

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

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

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

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

Sites Promoted for Residential Development

Site Ref.	Area	Settlement/Parish	Site Area (ha)
BAS025	Neighbourhood Renewal Areas	Basingstoke	n/a
Description of broad location			
<p>Buckskin: 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>South Ham: South Ham is located to the west of the town centre. Worting Road (to the north) and Winchester Road (to the south) are both established routes into the town. The land use is generally residential, much of which dates back to the 1970s, though with pockets of earlier and later housing. There are also some education and retail facilities supporting local residents. The topography is undulating, and generally declines towards the south.</p> <p>Winklebury: Winklebury is located to the north west of the town centre bounded to the south by the railway line, the A340 to the east and north and Roman road to the west. Further to west lies open countryside which is allocated for development through policy 'Northern Manydown'. The land use is generally residential, much of which dates back to the 1960s, though with pockets of earlier and later housing with two schools, sports and play spaces and allotments. In the centre of the site lies Fort Hill from where the land slopes.</p> <p>Popley: Popley lies to the north of town centre to the north of the Ringway. Built in the 1960s and 70s, the area is generally residential but also includes a number of schools, shops and public open space. The land generally falls from the Ringway to the north.</p> <p>Norden: Norden includes the areas of Southview and Oakridge directly to the north of the town centre. The area is bound by the railway line to the south and the Ringway to the east and north. The western edge of the area lies adjacent to the Houndmills Industrial Estate. South View predominately comprises Victorian and Edwardian properties within its conservation area interspersed with more modern development. Oakridge to the north dates back to the 1960s/70s. The area also contains a range of education, retail, community, open space and allotments supporting local residents. The topography is undulating.</p>			
Relevant Planning History			
<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>			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: 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>Physical problems: 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>Potential impacts: 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 and the South View conservation area. Impacts on existing infrastructure and the highway network would need to be given full consideration as part of any proposals.</p>			
Availability (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.</p>			

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

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 over the course of the Plan period.

Conclusion (deliverable/developable)

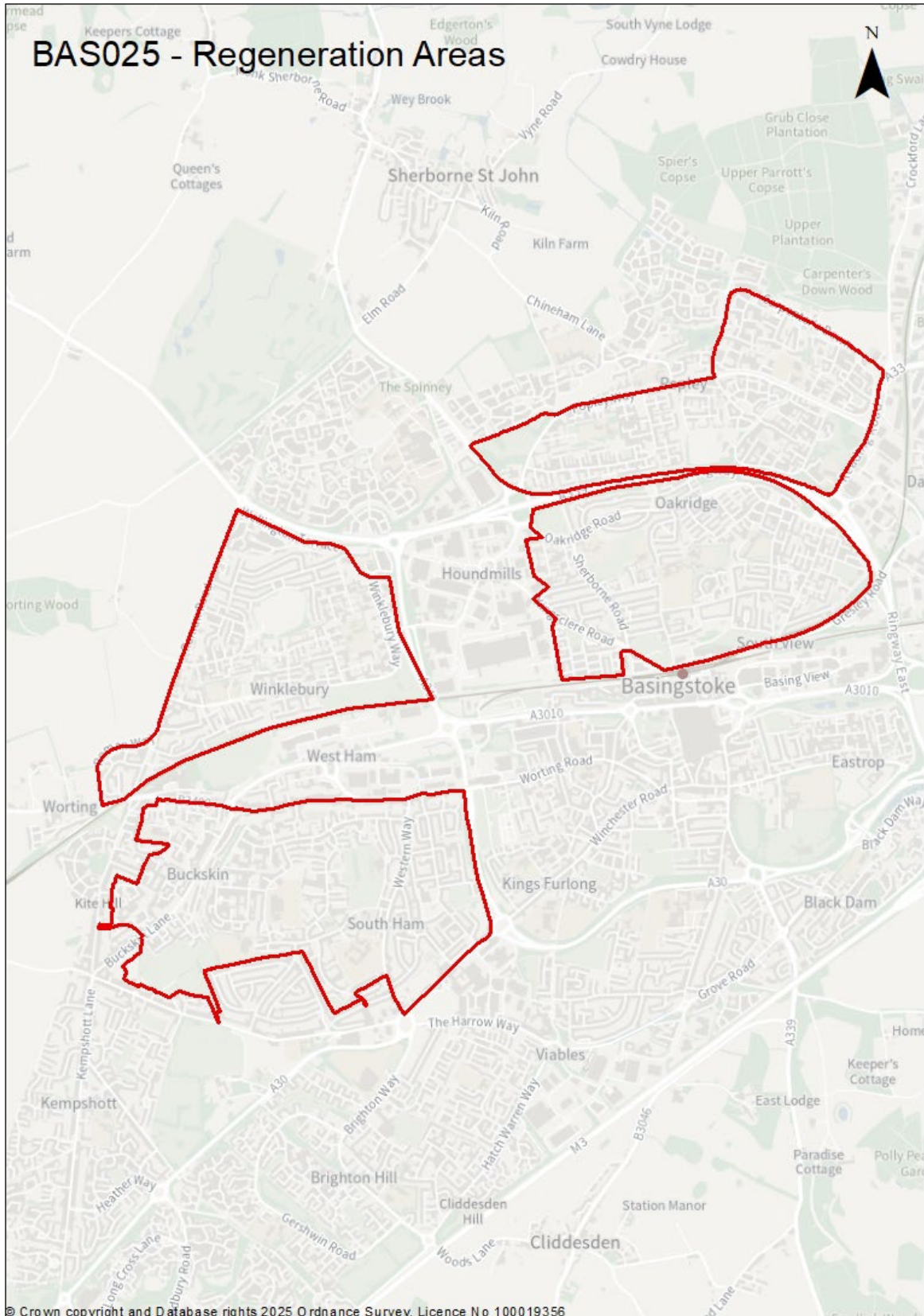
Following the identification of additional neighbourhood renewal areas as outlined above the overall yield from these areas is expected to be an additional 800 dwellings. Suitable neighbourhood renewal continues to be a key ambition for the council.

