

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

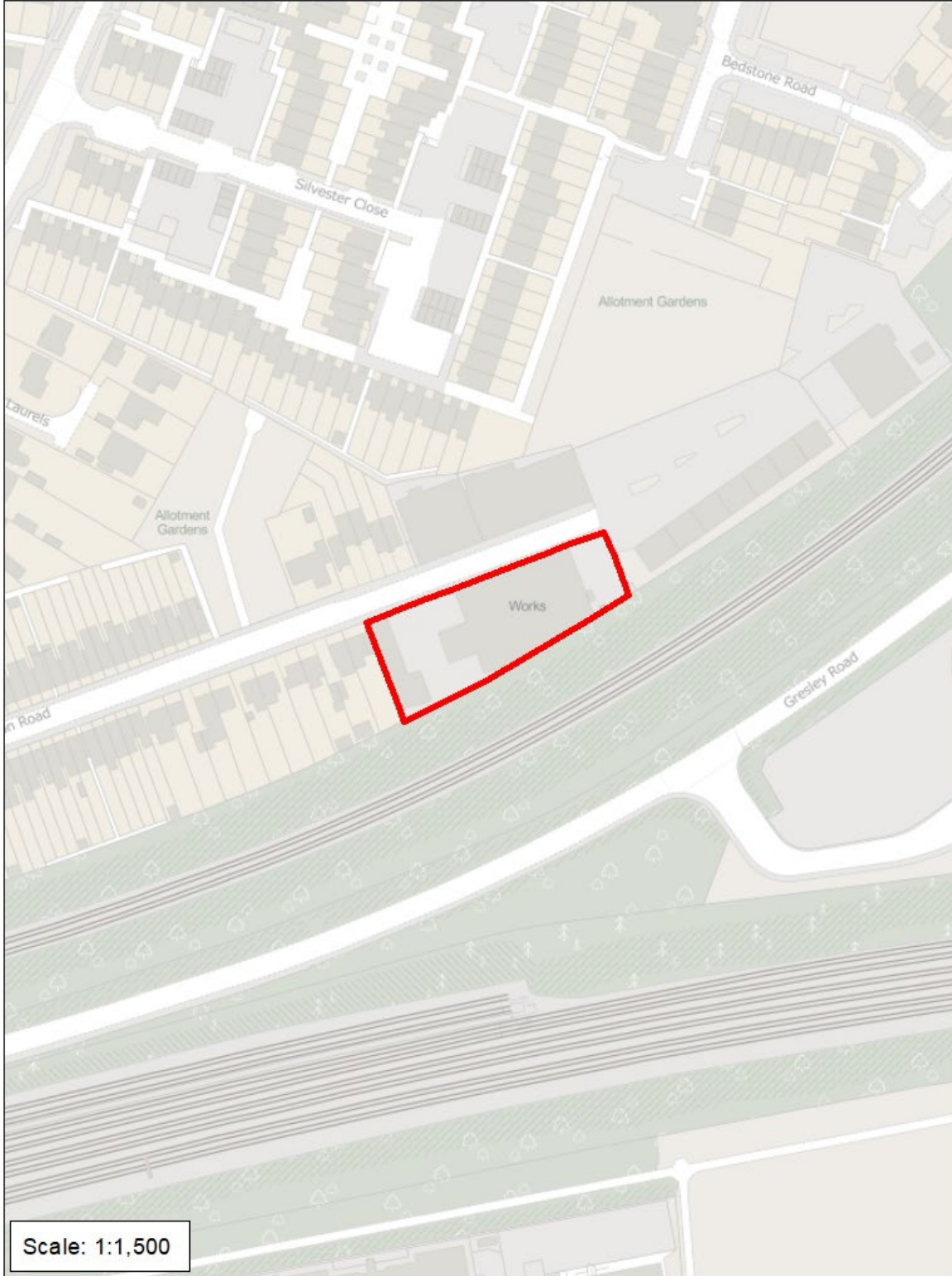
This appendix includes sites which lie within settlement policy boundaries but are subject to policy constraints.

Sites are in alphabetical order by parish.

