			
<p>17/02984/FUL – Land off Wiltshire Crescent (within neighbourhood renewal area) for the erection of 33 dwellings comprising 21 houses and 12 flats. Application Granted January 2019.</p> <p>Two Outline Planning Applications for 85 units (19/01110/OUT) and a 70 bed care home and 6 flats (19/02889/OUT) were allowed on appeal in May 2022.</p>			
<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. Neighbourhood renewal in these areas, is supported by Policy SS2 in the current adopted Local Plan. Whilst certain areas have been highlighted as priority areas, Policy SS2 also supports the delivery of suitable regeneration in other areas.</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, although areas of open space are subject to policy protection. A number of heritage assets are present which will need to be protected and/or enhanced including an ancient Hill Fort in Winklebury. Impacts on existing infrastructure and the highway network would need to be given full consideration as part of any proposals.</p>			
<b>Availability</b> (legal/ownership issues)			
<p>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 renewal, though some site assembly issues will need to be overcome. A number of discrete sites within these neighbourhood renewal areas have been actively promoted for development through the Local Plan process and the planning application process, including Fort Hill School, Newman Bassett House and Winklebury Centre in Winklebury where a planning application has been submitted (22/01934/FUL).</p>			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
<p>The council is working proactively with relevant partners, including Registered Providers Vivid and Sovereign to progress suitable regeneration opportunities. The Sovereign Hill Partnership (comprising Sovereign and the Hill Group) undertook community engagement in 2025 to inform their approach to masterplanning in the Buckskin and South Ham areas. Given the past delivery trends in relation to neighbourhood renewal in Basingstoke town and ongoing work, it is considered that there is potential for the delivery of additional homes within these initial areas.</p>			
<b>Conclusion</b> (deliverable/developable)			
<p>Suitable neighbourhood renewal continues to be a key ambition for the council.</p>			
<b>Potential Density and Yield</b> (including development type)			
<p>The amount of new development which can be provided via neighbourhood renewal is being considered in more detail as part of the process of producing the draft Local Plan with a higher yield included in a separate proforma. As this proforma relates to the Local Plan figure of 200 units for regeneration as per policy SS2).</p>			

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>
	<b>0</b>	<b>200</b>

Site Ref.	Site Address	Parish	Site Area (ha)
BAS037	Remainder of Manydown	Basingstoke	284.93
<b>Description of site</b> (neighbouring uses; present use)			<b>Previously Developed Land:</b> No
<p>This site comprises parts of the Manydown allocation that were not included in the outline planning permission that covers most of the Local Plan Policy SS3.10 allocation, namely land known as Parcel 6a and Scrapps Hill. The majority of the wider site is agricultural land, stretching from the A339 at the north of the site down to Pack Lane in the south. Land at Roman Way/Worting Road (BAS058) has been categorised in appendix 2 as it has not been demonstrated that a suitable layout could come forward to overcome the heritage issues.</p>			
<b>Relevant Planning History</b>			
<p>BAS037 is allocated for housing (3,400 units) in the current adopted Local Plan (policy SS3.10). The council, as LPA, produced a Manydown Development Brief SPD to guide development within the allocation area. This was adopted in December 2016.</p> <p>The majority of the site was included within the outline planning application 17/00818/OUT for residential-led development for up to a maximum of 3,520 dwellings with all matters reserved except primary access. Planning permission was granted in December 2021.</p> <p>In addition, Land at Worting Park was granted permission for 104 dwellings in June 2024 (22/02792/FUL).</p> <p>Whilst the majority of the Manydown allocation now benefits from the above permissions, parts of the allocation do not and these are covered by this proforma.</p>			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> As noted above, the wider site is allocated in the current adopted Local Plan for approximately 3,400 units and included within the Basingstoke Settlement Policy Boundary as defined in the Local Plan. This entry is made up of the remaining parts of the allocation which did not benefit from permission at 1 April 2025 (Scrapps Hill and Parcel 6a)</p> <p><u>Physical problems:</u> Development of the wider site will require reinforcement of the existing sewerage infrastructure. The council's Transport Assessment for the adopted Local Plan considered the impact of the wider site's development and concluded that it could be accommodated on the network with the necessary mitigation and appropriate access solutions. The site will generate additional travel demand in and around Basingstoke and capacity constraints in the wider area, and development will need to include mitigation measures and interventions to minimise the impact. A number of public rights of way run across the site; Footpath 013/20/2 runs along the north western boundary of the site, Footpath 013/21/1 runs along the north eastern boundary and Footpath 013/38/2 runs along the south eastern boundary of the site. Parts of the site are at low and medium risk of surface water flooding.</p> <p><u>Potential impacts:</u> Worting Park includes two listed buildings; Worting House (Grade II*) and Worting Barn. Scraps Farm Barn is also Grade II listed. Worting Conservation Area includes all three buildings, the whole of Worting Park and additional land to the east and south-east, within which several more Grade II buildings are located. Parts of Parcel 6A, to the south of the railway line, are in an Area of Archaeological Alert. Parts of Parcel 6a are classified as grade 3a agricultural land.</p>			
<b>Availability</b> (legal/ownership issues)			
<p>Part of the site to the south of the railway line is within the control of Basingstoke and Deane Borough Council and Hampshire County Council (HCC), through a long lease agreement (Parcel 6a). Scrapps Hill is in a different ownership and the landowners/developers are continuing to take their land forward for development. The site is considered to be available.</p>			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
<p>Statements of common ground between the council, representatives of the relevant landowners, the Local Highway Authority and the Local Education Authority, were agreed as part of the Local Plan examination, confirming that the allocation could be delivered during the plan period. The landowners are generally progressing the development of the smaller sites. The site known as Scrapps Hill has a capacity of around 80 homes; the access to Scrapps Hill is dependent on the access to the main site and it will come forward as part of the wider site. Parcel 6a (approx.300 homes) is in the same ownership as the wider Manydown allocation and will be progressed in due course.</p>			
<b>Conclusion</b> (deliverable/developable)			

The remainder of the wider allocation is available for development and has been allocated for development in the current adopted Local Plan. A development brief SPD was adopted by the LPA in December 2016. The landowners of the two remaining sites continue to promote or take forward their land for development and no significant constraints have been identified.