Potential Density and Yield (including development type)

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 which has resulted in the identification of an additional 800 homes (over and above the 200 homes identified in policy S2 of the ALP).

Phasing:	0-5 years	5-15 years
	0	800

BAS025 - Regeneration Areas



Site Ref.	Site Address	Parish	Site Area (ha)
BAS029	Land west of 2 Kite Hill	Basingstoke	0.47
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site is unmanaged land within Basingstoke SPB bordered by trees. There are a few outbuildings and unidentifiable objects across the site which appear to be household or commercial waste. The site promoter suggests the site is a builder's yard and storage to the rear of a single property, however, it is difficult to determine whether this land constitutes a private garden. Land to the east of the site is comprised of residential properties and the Manydown site allocation for 3,400 dwellings (current adopted Local Plan Policy SS3.10) wraps round the site to the west. Access to the site is provided by a small unnamed road (designated as a PRow) which leads out onto Old Kempshott Lane to the east and Pack Lane to the south.</p>			
Relevant Planning History			
<p>No relevant planning history on site. 17/00818/OUT – Adjacent to site (west): Manydown - for residential-led development for 3,200 dwellings (up to a maximum of 3,520 dwellings) with all matters reserved except the primary means of vehicular access. Granted December 2021. 20/01330/PIP – Adjacent to site (east): Application for Permission in Principle for a proposed residential development for up to 3 dwellings as a phased self-build development. Refused September 2020, Appeal Dismissed February 2021.</p>			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site lies within the Basingstoke Settlement Policy Boundary where new housing is acceptable in principle, in line with the current adopted Local Plan. <u>Physical problems:</u> The access to the site is likely to require significant upgrade as the site is currently accessed via an un-made track, it may also be possible to arrange access via the Manydown allocation to the west. Given the likely current use, remediation is also expected to be required. The site lies within flood zone 1 and within a Groundwater protection zone where a flood risk assessment is required in line with Policy EM7. <u>Potential impacts:</u> There is the potential for archaeological remains across the majority of the site which will require further investigation (Banjo Enclosure).</p>			
Availability (legal/ownership issues)			
<p>The site was promoted for development through the call for sites consultation in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be achievable, but the viability of the site may be affected by the remediation required as a result of the current use of the land as a builder's yard/storage and significant upgrades to the site access. The promoter has suggested that the site could be delivered within the next 5-6 years.</p>			
Conclusion			
<p>This site is available and is potentially achievable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.</p>			
Potential Density and Yield (including development type)			
<p>The site promoter has suggested a yield of 10 dwellings which has been used for the purposes of the SHELAA.</p>			
Phasing:	0-5 years	5-15 years	
	0	10	