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

Site Ref.	Site Address	Parish	Site Area (ha)
BAS003	Electrical Steam and Mining Equipment (ESME) Ltd Coronation Road	Basingstoke Town Centre	0.23
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site lies within the Basingstoke Settlement Policy Boundary, west of the Ringway East (A339), and immediately north of the railway line, which lies in a cutting behind the site. Coronation Road is characterised by a mixture of residential and commercial uses. The site is occupied by a factory building with offices attached, with the remainder of the site given over to hardstanding, used mostly for car parking and unloading and loading of goods. There is an electrical substation on site to the eastern side of the factory building. The site is in employment use and there is existing access to the site from Coronation Road.</p>			
Relevant Planning History			
No relevant planning history.			
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 the Basingstoke Town Settlement Policy Boundary, where the principle of development for the promoted use is acceptable. Current adopted Local Plan Policy EP2 restricts the loss of employment land unless certain criteria are met. Unless it could be demonstrated that the loss of employment complies with the policy requirements, the general principle of residential development on this site would not be supported by the council's current planning framework.</p> <p><u>Physical problems:</u> The site promoter has stated that the site is a former engineering site and therefore there is potential for contamination from oils and asbestos. However, the site promoter considers that these can easily be remediated. The access road is a constraint to commercial vehicles accessing the site because of on road parking but for residential use this may be less of a concern.</p> <p><u>Potential impacts:</u> The adjacent commercial uses together with the railway line at the rear of the site has the potential to create noise and disturbance to any future residential occupiers. There are trees on Network Rail's land which may be affected by the development. However, it should be possible to accommodate the development without impacting on the trees. There are residential properties in close proximity to the site which may be impacted upon by the development of the site.</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 and there are no known legal or ownership problems. The site is currently occupied although the site promoter considers the site will be available within the next 5 years. The site is therefore considered to be available for development within this timeframe.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. The site promoter considers that remediation costs are unlikely to undermine the viability of developing the site for residential use. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.			
Conclusion			
This site is available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. Therefore, should development of the site be able to prove to be in accordance with Policy EP2 this site would be considered potentially developable, however this is unknown at this stage.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 17 dwellings which has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-15 years	
	0	17	

BAS003: ESME Ltd - 0.23ha



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS004	Basing View, Basingstoke	Basingstoke	25.86
Description of site (neighbouring uses; present use)		Previously Developed Land: 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. Additional land to the north of the railway line currently in use as a carpark is also now included within the site boundary. 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>			
Relevant Planning History			
<p>The site is delineated in Policy SS8 of the adopted Local Plan for regeneration as a 21st 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 – resolution to permit.</p> <p>The site is subject to Article 4 Direction restricting conversion from Class E to residential use¹.</p>			
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 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. <u>A Tall Buildings Study and an Intensification Study have also been completed to assess the suitability of taller buildings at Basing View in terms of scale, massing and density, and consider, on a plot by plot basis, the potential to accommodate additional homes and employment space on the site through intensification.</u></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. A SINC is located at the eastern end of the site.</p> <p><u>Potential impacts:</u> There is a listed building (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>			
Availability (legal/ownership issues)			

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

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. The Tall Building Study concludes that tall buildings can be sensitively and strategically accommodated within specific identified areas at Basing View, where they respond to existing character, enhance legibility, and support the site's long-term role as a key destination for employment and growth. The potential for intensification is set out in the intensification study. Together these justify an increased yield from this site.

Achievability (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 an appropriate location to accommodate higher density development, including taller buildings in specific locations. given its character and location close to the town centre. . Proposed sites for intensified office uses and mixed uses (including residential) have been identified and include buildings in the eastern and central part of the site. The provision of residential units is likely to be achievable and the borough council is actively progressing the regeneration of Basing View generally.

Conclusion (deliverable/developable)