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

A yield of 380 units for the two sites is considered suitable for the purposes of the SHELAA, taking into account currently available information.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>
	<b>0</b>	<b>380</b>

Site Ref.	Site Address	Parish	Site Area (ha)
BRAM005	Remainder of Upper Cufaude Farm	Bramley	3.72
<b>Description of site</b> (neighbouring uses; present use)		<b>Previously Developed Land:</b> No	
<p>The site is located on the northern edge of Basingstoke and is currently in agricultural use. The larger Upper Cufaude Farm allocation is bisected by Cufaude Lane with the majority of the site located on the western side of the lane and benefitting from outline planning permission, as noted below and included within appendix 1. The remaining part of the site covered by this proforma is located on the eastern side of the lane. The Reading-Basingstoke railway line forms part of the eastern boundary. The site lies immediately north of Razors Farm, which is another Local Plan housing allocation where planning consent has already been granted and the development is now complete. To the immediate north, fronting onto Cufaude Lane, there are a number of large, detached dwellings, while the character of the surrounding area is predominantly rural countryside, with more arable land to the east and west.</p>			
<b>Relevant Planning History</b>			
<p>The site is allocated for housing (390 units) in the current adopted Local Plan (ALP). The council, as LPA, has produced an Upper Cufaude Farm Development Brief SPD, which has guided development within the allocation area (adopted in March 2019). An outline planning application for 350 dwellings (19/00018/OUT) covering the majority of the site (south of Cufaude Lane) received outline planning permission in April 2021. A reserve matters application (23/02003/RES) for the spine road and first phase (48 homes) was granted in February 2024. A full application for phase 2 (302 homes and a community centre (24/02846/FUL) was received in June 2024 and gained planning permission, subject to legal agreement, in April 2025.</p>			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> As noted above, the wider site is allocated in the current adopted Local Plan for approximately 390 units and included within the Basingstoke Settlement Policy Boundary as defined in the Local Plan. This entry is made up of the remaining part of the allocation which does not benefit from permission. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the ALP. The site is located within the Bramley Neighbourhood Plan Area and the Neighbourhood Plan was 'made' in March 2017.</p> <p><u>Physical problems:</u> The topography and landscape setting of the site will need to inform the detailed masterplanning of the site. The effectiveness of infiltration may be limited in this area due to its geology and drainage assessments are required. Development must not be allowed to drain to the Sherfield on Loddon Sewage Treatment Works, unless a quality improvement plan is developed. Given the sites current agricultural uses there is potential for contaminated land particularly in the vicinity of the farm buildings. The council's Transport Assessment for the Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions.</p> <p><u>Potential impacts:</u> There are seven Grade II listed buildings and a Building of Local Interest which lie within close proximity of the site. The Grade I listed Vyne House and historic park and garden is also located to the north of the site. There are four SINC's wholly or partly within 400m of the site which must be suitably considered through detailed site planning. The area to the north of the site is Ministry of Defence land and there may be noise pollution and other impacts on the site from this area and from the adjacent railway line which will need to be mitigated through the detailed design and layout of the future development of the site.</p>			
<b>Availability</b> (legal/ownership issues)			
<p>The site is allocated in the current adopted Local Plan. Croudace Homes have outline planning permission for much of the wider site. The remainder of the site remains in the ownership of HCC. Croudace have a specific contractual obligation, once they have commenced on the main site, to provide utility provision to support the development on this parcel of land. HCC confirm that they anticipate marketing the site in 2026.</p>			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location would be attractive to</p>			

developers and there is a reasonable prospect that the site would be developed at a particular point in time.

**Conclusion** (deliverable/developable)

The site is available, it has been promoted for development by the landowner, HCC. It forms part of an allocated site and is considered to be achievable. Development is likely to follow on from the development of the larger part of the allocated site.

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

The site comprises the remainder of a Local Plan allocation for 390 homes which does not yet benefit from planning permission (permission gained for 350 homes). This figure has been used as a suitable indicative yield at this stage.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>
	<b>0</b>	<b>40</b>

Site Ref.	Site Address	Parish	Site Area (ha)
BUR006	Land at Harts Lane, Burghclere	Burghclere	0.90
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No			
<p>The site is a semi-circle shaped piece of land at the southern-most end of Burghclere village surrounded by mature vegetation and bounded by highways to the east, south and west. Industrial units used for light manufacturing are located along the northern boundary of the site. There is linear development along the other side of Harts Lane to the east of the site. The arrangement of highways outside the site provide access to/from the A34, which is in a cutting at this point.</p>			
<b>Relevant Planning History</b>			
<p>The site is allocated within the Burghclere Neighbourhood Plan for (at least) 15 dwellings. A planning application for 17 dwellings was submitted in December 2022 (22/03203/FUL). On 6 September 2023 permission was granted subject to the completion of legal agreements. This remains unsigned at this stage as issues relating to the affordable housing provision are unresolved.</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 falls within the revised Settlement Policy Boundary for Burghclere (as revised by the Burghclere Neighbourhood Plan). The neighbourhood plan was first 'made' by the borough council in May 2021, an updated version of the Plan was made by Full Council on 18 May 2023 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is acceptable.</p> <p><u>Physical problems:</u> It would be necessary to ensure that any future occupants of the site would not be affected by noise from the A34 given its proximity to the western site boundary. Part of the site is within a Mineral Safeguarding Area (with River Terrace deposits) as identified on the Hampshire Minerals and Waste Plan Policies Map, and the whole site is within a groundwater protection zone.</p> <p><u>Potential impacts:</u> The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon landscape character and its visual quality, taking account of the importance of the National Landscape. Development would also need to be in keeping with the built character of the village, taking into account the visual importance of this site at the entrance to the village. Holmbush Cottage and Parsons Corner (to the south of Harts Lane) are both Buildings of Local Interest, which are non-designated heritage assets.</p>			
<b>Availability (legal/ownership issues)</b>			
<p>The site has been promoted for development through the call for sites consultation held in 2019 by the landowner, and in response to the Neighbourhood Plan call for sites. A developer (Orchard Homes) has since been pursuing planning permission 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 landowner/developer are progressing the site and outline planning permission was granted subject to legal agreements in September 2022. The agreement remains unsigned at this stage as issues relating to the affordable housing provision are unresolved. The developer (Orchard Homes) has advised that the site has currently stalled as a result.</p>			
<b>Conclusion</b>			
<p>The site is allocated in a 'made' neighbourhood plan and has received a resolution to grant planning permission subject to legal agreements. Given the legal agreement remains unsigned the site has therefore been moved out of the five year supply to ensure a robust position.</p>			
<b>Potential Density and Yield (including development type)</b>			
<p>Given that the site is allocated for 15 dwellings in the Burghclere NP, this figure has been used as the indicative yield at this stage.</p>			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	
	<b>0</b>	<b>15</b>	