BAS029: Land west of 2 Kite Hill



Site Ref.	Site Address	Parish	Site Area (ha)
BAS032	Land off Ashwood Way	Basingstoke Town Centre	0.52
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
The site is within the Basingstoke Settlement Policy Boundary and was last used as a day services centre for people with a Learning Disability. Hampshire County Council's Learning Disability Transformation Programme has led to the relocation of the community services previously delivered from the site to two new locations. HCC have stated that the two new services meet the need previously met on the site in more accessible locations. The building which accommodated the former use has been demolished. The site is bounded by a row of residential properties to the north. The Ashwood Academy education centre is adjacent to the site to the east and Ashwood Way Road bounds the site on the western and southern perimeters. There is existing vehicular access to the site.			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<u>Policy restrictions/constraints:</u> The site is located within Basingstoke Settlement Policy Boundary where residential development is considered to be acceptable in principle. The site is located within the Houndmills Strategic Employment Area as defined by the current adopted Local Plan, and as per Policy EP2, although the site is not in employment use. HCC consider that the facility at Land off Ashwood Way is no longer needed and is therefore no longer practical, desirable or viable to be retained on this site. Policy CN7 of the current adopted Local Plan protects against the loss of essential facilities and services unless development proposals accord with the criteria of the policy. It would appear that as the facility has been re-provided elsewhere and is therefore no longer viable at this location, the loss of the facility would be justified in accordance with Policy CN7.			
<u>Physical problems:</u> The site is located within groundwater protection zones 2 and 3. The development of the site would also involve the demolition of the current building on site.			
<u>Potential impacts:</u> It would be important to ensure that residential development of the site will be compatible with the surrounding employment uses, both in terms of providing a suitable living environment for residents and preventing onerous restrictions on the operations of nearby uses.			
Availability (legal/ownership issues)			
The site was promoted for development through the call for sites consultation held in 2019 by the landowner (HCC) and there are no known legal or ownership problems. Since the site was promoted, the landowners are considering an alternative use for the site/retention of a community use, and therefore there is some doubt concerning whether it is available for a residential scheme.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site has the potential to be achievable and no particular factors have been identified that would affect the viability of development, especially considering that the site is fully serviced with utility connections and vehicular access. Similar residential schemes have come forward on other sites within Strategic Employment Areas across the borough. Therefore, 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 previously suggested that the site could be delivered within the next 5 years but the future use of the site is now under consideration.			
Conclusion			
The site is potentially available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. Therefore, the site is considered to be potentially developable. However, with HCC currently considering an alternative non-residential use for the site, its availability is not confirmed at this stage.			
Potential Density and Yield (including development type)			
The landowner considers that there is the potential for 18 units which has been used for the purposes of the SHELAA			
Phasing:	0-5 years	5-15 years	
	0	18	