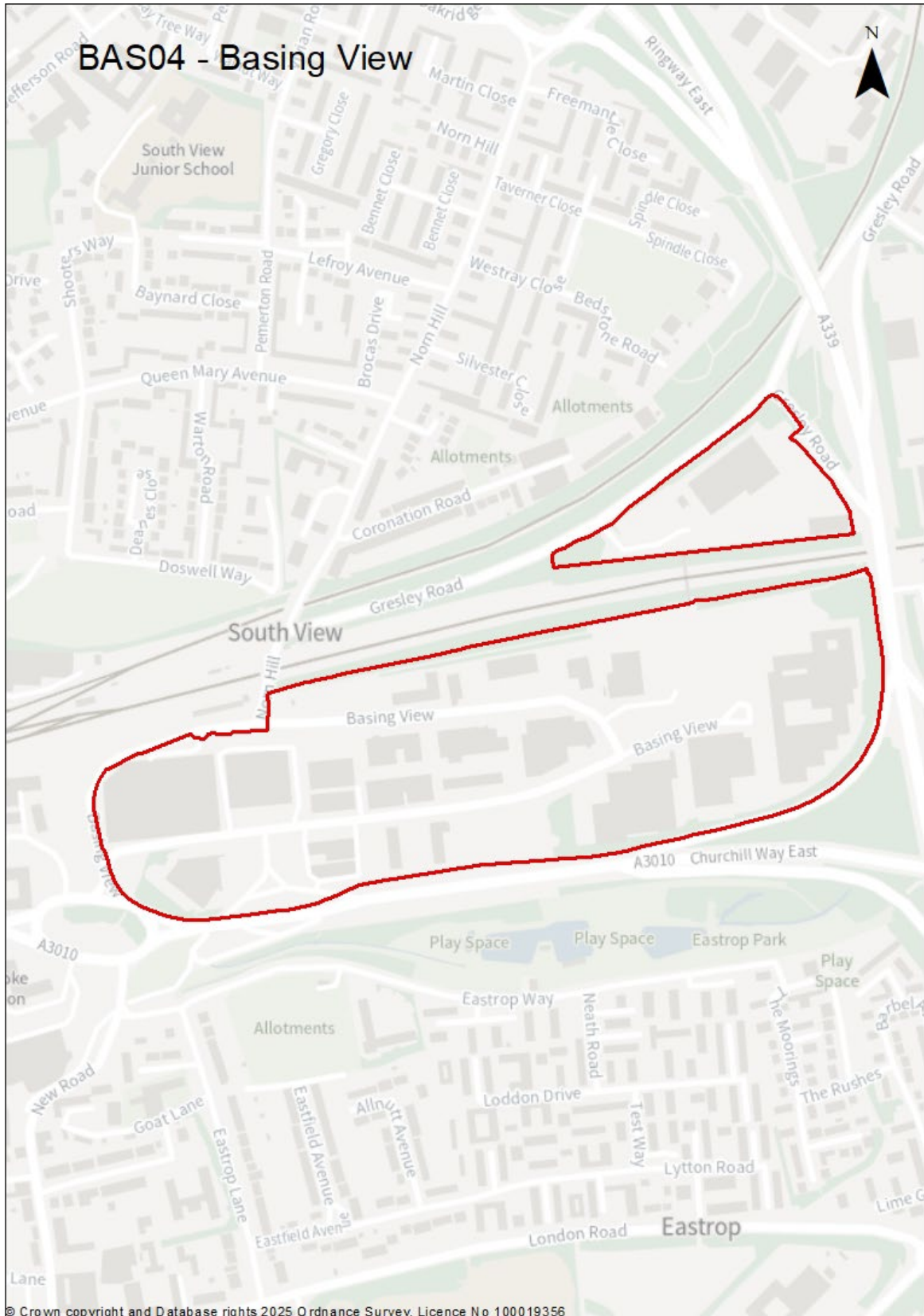
The site's redevelopment is an important council priority and is being actively pursued by the borough council. The planning framework supports the provision of additional employment floorspace on the site, in addition to some residential development. The principle of the provision of residential use 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. The Tall Buildings Study and Intensification Study support the inclusion of additional residential development in this location over and above the amount of housing specified in Policy SS8 of the ALP. This proforma focuses on that additionality.

Potential Density and Yield (including development type)

The Tall Buildings Study and Intensification Study support the delivery of a minimum of 1,000 homes at Basing View. Given the current allocation in the adopted Local Plan for 300 homes this has been discounted and therefore a yield of 700 homes is considered to be suitable for the purposes of the SHELAA at this stage. Individual sites promoted and assessed separately which fall within the area have also been discounted to avoid double counting.

Phasing:	0-5 years	5-15 years
	0	700

BAS04 - Basing View



Site Ref.	Site Address	Parish	Site Area (ha)
BAS009	Western side of Festival Place (Hampstead House, Chiswick House, Paddington House, Mayfair House, Clapham House, Kensington House, Chelsea House, Westminster House)	Basingstoke Town Centre	3.73 (total)
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site is located in the centre of Basingstoke. The site comprises the western side of the Festival Place shopping centre. This is the older part of Festival Place, with the newer parts lying to the east of the promotion area. Retail areas are located to the north and south of the site, while to the west is located an important area of open space (Glebe Gardens, which is part of the Conservation area) along with a number of Listed Buildings, including St Michaels Church and Chute House, and other notable buildings, all of which lie within the Basingstoke Conservation Area. Churchill Way runs to the north of the site, with the railway station further to the north. Church Street runs along the side of the promotion area.</p>			
Relevant Planning History			
No relevant planning history.			
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 new residential development is generally acceptable in principle, subject to compliance with other policy requirements. The site is located within the designated Town Centre, and also falls within the Primary Shopping Frontage. Any redevelopment of the site would need to demonstrate compliance with policy EP3.</p> <p><u>Physical problems:</u> Much of the site falls within Flood Zones 2 and 3. In addition, the redevelopment of the site would involve extensive demolition and reconstruction. The site promoter also refers to topography/levels as being an issue in their submission.</p> <p><u>Potential impacts:</u> The site lies adjacent to the Basingstoke Town Centre Conservation Area and is in close proximity to a number of important Listed Buildings. Development of the site would therefore have to consider the potential heritage impacts and have due regard to the Basingstoke Conservation Area Appraisal and Management Plan. Redevelopment of this scale in this location could also have highways implications.</p>			
Availability (legal/ownership issues)			
<p>The site was originally promoted for development through the call for sites consultation held in 2019 with permission from the freeholder (Basingstoke and Deane Borough Council) and leaseholder (The Trustees). A revised site area which included a number of additional buildings was submitted for consideration late in 2021 and in early 2024 in response to the Regulation 18 consultation; the site promoter also confirmed the site remains available for residential-led mixed use development. Whilst the Trustees had a long leasehold interest in Festival Place and did wish to bring forward residential development, the site has more recently been put into receivership, so the availability is currently uncertain. Freeholder approval is required for development under the terms of the headlease.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>This location is likely to be a commercially desirable location for residential development, having convenient access to a wide range of facilities and services, and public transport interchanges. However, redevelopment of the site will involve extensive demolition and reconstruction, which is likely to have viability and timescale implications for any redevelopment. The site promoter also refers to changes in level being a relevant consideration, and the need for a tenant re-location strategy. Therefore, while the development of the site is likely to be achievable, it will involve a number of challenges. The council has adopted a masterplan for the future of the town centre, and this would need to be considered as part of any future proposals. Being part of the wider town centre redevelopment process is likely to aid the achievability of the site.</p>			
Conclusion			
<p>The redevelopment of the site be likely to be achievable, though viability will be a key consideration. The suitability will depend upon compliance with the Local Plan, and the policy framework applicable to the site will be considered as part of the process of producing the</p>			