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
EC005	Land west of Rooksfield	Ecchinswell, Sydmonton and Bishops Green	2.10
<b>Description of Site</b> (neighbouring uses; present use)		<b>Previously Developed Land:</b> No	
The site is a field used for grazing horses located directly to the east of the settlement of Bishops Green. A row of mature trees border the site to the west, whilst the southern and eastern site boundaries are bounded by Ecchinswell Road to the east and Featherbed Road to the south. To the north lies Rooksfield a development of bungalows with the linear settlement of Bishops Green beyond. The surrounding land uses are largely agricultural with a number of woodland blocks.			
<b>Relevant Planning History</b>			
The site is allocated for 15 residential units in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (Policy 3). 25/00853/OUT - Outline application with all matters reserved except for access for up to 18 dwellings on 2 hectares of land, together with services and public open space. Application received April 2025. <u>Planning History Relevant to Land adjacent to the North:</u> 20/03168/FUL - Replacement of three mobile homes with 2 no. three bed bungalows with associated amenity space, garden and parking. Application Refused 9th Nov 2021.			
<b>Suitability</b> (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The site is allocated for 15 dwellings in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan. The neighbourhood plan was 'made' by the borough council in May 2023 and consequently now forms part of the Development Plan for the borough. Following the adoption of the neighbourhood plan the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy (Policy 3). The Neighbourhood Plan identifies a green corridor running along the southern and eastern site boundaries. <u>Physical problems:</u> The site is located within Flood Zone 1 and a Ground Water Protection Zone. The site is also located within a mineral consultation area as identified on the Hampshire Minerals and Waste Plan Policies Map. <u>Potential impacts:</u> The development would extend the pattern of development of Bishops Green towards the south. There are likely to be landscape impacts and arboricultural impacts resulting from the development of the site. The site lies within the draft Ecchinswell Lowland Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration. The Neighbourhood Plan policy requires a green buffer around the perimeter of the site to provide a wildlife corridor along with an approach which aligns build development in the southern portion of the site leaving the remainder as open space. The site is within a SSSI Impact Risk Zone therefore there is the potential for development on site to have ecological impacts. The site lies within Source Protection Zone 2 and 3.			
<b>Availability</b> (legal/ownership issues)			
The council is not aware of any legal or ownership constraints associated with the site. The site was promoted for development through the neighbourhood plan process and an outline planning application has been submitted.			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site allocated in the Neighbourhood Plan. Property prices in the area are healthy, which is likely to support the delivery of the site. The landowner/developer are progressing the site and an outline planning application has been submitted.			
<b>Conclusion</b> (deliverable/developable)			
The site is allocated in a 'made' neighbourhood plan and a planning application has been submitted, the site is available and its development is considered to be achievable.			
<b>Potential Density and Yield</b> (including development type)			
The neighbourhood plan allocates the site for 15 dwellings, this yield has been used for the purposes of the SHELAA.			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
EC006	Land south of Ecchinswell Road	Ecchinswell, Sydmonton and Bishops Green	0.13
<b>Description of Site</b> (neighbouring uses; present use)		<b>Previously Developed Land:</b> No	
The site lies to the south east of the settlement of Ecchinswell and is occupied by a number of barns and storage units associated with Clere House Farm. A number of large properties front onto Ecchinswell Road on either side of the site The surrounding character is generally agricultural, with a number of woodland blocks also present.			
<b>Relevant Planning History</b>			
The site is allocated for 5 residential units in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan (Policy 4).			
<b>Suitability</b> (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for 5 dwellings in the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan. The neighbourhood plan was 'made' by the borough council in May 2023 and now forms part of the Development Plan for the borough. Following the adoption of the neighbourhood plan, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site specific policy (Policy 4).</p> <p><u>Physical problems:</u> Given the current land use, remediation is likely to be required to deal with any potential contamination.</p> <p><u>Potential impacts:</u> The site is approximately 100m south of the boundary of the Ecchinswell Conservation Area. The site is within the North Wessex Downs National Landscape. It is necessary to consider the impact of development upon the landscape character and its visual quality, taking account of the importance of the National Landscape.</p>			
<b>Availability</b> (legal/ownership issues)			
The council is not aware of any legal or ownership constraints associated with the site. The site was promoted for development through the neighbourhood plan process. The agent states that technical work is underway and a planning application will be submitted in 2026.			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site allocated in the Neighbourhood Plan. Property prices in the area are healthy, which is likely to support the delivery of the site.			
<b>Conclusion</b> (deliverable/developable)			
The site is allocated in a 'made' neighbourhood plan, it is available and its development is considered to be achievable.			
<b>Potential Density and Yield</b> (including development type)			
The neighbourhood plan allocates the site for 5 dwellings, this yield has been used for the purposes of the SHELAA.			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	
	<b>5</b>		