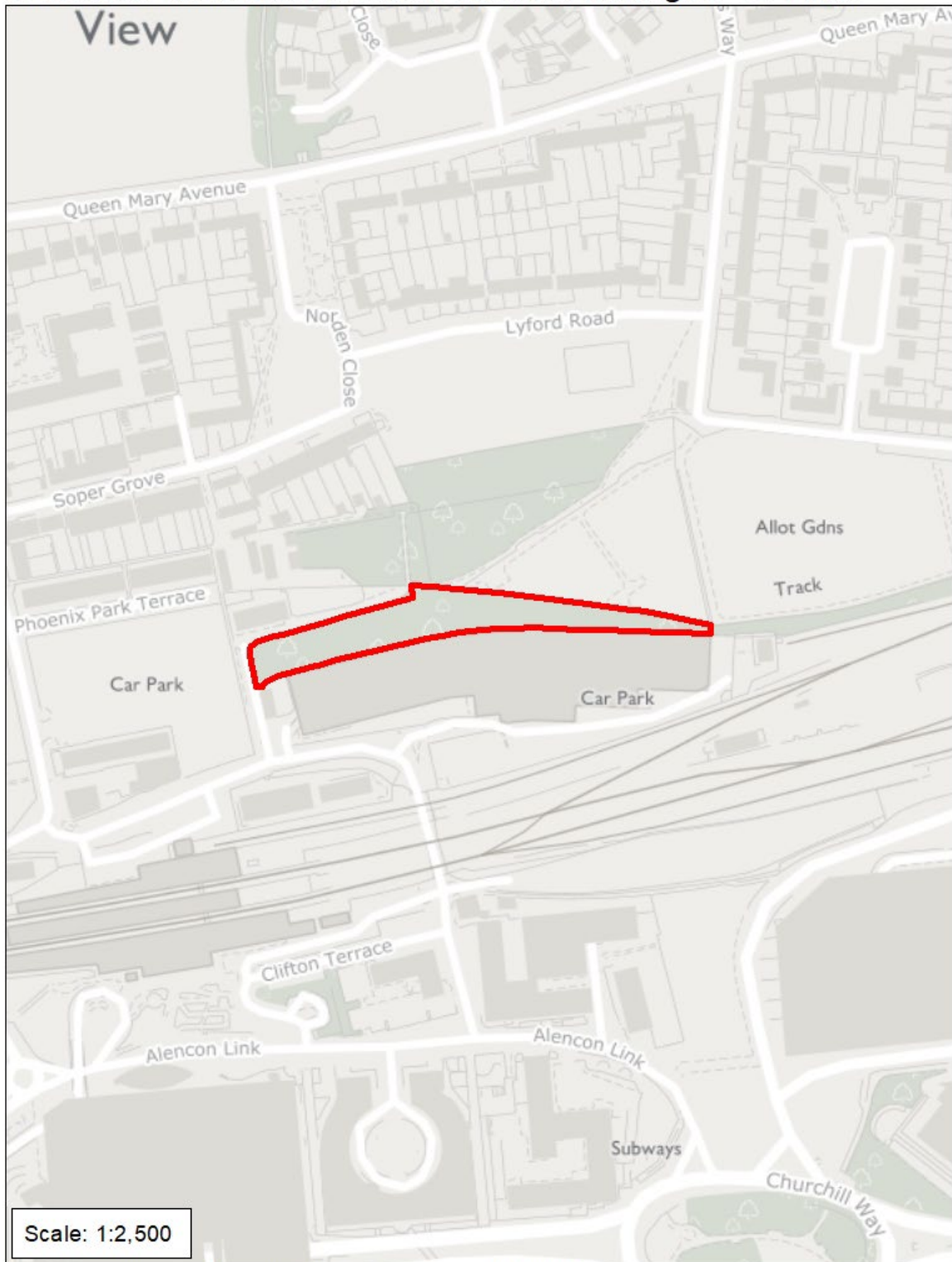
BAS032 - Land off Ashwood Way



Scale: 1:750

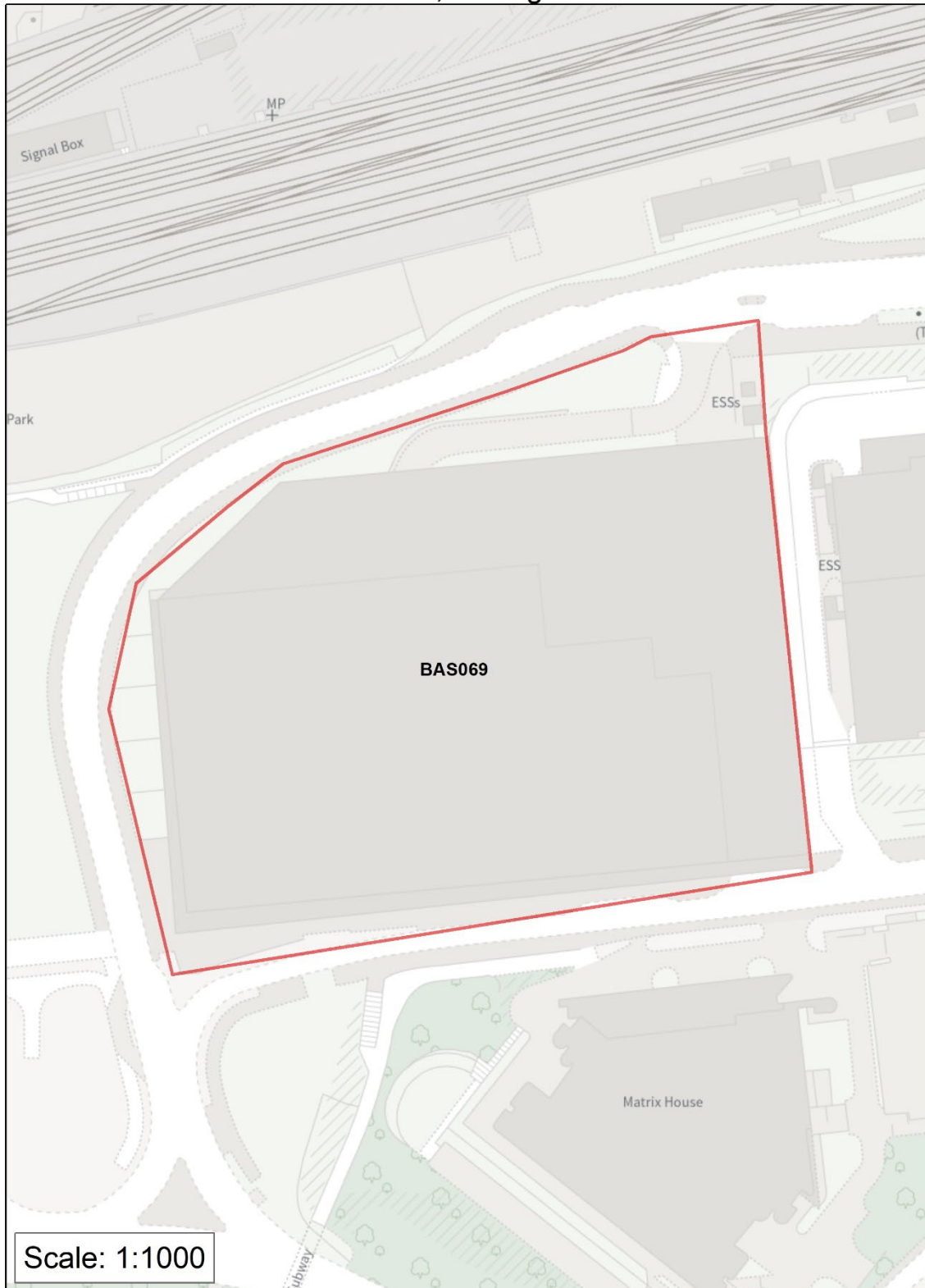
Site Ref.	Site Address	Parish	Site Area (ha)
BAS049	Land south of Great Western Cottages	Basingstoke Town Centre	0.44
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is a strip of land that runs along the northern edge of Basingstoke Railway Station North Yard Car Park. The site appears to form part of a wider undeveloped area comprising grassland with a number of bushes and trees and well as footpaths running across the area, albeit the site itself is vegetated with small trees and is fenced off and inaccessible to the public. Surrounding land use is allotments to the east, Basingstoke railway station and car parks to the west and south and residential to the north. A PROW runs along the western site perimeter.			
Relevant Planning History			
17/01994/FUL – Close proximity to site (north): Erection of 5 no. dwelling houses. Application refused September 2017. 21/02824/FUL – (north) Erection of 3 no. dwellings consisting of 1 pair of semi-detached dwellings and 1 detached dwelling – Refused March 2022 The site was allocated for development within the previous Local Plan (1996 – 2011), as part of allocation D.12.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is located within Basingstoke Town Settlement Policy Boundary where residential development is generally permitted in line with Policy SS1 of the current adopted Local Plan.</p> <p><u>Physical problems:</u> The area is characterised by a sloping topography. The site promoter has suggested that some contamination is present on site due to historical uses therefore environmental remediation would need to be carried out as required in conjunction with any development. Improvements to the site access would likely be required to accommodate development.</p> <p><u>Potential impacts:</u> South View Conservation Area lies north west of the site and locally listed building 'The Old Stables' is situated in close proximity to the sites south western corner. Therefore, development may impact upon the significance of proximal heritage assets. Noise pollution from the railway line to the south of the site is likely to impact upon future residents of residential development on site and would need to be mitigated. The site is likely to have some ecological value (would need confirming through surveys). The site is currently covered in vegetation, including trees, and consequently the impact of any development upon these will need to be considered.</p>			
Availability (legal/ownership issues)			
The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner. The promoter now considers that the site is more likely to be deliverable as part of a wider regeneration scheme and this position will need to be kept under review.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
Viability of the site may be affected by the need to remediate contamination on site and provide access improvements. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promotor initially suggested that the site could be delivered within the next 5 years.			
Conclusion			
The site is available and may be achievable. It could also be suitable, provided it complies with the borough's current planning framework. Subject to contamination remediation the site is considered potentially developable.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 15-20 dwellings. Following the completion of further site work to inform the Local Plan Update, a yield of 16 homes is suggested. This reflects the specific site constraints. The site has been phased outside the 5 year period as it is not currently considered to be deliverable.			
Phasing:	0-5 years	5-15 years	
	0	16	