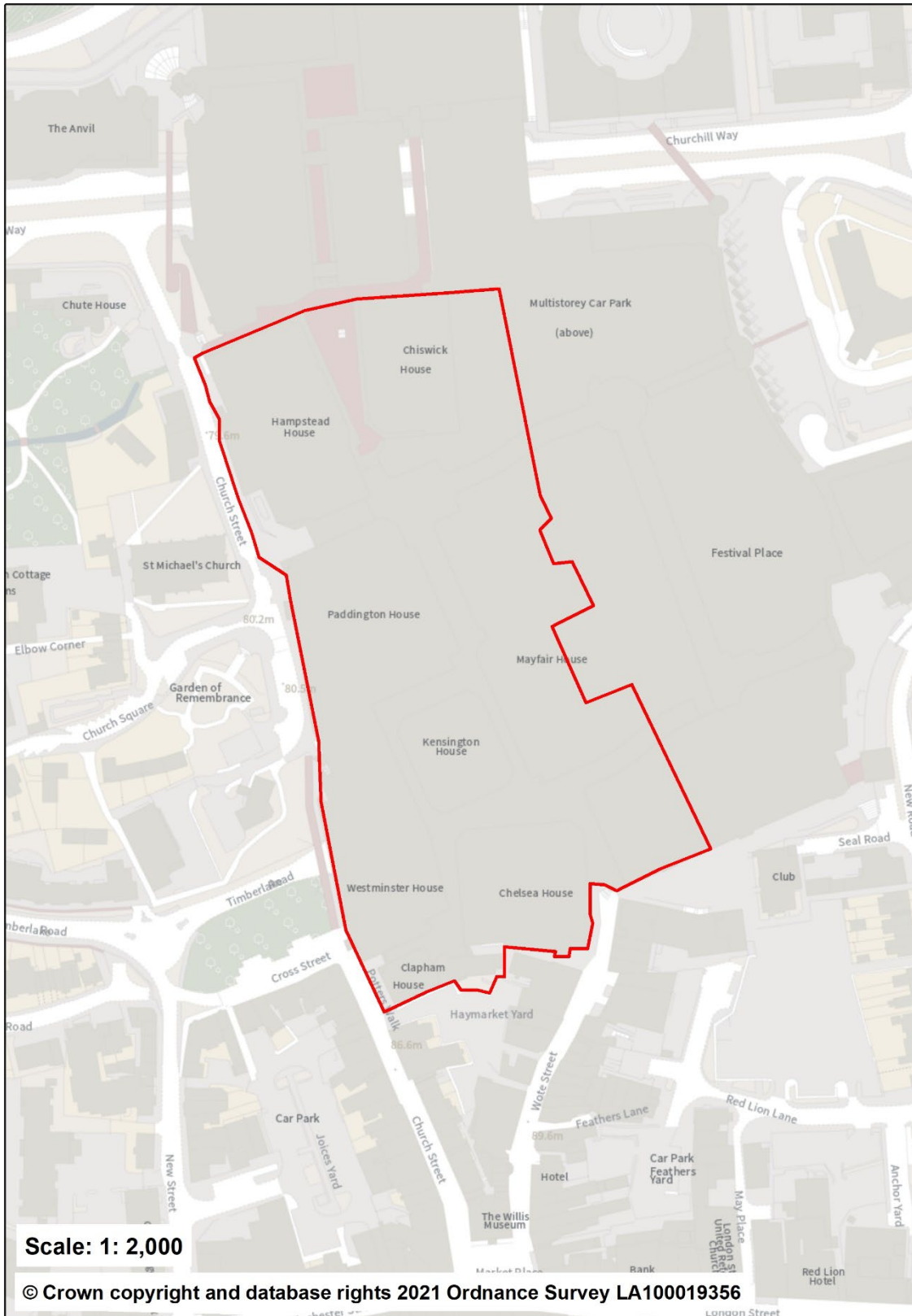
Local Plan Update. While the site promoter states that the site can be delivered from within 5 years, given the complexity associated with the proposal it is likely that units will not be delivered on the site until later. Therefore, the site is considered potentially developable.