Site Ref.	Site Address	Parish	Site Area (ha)
KING001	Land north of Strokins Road, Kingsclere	Kingsclere	1.01
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No			
<p>This site lies immediately to the north of the existing Settlement Policy Boundary of Kingsclere between the village and the A339 which runs along the northern boundary. To the south of the site are situated a number of two storey blocks of flats with large communal grassed areas and play area. The garage blocks associated with these flats are included within the site providing the access from Strokins Road. With the exception of the area where the garages are currently located the majority of the site is characterised by scrub with trees interspersed throughout the site and bordered by a strong tree lined boundary adjacent to the A339. Public rights of ways run through the site. A significant proportion of the southern extent of site is designated Kingsclere Fen Meadow Remnants SINC. The site is generally flat.</p>			
<b>Relevant Planning History</b>			
The land has been allocated for at least 14 residential units in Policy KHA3 (Site allocations) of the Kingsclere Neighbourhood Plan			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site falls within the revised Settlement Policy Boundary for Kingsclere (as revised by the Kingsclere Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council in October 2018 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is acceptable.</p> <p><u>Physical problems:</u> The proximity of the A339 running the length of the northern boundary results in noise pollution, as such a noise assessment will be required to demonstrate that acceptable noise levels can be delivered for future occupiers.</p> <p><u>Potential impacts:</u> The south eastern part of the site is designated as part of the Fen Meadow Remnants SINC through which it is suggested in Policy KHA3 that the road to serve the development would need to be delivered. Part of the SINC also lies adjacent to the western site boundary. Suitable mitigation/compensatory proposals would need to be provided for any impacts on the SINC.</p>			
<b>Availability</b> (legal/ownership issues)			
The site was promoted for development through the call for sites consultation held in June/July 2017 by a planning agent. It was also promoted by the Parish Council as the site is allocated in the Neighbourhood Plan. In their response to the Regulation 18 consultation in early 2024 and in response to the housing delivery monitoring the agent confirmed that the site remains available. There are no known legal or ownership problems. The site is therefore considered to be available for development.			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. The presence of the SINC within the site and the noise from the adjacent road which will require mitigation and may have the potential to increase the cost of development. However, this location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years and that a planning application will be submitted in 2026.			
<b>Conclusion</b> (deliverable/developable)			
The site is allocated for development in the made KNP. The availability of the site and the achievability of development have been confirmed by the agents representing the landowner. Having liaised with the landowner's agents it is considered that the site is deliverable within the next 5-10 years.			
<b>Potential Density and Yield</b>			
The neighbourhood plan allocates the site for 14 units and this quantum of development is considered to be a reasonable basis for the expected site yield.			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	
	<b>0</b>	<b>14</b>	

Site Ref.	Site Address	Parish	Site Area (ha)
KING003	Land at Coppice Road	Kingsclere	1.89
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No			
<p>This site forms a strip of land immediately to the north of the existing Settlement Policy Boundary of Kingsclere. It is a narrow linear site which forms a buffer between the village and the A339. The site is particularly narrow in the eastern section. Long residential gardens back onto the southern boundary of the site, the western boundary is demarcated by George Street/B3051 where the site promoter suggests an access could be provided and the A339 runs along the northern boundary. The site is characterised by scrubland and bound by mature vegetation and hedgerows. The western end of the site includes a pond and is designated as Kingsclere Fen Meadow Remnants Site of Importance for Nature Conservation (SINC). A cluster of trees to the south eastern edge of the site are subject to Tree Preservation Orders (TPOs).</p>			
<b>Relevant Planning History</b>			
<p>The site is allocated for at least 26 dwellings in Policy KHA2 in the Kingsclere Neighbourhood Plan.</p> <p><u>Planning history relating to the land to the west of the site:</u> 19/02370/OUT –Outline planning application with access to be considered and all other matters reserved for a residential development of up to 13 dwellings, with associated drainage works (SuDS), landscaping and parking. Consent granted 5 January 2021.</p>			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The land has been allocated for at least 26 residential units in Policy KHA2 (Site allocations) of the Kingsclere Neighbourhood Plan and also falls within the revised Settlement Policy Boundary for Kingsclere (as revised by the Kingsclere Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council on October 2018 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is now acceptable.</p> <p><u>Physical problems:</u> Part of the eastern end of the site falls within the Mineral Consultation Area (brick clay) as defined in the Hampshire Minerals and Waste Plan Policies Map. The proximity of the A339 running the length of the northern boundary has the potential to result in noise pollution for future occupiers and is likely to constrain the capacity of the site, as such a noise assessment will be required to demonstrate that acceptable noise levels can be delivered.</p> <p><u>Potential impacts:</u> The north western portion of the site is designated as part of the Fen Meadow Remnants SINC through which the site promoter suggests that the road to serve the development would need to be delivered. Suitable mitigation/compensatory proposals would need to be provided for any impacts on the SINC.</p>			
<b>Availability</b> (legal/ownership issues)			
<p>The site was promoted for development through the call for sites consultation held in June/July 2017 by a planning agent. It was also promoted by the Parish Council. In their response to the Regulation 18 consultation in early 2024 and the subsequent housing delivery monitoring the agent confirmed that the site remains available. There are no known legal or ownership problems. The site is therefore considered to be available for development.</p>			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be achievable as it is a greenfield site. The presence of the SINC within the site and the adjacent road which will require mitigation may have the potential to increase the cost of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next five years.</p>			
<b>Conclusion</b> (deliverable/developable)			
<p>The site is allocated for development in the made KNP. The availability of the site and the achievability of development have been confirmed by the agents representing the landowner. Having liaised with the landowner's agents it is considered that the site is deliverable within the next 5-10 years.</p>			
<b>Potential Density and Yield</b>			
<p>The neighbourhood plan allocates the site for 26 units and this quantum of development is considered to be a reasonable basis for the expected site yield.</p>			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	
	<b>0</b>	<b>26</b>	