BAS049: Land south of Great Western Cottages - 0.44 ha



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS069	John Lewis/Waitrose, Basing View	Basingstoke	1.50
Description of Site (neighbouring uses; present use)		Previously Developed Land: Yes	
The site comprises retail accommodation on the lower floors and car parking above. To the north of the site is a railway line, to the east are the office buildings of Basing View, to the south a car showroom and the west a vacant development site. Part of the building is now vacant although the supermarket use on the northern part of the site remains.			
Relevant Planning History			
The site lies within Basing View which is delineated in Policy SS8 of the adopted Local Plan for regeneration as the borough's premier office location. The policy supports the delivery of approximately 300 homes at Basing View up to 2029. There are a number of historic planning consents relating to the use of the site as a retail store.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site lies within the Settlement Policy Boundary for Basingstoke. It also falls within the designated Basing View Strategic Employment Area and also within the designated town centre. The site also falls within the Basingstoke Town Centre Masterplan area, which is a council document with no planning weight at this time. Policy SS8 of the adopted Local Plan aims to protect the area as the borough's premier office location but also supports the delivery of approximately 300 homes over the plan period and other mixed-use development. Policy SS8 ii) identifies that this part of Basing View (Area A - Downtown) will be developed primarily for a mix of town centre uses including retail, residential and leisure uses. The site also falls within the town centre boundary (but not within the primary or secondary shopping frontage) which supports the provision of town centre uses. Therefore, there is unlikely to be a policy constraint for residential development, with active uses at the ground floor level.</p> <p><u>Physical problems:</u> Given the existing buildings on the site, any redevelopment would require either extensive demolition and redevelopment or a conversion of the current building, the suitability and viability of which would need to be given detailed consideration.</p> <p><u>Potential impacts:</u> The inclusion of residential development is likely to have some impact on the nature of 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 which will need to be addressed and any development would need to create a satisfactory living environment for new residents, taking account of the surrounding uses and noise from the railway line.</p>			
Availability (legal/ownership issues)			
The site promoter advised via their response to the Regulation 18 consultation in early 2024 that the former John Lewis building was to be relet on a 10 year lease (from 2024) and this unit is now occupied by Go Outdoors, so the site would not be available until later in the LPU plan period.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable subject to the utilisation of an appropriate, design, scale, layout and mix of uses subject to the conversion or redevelopment of the site being viable in terms of build costs and building suitability.			
Conclusion (deliverable/developable)			
The site may be available, is likely to be achievable and may be suitable, provided it complies with the borough's planning framework.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of at least 300 dwellings which has been used for the purposes of the SHELAA. This yield has been discounted to 0 to avoid double counting with the Basing View allocation.			
Phasing:	0-5 years	5-15 years	
	0	0	