Potential Density and Yield (including development type)

The site promoter suggested that a yield of 1000 dwellings is achievable, and this has been used for the purposes of the SHELAA. Given the current lack of detail on any timings and the form of development, delivery has been placed outside the 5 year period. Moreover, given the constraints associated with the site, for example in relation to the impact upon heritage assets, the quantum of development which is appropriate will require careful consideration as part of any future application. More detailed consideration is beyond the scope of the SHELAA.

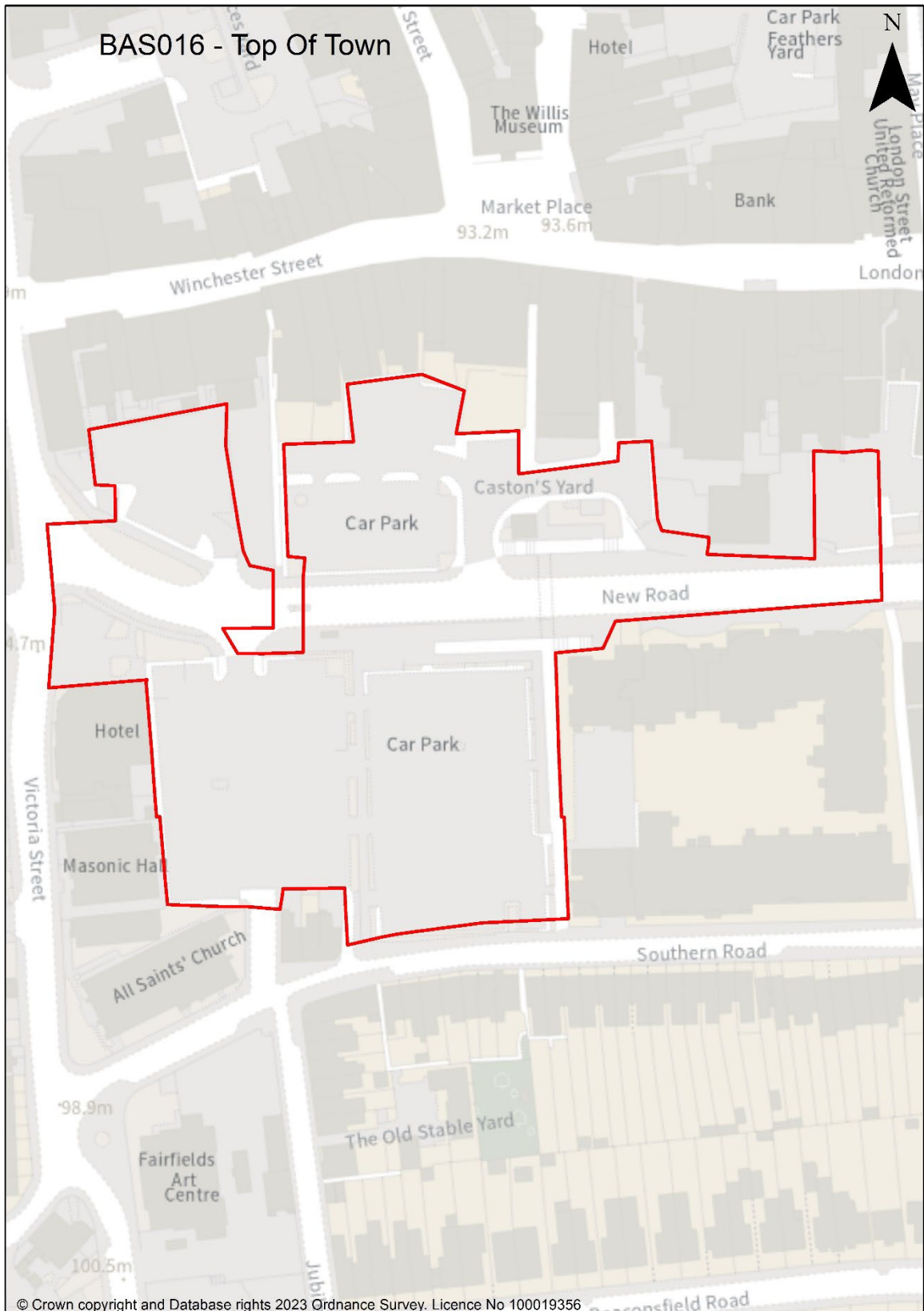
Phasing:	0-5 years	5-15 years
	0	1,000

BAS009: Western side of Festival Place



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS016	Top of Town	Basingstoke	6
Description of Site (neighbouring uses; present use)		Previously Developed Land: Yes	
<p>This area incorporates a number of car parks within the Top of Town which is located to the south of Basingstoke Town Centre. New Road dissects Top of Town east to west whilst a number of pedestrian routes provide links between Southern Road to the south and London Road/Winchester Street to the north. To the north within Basingstoke Town Centre is a primary shopping area fronting onto Winchester Street comprising a range of shops, banks and restaurants along with some offices to the rear. To the rear of the shopping frontage are number of surface car parks, known as, Albert Yard and Jacobs Yard and Castons Yard which form the northern portion of this site.</p> <p>The southern portion of the site contains Castons Car Park/Southern Road Car Park. To the east is a large flatted sheltered accommodation development whilst to the west a range of community uses, church, club, masonic hall, residential dwellings and a hotel. The residential area to the south and west is characterised by a number of terraced properties at a relatively high density.</p>			
Relevant Planning History			
Extensive planning history associated with the various land uses in this area. The area was historically identified within the Central Area Action Plan (2003) and Top of the Town Concept Masterplan' (2014) and now falls within the adopted Town Centre Masterplan area.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The area is located within the Settlement Policy Boundary (SPB) of Basingstoke Town as defined in the Adopted Local Plan where the general principle of new residential development is acceptable, in accordance with Policy SS1 provided the requirements of other relevant policies can be satisfactorily met. The site also falls within the Basingstoke Town Centre boundary where any development will need to take into account the need to support the vitality and viability of the town centre including town centre accessibility. The site is primarily in use as car parks and service yards and any loss of parking would need to be considered in the light of the council's approach to parking.</p> <p><u>Physical problems:</u> There is the potential for highways impacts as there are a number of rights of way crossing the site north to south.</p> <p><u>Potential impacts:</u> The area is situated within close proximity to the Basingstoke Town Conservation Area and the Fairfields Conservation Area, and therefore any scheme would have to respect the special character and appearance of the surrounding area. There are a number of listed buildings both within and adjacent to the area identified. This is likely to have an impact upon the number of dwellings that could be accommodated as the development should be of a sympathetic scale and massing to the Conservation Area. The area is also identified as an area of high archaeological potential.</p>			
Availability (legal/ownership issues)			
This area is generally considered to be suitable and potentially available in the medium term for some residential development as part of the regeneration of the area. However, this is largely dependent on the outcomes of work associated with the Town Centre which will consider the opportunities available, and also the approach to parking provision in the area.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
Given the presence of underutilised land within the area, development could be achieved and there is a reasonable prospect that housing will be delivered in the area at a particular point in time. The area has been identified as having redevelopment potential in the council's town centre masterplan.			
Conclusion (deliverable/developable)			
The area is potentially available for development in the medium term and is likely to be achievable provided it comply with the borough's planning framework. Therefore, this site is considered potentially developable.			
Potential Density and Yield (including development type)			
The site promoter suggests a yield of 100 dwellings which has been used for the purposes of the SHELAA.			