Site Ref.	Site Address	Parish	Site Area (ha)
OAK005	Sainfoin Lane	Oakley and Deane	2.41
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No			
<p>The site is located to the west of Pardown at the southern end of the village and is accessed through Sainfoin Lane/Hill Road. The site currently comprises undeveloped agricultural land, which has been subdivided into small fields, and appears to have been last used for grazing horses. The site is located within a semi-rural area, with a ploughed field to the west and low density housing to the north, east and south of the site. There is a small sewage works to the west. A public right of way runs along the southern boundary.</p>			
<b>Relevant Planning History</b>			
<p>The land has been allocated for approximately 35 residential units in Policy 3 - Site allocations (Site 4) of the Oakley and Deane Neighbourhood Plan and also falls within the revised Settlement Policy Boundary for Oakley (as revised by the Oakley and Deane Neighbourhood Plan). The neighbourhood plan was 'made' by the borough council in May 2016 and consequently now forms part of the Development Plan for the borough. Therefore, the principle of development is now acceptable.</p> <p>The following application was received in December 2021, which includes most of Site 4 as allocated by the Neighbourhood Plan and additional land to the west of it: 21/03806/OUT - Outline application for the construction of up to 32 new homes with upgraded access taken from Sainfoin Lane (all matters reserved except access). Permission was granted subject to the legal agreement being signed on 9 April 2025.</p>			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 35 units in the Oakley and Deane Neighbourhood Plan (Policy 3 and 4) and falls within the Oakley and Deane Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements set out in the site-specific policy (Policy 3). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).</p> <p><u>Physical problems:</u> The issue of achieving suitable highways access will need to be resolved through any future planning application. The proximity of the sewerage works to the west may also need to be considered with regards to potential noise and odour impacts and access.</p> <p><u>Potential impacts:</u> The site lies within the SSSI Impact Risk Zone. As such any discharge from the site should ideally be achieved via the main sewer connection. The vegetation present on the site is likely to require any future planning application to be supported by appropriate ecological surveys. The sewerage works to the south of the site will require assessment to determine any potential odour issues.</p>			
<b>Availability</b> (legal/ownership issues)			
<p>The council is not aware of any legal or ownership constraints associated with the site. Cooper Estates Strategic Land (CESL) have purchased the site and are the sole land owner. Planning permission was granted, subject to legal agreement, in April 2025.</p>			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
<p>The landowner is progressing the site and an outline application has been granted subject to legal agreement. Nutrient Neutrality issues had previously led to a delay in the application process, but a solution has now been identified. The local housing market is generally strong in this area and likely to support viability. There is a reasonable prospect that the site would be developed at a particular point in time.</p>			
<b>Conclusion</b> (deliverable/developable)			
<p>The site is allocated in a 'made' neighbourhood plan and an application has been granted subject to legal agreement. The site promoter states that active progress is being made on the s106 with details of the draft being discussed between the relevant parties. It is considered that the site is deliverable within the 5 year time period, with the remainder of the site likely to be delivered beyond the plan period.</p>			
<b>Potential Density and Yield</b> (including development type)			

The site has been allocated in a 'made' neighbourhood plan for approximately 35 units and an application has a resolution to permit for up to 32 homes. This neighbourhood plan allocation figure has been used for the purposes of the SHELAA at this stage.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	<b>Unlikely</b>
	<b>32</b>	<b>0</b>	<b>3</b>

Site Ref.	Site Address	Parish	Site Area (ha)
OLD001	East of Basingstoke	Old Basing and Lychpit	68.02
<b>Description of site</b> (neighbouring uses; present use)			<b>Previously Developed Land:</b> No
<p>A large site comprising open arable farmland lying immediately to the east of the urban area of Basingstoke (Chineham), within the Settlement Policy Boundary and to the west of the SHELAA site OLD002 'Lodge Farm'. The site is bisected from east to west by Whitmarsh Lane which connects the A33 with the Chineham Energy Recovery Facility (ERF) and Basingstoke Sewage Treatment Works (STW) to the east of the site. To the east is open farmland. A public right of way runs along the western boundary, north to south. A small watercourse (Petty's Brook) and Whitmarsh Lane naturally divide the site into a smaller northern and larger southern area of open land.</p>			
<b>Relevant Planning History</b>			
<p>The site is allocated for housing (450 units) in the current adopted Local Plan. The council has produced an 'East of Basingstoke and Redlands' Development Brief SPD, which will guide future development within the allocation area. This was adopted in July 2017.</p> <p><u>Planning history relating to land to the north of the site:</u></p> <p>16/02457/OUT – Outline application for up to 150 new homes and to include access. Granted September 2017. 19/02773/RES – Reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. Matters to be considered: appearance, landscaping, layout and scale. Permission Granted July 2020.</p> <p>21/00808/OUT – Land at Redlands - Outline application for up to 57 no. new dwellings (all matters reserved except access and layout). Refused March 2022. Subsequent appeal allowed.</p> <p>23/00207/RES Reserved matters application for appearance, landscaping and scale pursuant to outline permission 21/00808/OUT for the erection of 57 dwellings including public open space, internal access, parking and landscaping (to be known as Phase 2). Permission granted June 2023.</p> <p>23/01133/FUL – Land at Redlands - Full planning application for 16 dwellings (Use Class C3) including affordable homes, vehicular access off the approved Phase 1 development, pedestrian links to Phases 1 and 2, open space, SuDS, electricity substation and associated landscaping including minor earthworks for drainage infrastructure (to be known as Phase 3). Received May 2023 – granted November 2024.</p> <p>23/02707/OUT – Land at Sherfield Hill Farm - Outline application for the erection of up to 350 dwellings (including affordable housing) together with mobility hub, access, parking, pedestrian and cycle routes, landscaping, green infrastructure and drainage. Resolution to permit.</p>			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for approximately 450 units in the current adopted Local Plan and falls within the Basingstoke Settlement Policy Boundary. Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements (Policy SS3.9). The site is located within the Old Basing and Lychpit Neighbourhood Plan Area. The Old Basing and Lychpit Neighbourhood Plan was 'made' on 19 July 2018 and its policies apply to the site. The site has not been allocated for development within the Old Basing and Lychpit Neighbourhood Plan. Development of the site would need to accord with relevant Neighbourhood Plan policies, such as design, protection of the historic environment and housing mix (Policies 6, 7 and 8).</p> <p><u>Physical problems:</u> A watercourse, Petty's Brook, flows through the north of the site and approximately 10% of the site lies within Flood Zones 2, 3a and 3b. Policy criteria require development and points of access to avoid Flood Zones 2 and 3. Therefore the level of residential development that can be accommodated on the site is limited by that zoning. Due to the geology of the area, the site naturally drains into the River Loddon Catchment and development will need attenuation storage on site and outside of the existing floodplain. The site would not require significant sewerage reinforcements, provides opportunities for attenuation storage of additional foul effluent discharge from STW, and offers opportunities to manage exceedance flows. The council's Transport Assessment for the current adopted Local Plan considered the impact of the site's development and concluded that it could be accommodated on the highway network with the necessary mitigation and appropriate access solutions. Noise from the A33 will also need to be considered in the detailed masterplanning of the site, as will any impacts associated with the STW and ERF. The indicative odour exposure contour shown in</p>			