BAS069 - John Lewis / Waitrose, Basing View



Scale: 1:1000

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS070	West Ham Lane, Basingstoke	Basingstoke	1.21
Description of Site (neighbouring uses; present use)		Previously Developed Land: No	
<p>The site consists of a large vacant dwelling with a large garden covered by trees that extends to the railway line on the northern boundary. To the west is the Moniton Industrial Estate and to the east is the Basingstoke Golf Driving Range. To the southwest of the site, fronting West Ham Lane, are two residential properties. There is a petrol filling station and residential properties to the south of the site on the other side of West Ham Lane but fronting Worting Road.</p>			
Relevant Planning History			
<p>BDB/56901 – Outline planning application for the construction of residential units at a density of no less than 30 dph, including demolition of 370 Worting Road and creation of access to Worting Road – withdrawn. 15/00887 – 370 Worting Road (site to south of promoted site) – planning permission granted for 6 no. dwellings (now built). 24/00787/FUL - Erection of 45 no. dwellings with associated access and landscaping. Application received April 2024, refused October 2025. Site was previously allocated in the 2006 Local Plan (Policy D3.4) – including 370 Worting Road.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is within the Settlement Policy Boundary for Basingstoke where new housing is acceptable in principle subject to other policies in the Local Plan being met. It falls within the wards of Buckskin and South Ham, where the principle of regeneration is supported by Policy SS2 in the adopted Local Plan. <u>Physical problems:</u> Access issues have been identified as West Ham Lane is a narrow no-through road and development would require a significant intensification of the use of the existing access. Sufficient highway dimensions would need to be provided to ensure access by delivery and refuse lorries etc. is possible. <u>Potential impacts:</u> The site is covered by source protection zones I, II and III. There is the potential for noise impacts, as a result of neighbouring employment uses and the railway line.</p>			
Availability (legal/ownership issues)			
<p>The site was promoted for development through the Regulation 18 consultation on the Local Plan held in 2024, with permission from the landowner, and there are no known legal or ownership problems. The site is therefore considered to be available for development. The promoter has confirmed that the landowner is looking to deliver the site as soon as possible and a planning application has been submitted, albeit it was refused in October 2025.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>This site is likely to be attractive to developers and there is a reasonable prospect that the site would be delivered at a particular point in time. Planning permission was refused; the decision notice refers to the layout, scale and massing of the scheme which would appear as an incongruous and cramped form of development which would fail to respect the established pattern of development and character of the area. As a result, it's likely that a yield of 45 dwellings is going to be difficult to achieve.</p>			
Conclusion (deliverable/developable)			
<p>This site is suitable, available, is likely to be achievable provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.</p>			
Potential Density and Yield (including development type)			
<p>The site promoter has suggested a yield of at least 45 dwellings, however given the recently refused planning application this has been reduced to 35 dwellings for the purposes of the SHELAA.</p>			
Phasing:	0-5 years	5-15 years	
	0	35	