Phasing	0-5 years	5-15 years	
	0	100	

BAS016 - Top Of Town



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS033	Land East of Ringway West	Basingstoke	1.06
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site is situated in a relatively central location, approximately 1.3km to the west of Basingstoke town centre. The site lies on the east side of Ringway West on the north east corner of Thornycroft roundabout. The railway line runs immediately to the north of the site, whilst a cycle track and pumping station lie on the eastern boundary. The access road off College Road abuts the western and southern boundaries of the site and serves the pumping station and allotments which lie further to the east. The site forms an area of privately owned open space which is currently used as a pony paddock. The boundaries are treated with fencing, with a number of trees on the south and west boundaries. The character of the surrounding area varies, with a defined Employment Area to the north, Milestones Museum (within the Leisure Park) located on the western side of the Ringway, Wickes superstore to the south, and a medium to high density residential area which lies a short distance to the south east.</p>			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is situated within the Basingstoke Settlement Policy Boundary. Therefore, the provision of residential development on the site is acceptable in principle in accordance with the council's current planning framework. The site has previously been identified within the Basingstoke Central Area Action Plan (2003). As the site is privately owned open space it will be necessary to ensure that any proposal to redevelop the land for residential use complies with the requirements of Policy EM5 of the current adopted Local Plan. The Hampshire Minerals and Waste Plan identifies land to the north-east of the site as being part of the Basingstoke Sidings rail depot site area. Policy 19 in the Minerals and Waste Plan seeks to safeguard that land for the possible expansion of the existing rail depot capacity in Basingstoke (paragraph 6.54). This site also falls within the Mineral Safeguarding Area (as identified within the Hampshire Minerals and Waste Plan Policies Map) and therefore, the development of this site will be subject to consultation with Hampshire County Council Mineral and Waste Team.</p> <p><u>Physical problems:</u> The site is within a Groundwater Source protection (Zone 1) (Policy EM6) and is near a borehole/spring/well (groundwater source) used for drinking water. Therefore, development proposals in relation to this site will be required to incorporate measures to prevent deterioration of water quality and to protect the water source from pollution. The EA has previously stated that only clean roofwater can go into the soil (which is permeable in this location enabling Sustainable Urban Drainage (SUDs) to be used in principle). The EA state that it is likely that a large area would be required on site to store this roof water before it is discharged to ground and this could therefore affect the yield. All other water would need to be directed off site and dealt with in a drainage strategy. The site is also located upstream of a critical drainage area (Policy EM7), and therefore any application to develop the site will need to be supported by a Flood Risk Assessment. The existing access is from a track off College Road, and additional access could be provided from Churchill Way West subject to local highway authority approval. There is an adopted public highway/right of way running across the site. Any development of the site would need to consider the highways impacts on the highway network including Thornycroft roundabout.</p> <p><u>Potential impacts:</u> There are a number of trees situated to the south and west of the site, and any scheme will need to take these into account. Due to the elevated position of the site, it is important that any scheme is of a high-quality design due to its prominence. The prospective residents are likely to be affected by noise and air pollution from the Ringway and railway line. Therefore, any scheme should incorporate measures to mitigate these impacts.</p>			
Availability (legal/ownership issues)			
<p>The site is owned by the borough council and whilst various potential future uses are still being considered the council's property services team support the inclusion of the site in the SHELAA. The site is currently undeveloped and has recently been used for grazing horses. It is therefore considered that the site is available for development.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The site is likely to be suitable for development at a medium density in order to reflect the transitional nature of the area in relation to Basingstoke town centre and local market demand.</p>			
Conclusion (deliverable/developable)			