section 8 of the Development Brief SPD relating to the nearby STW extends into east of this site. The site promoter has undertaken an Odour Assessment which updates these assumptions with more recently collected data which concludes, in their view, that this land is not adversely affected by odour. This assessment was not available at the time of the current adopted Local Plan examination and will need to be considered further by Environmental Health and relevant consultees.

**Potential impacts:** The Pyotts Hill entrenchment Scheduled Monument (The Park Pale) runs along the western side of the site. A Roman road also runs through the southern part of the site. The Old Basing Conservation Area is to the south-west of the site and there are Grade II listed buildings outside the site, including Toll House (adjacent to the site boundary to the south of the Park Pale and Whitmarsh Lane junction), Lodge Farmhouse and Barn (44m to the south-east), and Hill Rise Cottage (18m to the south-west). These heritage assets will need to inform the detailed masterplanning of the site. The section of Petty's Brook and its floodplain that flows through the site forms part of the River Loddon Biodiversity Priority Area (BPA) and Loddon Catchment Biodiversity Opportunity Area. Part of the Whitmarsh Lane and Piece Site of Importance for Nature Conservation (SINC) is within the site. Also, a number of ancient woodlands designated as SINC's adjoin the site. The site has the potential for a number of key species/habitats. These matters will need to inform the detailed masterplanning of the site. The local landscape pattern is characterised by smaller scale enclosed farmland with a strong hedgerow and woodland structure with the site lying within the Loddon and Lyde Valley Character Area as identified in the BDBC Landscape Character Assessment (2010). The River Loddon Valued Landscape lies further to the east. The landform changes across the area with a prominent ridge at the boundary of this site with the adjacent site allocation of Redlands. The topography and landscape setting of the site will need to inform the detailed masterplanning of the site.

**Availability** (legal/ownership issues)

The land is largely within the control of Hampshire County Council (HCC), who continue to indicate their intention to develop the whole site. During the production of the adopted Local Plan HCC made the decision to promote the land in two phases, with the first phase of 450 dwellings (comprising of the northern section of the site), being in the adopted Local Plan period up to 2029 and the remainder being delivered outside of the Plan period. The whole of the site is being promoted for the development of approximately 900 homes through the emerging Local Plan. The landowner has confirmed that they are in the process of selling the site and it is expected that a developer will be confirmed before the end of 2025 who will then lead the planning application process through to delivery.

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

The borough council is working with the landowner in order to progress the delivery of the allocated site. HCC are also promoting the wider site through the Local Plan process. The site is likely to be achievable as it is a greenfield site. There is a reasonable prospect that the site would be developed at a particular point in time.

**Conclusion** (deliverable/developable)

The site has been allocated for development in the current adopted Local Plan and a development brief has been prepared and adopted. The availability of the site has been confirmed by the landowners. The council continues to work with HCC in order to support progress. Given the timescales which have been agreed with the landowner it is considered that the site is deliverable in the 5-10 year period.

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

The site promoter has suggested a yield of 900 dwellings for the whole site. The allocation policy for the site provides for approximately 450 units which has been used for the purposes of the SHELAA. The further 450 promoted units are presented in SHELAA Appendix 4b. The phasing position has been agreed with HCC through the site monitoring consultation and takes account of disposal policies and typical delivery rates.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>
	<b>0</b>	<b>450</b>