BAS070 - West Ham Lane, Basingstoke



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS071	YMCA	Basingstoke	0.70
Description of site (neighbouring uses; present use) Previously Developed Land:			
<p>The site is within Basingstoke SPB and is occupied by the Basingstoke YMCA. The current land use is of 83 residential dwellings (80 self-contained, 1 shared flat), communal spaces, offices, garden and parking. The site is specifically used for young people aged 18-30 with some support needs for independent living. There are a number of trees on site and parking areas. The site is adjacent to allotment gardens to the west, with principal access from Eastrop Way to the north of the site. Adjacent to the south and east of the site are residential areas.</p>			
Relevant Planning History			
<p>BDB/35791 - Erection of YMCA to include 80 self-contained bedsit flats communal facilities and staff flat. Permission granted October 1994.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The sites are located within the Basingstoke Town Settlement Policy Boundary, where the principle of residential development is acceptable. Policy CN4 of the adopted Local Plan protects the provision of specialist housing (such as for those with additional support needs) which the YMCA is classed as. However, the site submission form states that the development would be for additional affordable housing units, with an aim to develop the site to have a campus/progression model including increasing elevation of the existing building. The development would therefore not be contrary to Policy CN4. It is also in accordance with Policy CN1 of the adopted Local Plan, as the additional units proposed will all be affordable housing. When the site was granted permission to change from allotments to the YMCA, covenants were applied to restrict usage to young people's housing only.</p> <p><u>Physical problems:</u> The northern edge of the site is within Flood Zone 2 and is also a historic landfill site for Old Basingstoke Canal. There is existing principal access onto Eastrop Way. Adjacent to the site to the west is a mineral consultation area identified by the Hampshire Minerals and Waste Plan. The SGN Gas Pipeline runs along the northern and eastern boundaries of the site and the buffer zone for the SGN.</p> <p><u>Potential impacts:</u> The site submission form states that the additional units provided would come from extending the existing buildings two-storeys higher and into the ground for 5 additional units. There may be potential impacts on neighbouring uses which would need to be considered.</p>			
Availability (legal/ownership issues)			
<p>The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner who owns the freehold. There are no known ownership problems. When the site ownership was initially transferred to the YMCA and granted planning permission (BDB/35791) a covenant was applied to ensure the site is only used for young people's housing, and the site submission form states that the landowner intends to uphold the covenant and provide affordable young people's housing, for transition moves of their current tenants out of the specialist housing on site.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The landowners (YMCA) have a Memorandum of Understanding with a developer but no formal agreement or contract and have stated that they will be working on viability assessments over the next 6-10 months. The submission form also states that there is overwhelming demand for transitional housing from their young people in specialist housing looking to move on, and a waiting list for adults who need specialist housing to fill the rooms in the YMCA. There may be abnormal costs associated with the development due to the plans to extend below ground and upwards by two-storeys.</p>			
Conclusion (deliverable/developable)			
<p>The site submission form states the site is available immediately and likely to be delivered within the next 5 years. This is likely to be achievable and may be suitable, provided any impacts on neighbouring uses can be mitigated. Therefore, this site is considered potentially developable.</p>			
Potential Density and Yield (including development type)			

The site promoter has suggested a yield of between 20-60 additional units to the existing site. A more conservative approach has been taken for the purposes of the SHELAA to reflect potential impacts on neighbouring homes.