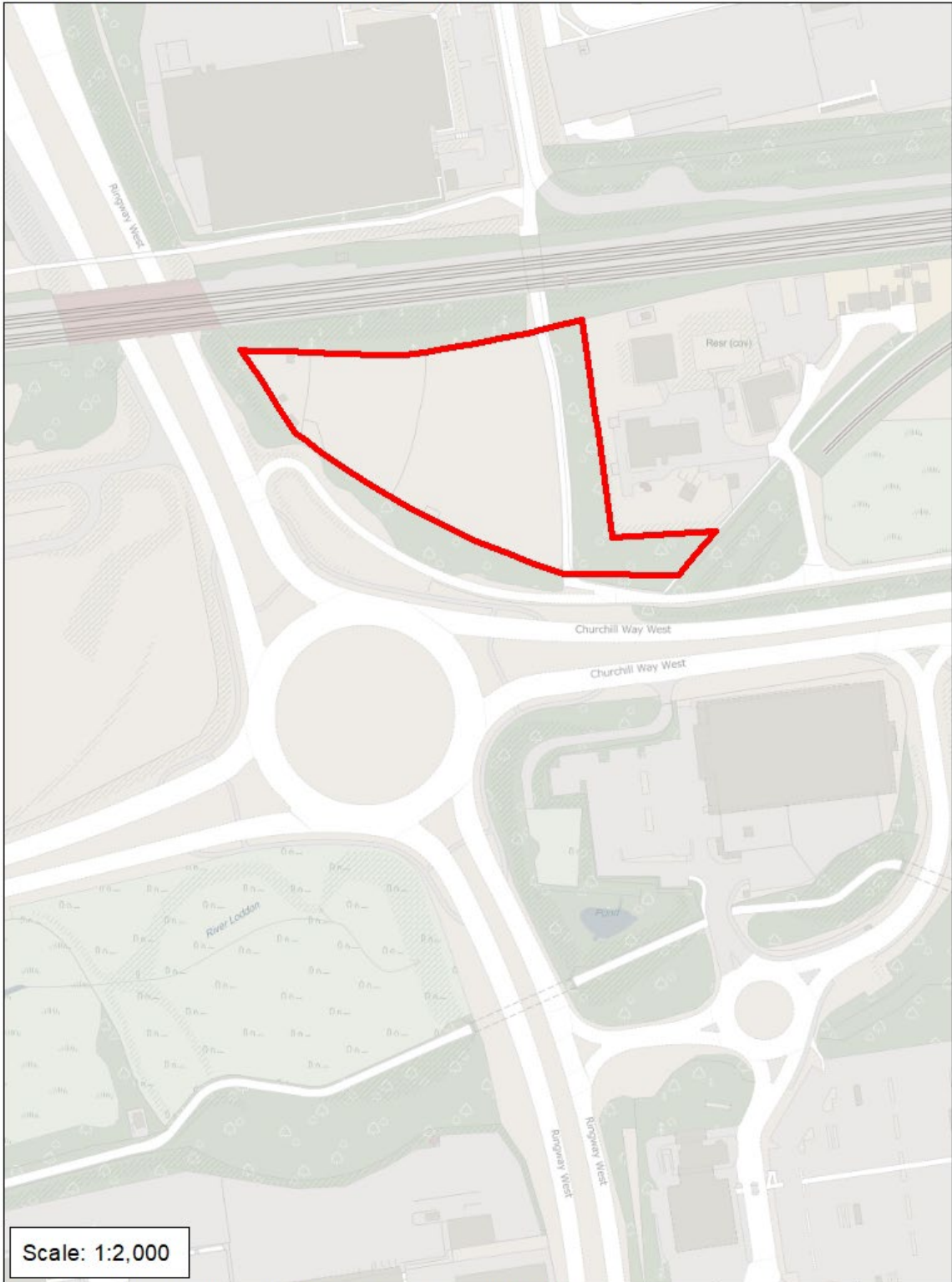
Given that the borough council as landowner have expressed an interest in developing the site it is considered to be available, and there is a reasonable prospect that the site will be developable.