Site Ref.	Site Address	Parish	Site Area (ha)
OV003	East of Court Drove	Overton	0.39
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No			
<p>The site is located approximately 0.6km north-west of the village centre. The site is fairly narrow and runs longitudinally adjacent to Court Drove, with a mature hedge running along the boundary with the road. The southern-most part of the site lies within the Overton Conservation Area. Court Drove has a suburban character at its start, though it becomes more rural as it runs north past the primary school. The site is part of a series of subdivided fields, which are currently in equestrian use. There is an existing vehicular access at the southern end of the site. To the east a site has been promoted through the SHELAA for 34 dwellings (OV002).</p>			
<b>Relevant Planning History</b>			
<p>The land is allocated for approx. 14 homes in the Overton Neighbourhood Plan (Site B) which was 'made' by the borough council in July 2016. It now forms part of the Development Plan.</p> <p>18/00412/FUL - Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works and outline application for the erection of 6 no. self-build detached houses. Refused August 2018. Appeal dismissed June 2019.</p> <p>19/02083/FUL - Hybrid planning application comprising a full planning application for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works, and Outline application for the erection of 6 no. self-build detached houses. Application withdrawn August 2025.</p> <p>20/03397/FUL - Demolition of existing outbuilding, erection of self-build detached dwelling and formation of new access with biodiversity/ nitrate mitigation planting. Granted January 2023.</p> <p>25/00894/PIP - Permission in principle for a minimum of no. 5 and a maximum of no. 8 residential dwellings. Application granted August 2025.</p>			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The land has been allocated for approximately 14 residential units in the Overton Neighbourhood Plan (Site B). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements (page 45 of the Overton Neighbourhood Plan). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).</p> <p><u>Physical problems:</u> There are no known physical problems with the site, though it is not clear whether the existing vehicular access to the site would require improvement. The site falls within a mineral consultation area as defined in the Hampshire Minerals and Waste Plan Policies Map.</p> <p><u>Potential impacts:</u> The southern part of the site falls within the Overton Conservation Area, and this will need to inform the development of the site in design terms. A number of historic buildings some of which are listed lie to the south. There appears to be some potential archaeological interest associated with the site. Given the amount of vegetation running along the boundary of the site there are likely to be some implications to developing the site in biodiversity terms.</p>			
<b>Availability</b> (legal/ownership issues)			
<p>The site was made available through the neighbourhood planning process and has been allocated for development in the Overton Neighbourhood Plan. The council has liaised with the landowner as part of the housing monitoring process and the council is not aware of any legal/ownership constraints which would impinge on availability. The land now benefits from permission in principle for up to 5 dwellings and permission for one self-build dwelling.</p>			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be achievable as it is a greenfield site allocated in the Overton Neighbourhood Plan. Property prices in the area are healthy, which is likely to support the delivery of the site. Whilst permission has been granted progress on the overall site had previously been held up by the need to provide nutrient neutrality for any development.</p>			
<b>Conclusion</b> (deliverable/developable)			
<p>The site is allocated in a 'made' neighbourhood plan, and its development is considered to be achievable. In light of the need for a nitrogen strategy to be provided to demonstrate how nutrient neutrality will be achieved with the exception of one dwelling which benefits from</p>			

planning permission it is considered that the site is site likely to be delivered beyond the plan period.

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

The site has been allocated in a 'made' neighbourhood plan for approximately 14 units. Therefore, it is considered that 14 units is a reasonable expectation in terms of the likely yield. To avoid double counting, the one dwelling included elsewhere in the SHELAA (small site commitments) for 1 dwelling has been discounted here.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	<b>Unlikely</b>
	<b>8<sup>2</sup></b>	<b>0</b>	<b>5</b>

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<sup>2</sup> Planning permission granted for one dwelling which is included in the commitments section of this report (20/03397/FUL). It is not included here to avoid double counting.

Site Ref.	Site Address	Parish	Site Area (ha)
OV004	North-west of Overton Primary School	Overton	1.28
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> No			
<p>The site is located approximately 1km to the north-west of the village centre. The land is situated behind two adjacent properties next to Court Drove. Court Drove has a suburban character at its start, though it becomes more rural as it runs north past the primary school. The site is undeveloped and the Sustainability Appraisal prepared in relation to the Overton Neighbourhood Plan states that it has not been used since 1964. There is dense vegetation running around the periphery of the site. The trees to the north are subject to a Tree Preservation Order (TPO). The site is in close proximity to the railway line and North Wessex Downs National Landscape which is located to the north. There is a solar farm next to the site to the north. To the west is a separate site promoted through the SHELAA (OV005).</p>			
<b>Relevant Planning History</b>			
<p>The site has been allocated in the Overton Neighbourhood Plan (Site A) for approximately 11 residential units. 21/03805/FUL - Erection of 21 dwellings and associated garaging, access, open space, and landscaping – pending.</p>			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The land has been allocated for approximately 11 residential units in the Overton Neighbourhood Plan (Site A). Therefore, the principle of development is acceptable, subject to compliance with the detailed policy requirements. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).</p> <p><u>Physical problems:</u> Given the agricultural use of the site and previous uses, there is the potential for contaminated soils to be present. The site is within Flood zone 1. The site access appears narrow and may require improvement as part of a future planning application.</p> <p><u>Potential Impacts:</u> The trees running along the northern boundary are protected by a TPO. Given the amount of vegetation on the site it is likely that there will be some implications to developing the site in terms of biodiversity. Therefore, a future planning application will need to be supported by appropriate ecological surveys (which will need to set out any necessary mitigation measures). The National Landscape boundary is located approximately 260m to the north of the site. However, the separation distance and intervening railway line are likely to minimise the impact of developing the site on the National Landscape.</p>			
<b>Availability</b> (legal/ownership issues)			
<p>The landowner has promoted the site through previous versions of the SHELAA. The site has also continued to be made available through the neighbourhood planning process and has been allocated for development in the Overton Neighbourhood Plan. A planning application was submitted in December 2021.</p>			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
<p>Property prices in the area are healthy, which is likely to support the delivery of the site. The applicants have submitted a nitrogen strategy with their planning application which proposes a solution which involves the purchase of credits to ensure a nutrient neutral scheme.</p>			
<b>Conclusion</b> (deliverable/developable)			
<p>The site is allocated in a 'made' neighbourhood plan and its development is considered to be achievable. The planning application submitted in late 2021 continues to await determination and there are number of outstanding still to resolve. It is therefore considered that the site is likely to be delivered beyond the plan period.</p>			
<b>Potential Density and Yield</b> (including development type)			
<p>The site has been allocated in a 'made' neighbourhood plan for approximately 11 units. Therefore, it is considered that 11 units is a reasonable expectation in terms of the likely yield.</p>			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	
	<b>0</b>	<b>11</b>	