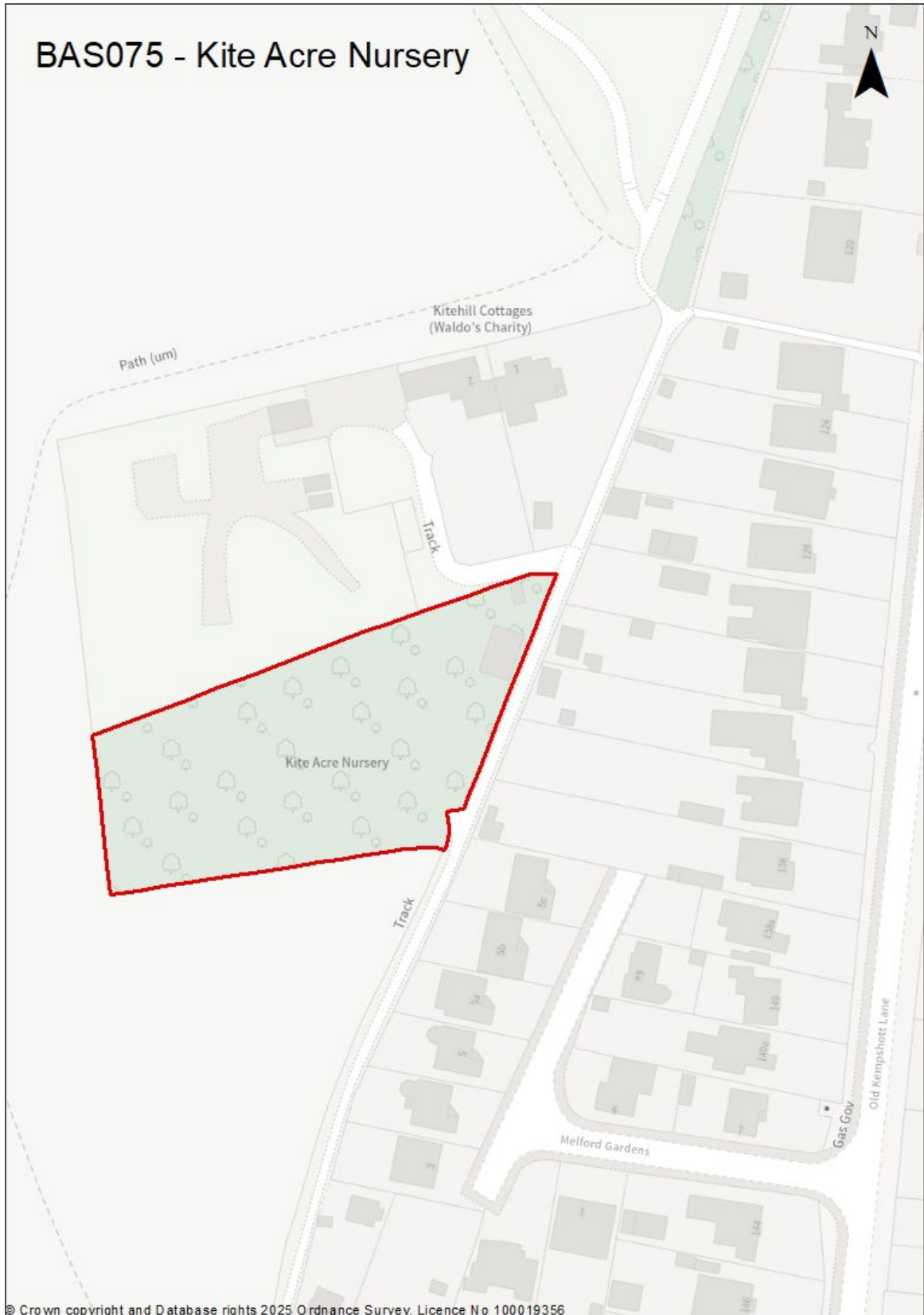
Phasing:	0-5 years	5-15 years
	0	20

BAS071 - YMCA



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS075	Kite Acre Nursery	Basingstoke	0.39
Description of Site (neighbouring uses; present use)		Previously Developed Land: No	
<p>The site consists of a vacant disused nursery previously known as Kite Acre Nursery. It is located on the western side of Basingstoke within the SPB, directly adjoining the Northern Manydown site allocation. The site is covered in trees and vegetation and bordered on all sides by trees and hedgerows. Adjacent to the east of the site is Kite Hill (a lane), and the rear gardens of houses on Old Kempshott Lane. Adjacent to the north is the SHELAA site with reference BAS029 – an area of unmanaged land. To the west and south of the site is open land which is part of the Northern Manydown allocation. Access to the site will be required as Kite Hill is a track unsuitable for vehicles.</p>			
Relevant Planning History			
<p>20/01330/PIP - Application for Permission in Principle for a proposed residential development for up to 3 Dwellings as a phased self-build development. Permission refused September 2020; subsequent appeal dismissed.</p> <p><u>Relevant planning history relating to land adjacent to the south and west:</u> 17/00818/OUT – Northern Manydown. Residential development of approximately 3,200 homes (up to a maximum of 3,520 homes). Permission granted December 2021.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site lies within the Basingstoke Settlement Policy Boundary where new housing is generally acceptable in principle, in line with the current adopted Local Plan. The Northern Manydown site allocation within the adopted Local Plan lies to the west and south.</p> <p><u>Physical problems:</u> The access to the site is likely to require significant upgrade as the site is currently accessed via an un-made track, it may also be possible to arrange access via the Manydown allocation to the west. The site lies within flood zone 1 and within a Groundwater protection zone where a flood risk assessment is required in line with Policy EM7. A Public Right of Way (PROW) runs along the eastern boundary of the site. An eastern portion of the site is upstream of a critical drainage area.</p> <p><u>Potential impacts:</u> Adjacent to the north of the site is an archaeological buffer zone, which will require further investigation. The site is within the draft Basingstoke valued landscape.</p>			
Availability (legal/ownership issues)			
<p>The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be achievable, provided the existing access can be improved. No other factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within five years.</p>			
Conclusion (deliverable/developable)			
<p>This site is available and is potentially achievable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.</p>			
Potential Density and Yield (including development type)			
<p>The site promoter has suggested a yield of 9 dwellings which has been used the purposes of the SHELAA.</p>			
Phasing:	0-5 years	5-15 years	
	0	9	

BAS075 - Kite Acre Nursery



Sites Promoted for Employment

There are not any sites within settlement policy boundaries promoted for employment at this time.