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT004	Whitchurch Police Station, Dances Lane	Whitchurch	0.43
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> Yes			
The site is located towards the north-east edge of the Whitchurch. The site comprises a two storey flat roofed brick built building within a relatively generous plot. The site is located within a predominantly residential area, characterised by fairly low density suburban housing. To the rear of the police station building is an enclosed car park. There is also additional car parking to the front of the building. Various mature trees are located along the frontage of the site and along the eastern boundary, which are subject to a Tree Preservation Order (TPO).			
<b>Relevant Planning History</b>			
The site is allocated for 15 residential units in the Whitchurch Neighbourhood Plan (Policy HA1). BDB/77098 – Change of use of land from private open space to car park and provision of 19 car parking spaces and removal of two trees. Permission Granted December 2012.			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The site is allocated for 15 residential units in the Whitchurch Neighbourhood Plan (HA1) and falls within the settlement policy boundary for Whitchurch. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to this site. As a result, it is considered that the principle of developing the site for residential use is acceptable. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC). <u>Physical problems:</u> There are no known physical problems with the site. <u>Potential impacts:</u> There are a number of mature trees to the front of the site which are subject to a TPO and these will influence the manner in which the site is redeveloped. There are a number of residential properties in close proximity to the site and the impact upon them will need to be considered during the course of the planning application process.			
<b>Availability</b> (legal/ownership issues)			
The police station is still in use, and therefore the site is not considered to be available currently. Hampshire County Council had previously stated that they anticipated Thames Valley Police to be relocating to new premises in the short term, and therefore the site was marked for disposal. However, there are now no firm plans to dispose of the site as an increase in police numbers and lack of available sites has meant that several police stations across the County that were previously marked for disposal are now to be retained. The site is therefore not considered to be deliverable at this stage.			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
The site is visually attractive, largely owing to the mature trees located around the edge of the site. The land is situated within a predominantly rural area and is in close proximity to the railway station. Therefore, the site is likely to be commercially attractive and housing development is considered to be achievable if the site becomes available.			
<b>Conclusion</b> (deliverable/developable)			
The site is considered to be suitable for housing and it is likely that the development will be achievable. However, the site is not currently available and is not considered to be deliverable at present. It is, however, developable.			
<b>Potential Density and Yield</b> (including development type)			
The site has been allocated for 15 units in the Whitchurch Neighbourhood Plan and this quantum of development is considered to be reasonable.			
<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>	<b>Unlikely</b>
	<b>0</b>	<b>0</b>	<b>15</b>

Site Ref.	Site Address	Parish	Site Area (ha)
WHIT007	57 Winchester Road (Whitchurch Car Centre), Whitchurch	Whitchurch	0.17
<b>Description of site</b> (neighbouring uses; present use) <b>Previously Developed Land:</b> Yes			
<p>This site is currently used as a car showroom and is located on Winchester Road, south of the Greater Town Bridge. There is a covered forecourt at the front of the site which is used for the display of vehicles. There are some fairly modest buildings to the rear of the site, which are the equivalent of two storeys tall. The surroundings of the site appear to be almost entirely residential. The buildings opposite comprise an attractive Victorian terrace, while the neighbouring houses are later, more suburban style properties. There is a large area of open space to the rear of the site which is designated as a Local Green Space within the Whitchurch Neighbourhood Plan. A group of trees positioned to the north-west of the northern boundary are subject to a Tree Preservation Order.</p>			
<b>Relevant Planning History</b>			
The site is allocated for 10 residential units in the Whitchurch Neighbourhood Plan (Policy HA3).			
<b>Suitability and Constraints</b> (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is allocated for 10 residential units in the Whitchurch Neighbourhood Plan (Policy HA3) and falls within the settlement policy boundary for Whitchurch. The Whitchurch Neighbourhood Plan was 'made' in October 2017. As a result, it is considered that the principle of developing the site for residential use is acceptable. The large area of open space to the rear of the site is designated as a Local Green Space within the Whitchurch Neighbourhood Plan (Policy LD1). This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).</p> <p><u>Physical problems:</u> Due to previous land uses, the site may be subject to contamination, therefore, any future planning application is likely to need to be informed by a contaminated land report. A small part of the site frontage is within Flood Zone 2/3, and hence some mitigation measures in relation to this issue are likely to be necessary. The south-western portion of the site is within a Groundwater Protection Zone.</p> <p><u>Potential impacts:</u> While the site is located adjacent to the Whitchurch Conservation Area, due to the existing land uses on the site, small scale residential development has significant potential to deliver enhancements to the setting of the conservation area. There are a number of listed buildings located to the north of the site towards Great Town Bridge.</p>			
<b>Availability</b> (legal/ownership issues)			
The site is currently in use as a car sales business, and therefore not considered to be available now. The owners have confirmed their intention to redevelop the site for housing over the Plan period and that the site could be delivered within the five-year period. Furthermore, the Whitchurch Neighbourhood Plan makes it clear that consultation with the landowner has confirmed that the site will be available for housing development within the plan period.			
<b>Achievability</b> (economic viability; market factors; cost factors; delivery factors)			
The site is located within an attractive residential area, with good access to the town centre and a range of facilities and services. There is also a large area of public open space to the rear of the site. Consequently, it is considered that this is likely to be a commercially attractive site for residential development. There may be some additional costs associated with potential contaminated land resulting from the previous use.			
<b>Conclusion</b> (deliverable/developable)			
The neighbourhood planning process has shown that the site is suitable and it is likely that the development will be achievable. The Whitchurch Neighbourhood Plan indicates that the site will be available for housing at some point before 2029 and the site monitoring response from the owners confirms this. Therefore, it is considered to be developable. However, as the site is not available now, it is not considered to be deliverable at present.			
<b>Potential Density and Yield</b> (including development type)			
The site has been allocated for 10 units in the Whitchurch Neighbourhood Plan. The site promoter has suggested a yield of between 4-6 dwellings. Whilst this is noted, as the site has			

been allocated for 10 dwellings within the Neighbourhood Plan this yield has been used for the purposes of the SHELAA.

<b>Phasing:</b>	<b>0-5 years</b>	<b>5-15 years</b>
	<b>0</b>	<b>10</b>