Potential Density and Yield (including development type)

Given the relatively central location of the site, it is considered that a density of approximately 40 dph could be appropriate. However, given the water issues associated with the site, an area is likely to be required for the storage of runoff before discharge to ground and this will impact on site yield. For the purposes of the SHELAA, a yield of 25 units is suggested.

Phasing:	0-5 years	5-15 years
	0	25

BAS033: Land East of Ringway West - 1.06 ha



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS034	Land at Churchill Way West	Basingstoke	0.5
Description of site (neighbouring uses; present use) Previously Developed Land: No			
<p>The site lies approximately 1.3km to the west of Basingstoke town centre. The site lies on the north side of Churchill Way West (A3010), a short distance to the east of the Thornycroft roundabout. The railway line lies immediately to the north of the site, whilst an access road and pumping station lie to the west of the site. Allotment gardens lie to the north and east of the boundary, which are accessed via a cycle path off College Road through a subway to the south. Whilst previous assessments concluded that the site currently forms an area of privately-owned open space, the land owner advised in 2024 that the site is primarily used for grazing. The site promoter revised the extend of the site through correspondence in 2025 to exclude the western third. A number of trees are situated within the north east of the site. The character of the immediate surrounding area is relatively open, with the allotments to the east, whilst the surrounding area comprises an Employment Area to the north and a medium density residential area to the south east of the site from which the site is currently accessed off College Lane.</p>			
Relevant Planning History			
25/01697/FUL - Extension of South East Water's existing water treatment works at West Ham to facilitate the installation of new nitrate plant. Application received July 2025, pending.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is situated within the Basingstoke Settlement Policy Boundary. Therefore, the provision of residential development on the site is acceptable in principle in accordance with the council's current planning framework. The site has previously been identified within the Basingstoke Central Area Action Plan (2003). As the site is private open space it will be necessary to ensure that any proposal to redevelop the land for residential use complies with the requirements of Policy EM5. The Hampshire Minerals and Waste Plan identifies land to the north of the site as being part of the Basingstoke Sidings rail depot site area. Policy 19 in the Minerals and Waste Plan seeks to safeguard that land for the possible expansion of the existing rail depot capacity in Basingstoke (paragraph 6.54). This site falls within the Mineral Safeguarding Area (as identified within the Hampshire Minerals and Waste Plan Policies Map), and therefore, the development of this site will be subject to consultation with Hampshire County Council Mineral and Waste Team.</p> <p><u>Physical problems:</u> The site lies within Groundwater Protection Zone 1 and an Upstream Critical Drainage Area. Therefore, ground water flood risk will need to be managed as part of any scheme and could include mitigation measures such as Sustainable Urban Drainage Systems (SUDs). A Flood Risk Assessment will be required with any future planning application for the development of the site, as per Policy EM6 and EM7. The EA has also previously raised the issue of potential contamination of the site, and this issue will also need to be resolved. Any scheme will also need to consider the trees within the northern part of the site when considering the landscaping aspects of future design and layout proposals. Work to date includes a high level review of the highway access to the site which revealed there are potential highways constraints, although solutions are available when considered as part of a wider development. The existing access to the site is from College Road, and additional access could be provided from Churchill Way West subject to Local Highway Authority approval. Any development of the site would need to consider the highways impacts on Thornycroft roundabout.</p> <p><u>Potential impacts:</u> The prospective residents are likely to be affected by traffic noise and air pollution from Churchill Way West and the railway line. Therefore, any scheme should incorporate measures to mitigate these conditions.</p>			
Availability (legal/ownership issues)			
<p>The site is owned by Hampshire County Council who have promoted the site for inclusion in the SHELAA. The site is currently largely undeveloped, and HCC consider it to be surplus to requirements as confirmed in their response to the Regulation 18 consultation in early 2024. In 2025 HCC confirmed through the monitoring process that the extent of the site should be reduced, and the western third has been removed. The site is considered to be available for development. However, there is evidence that part of the site is now being used for some form of commercial activity, and hence it will be necessary to establish whether this has any impact upon the availability of the site.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			

HCC have stated that there are potential highways constraints, in terms of gaining suitable access, and the consent of the Highway Authority would be required. The County Council confirm that the feasibility of access is being investigated and the intention is to dispose of this site during the plan period.

Conclusion (deliverable/developable)

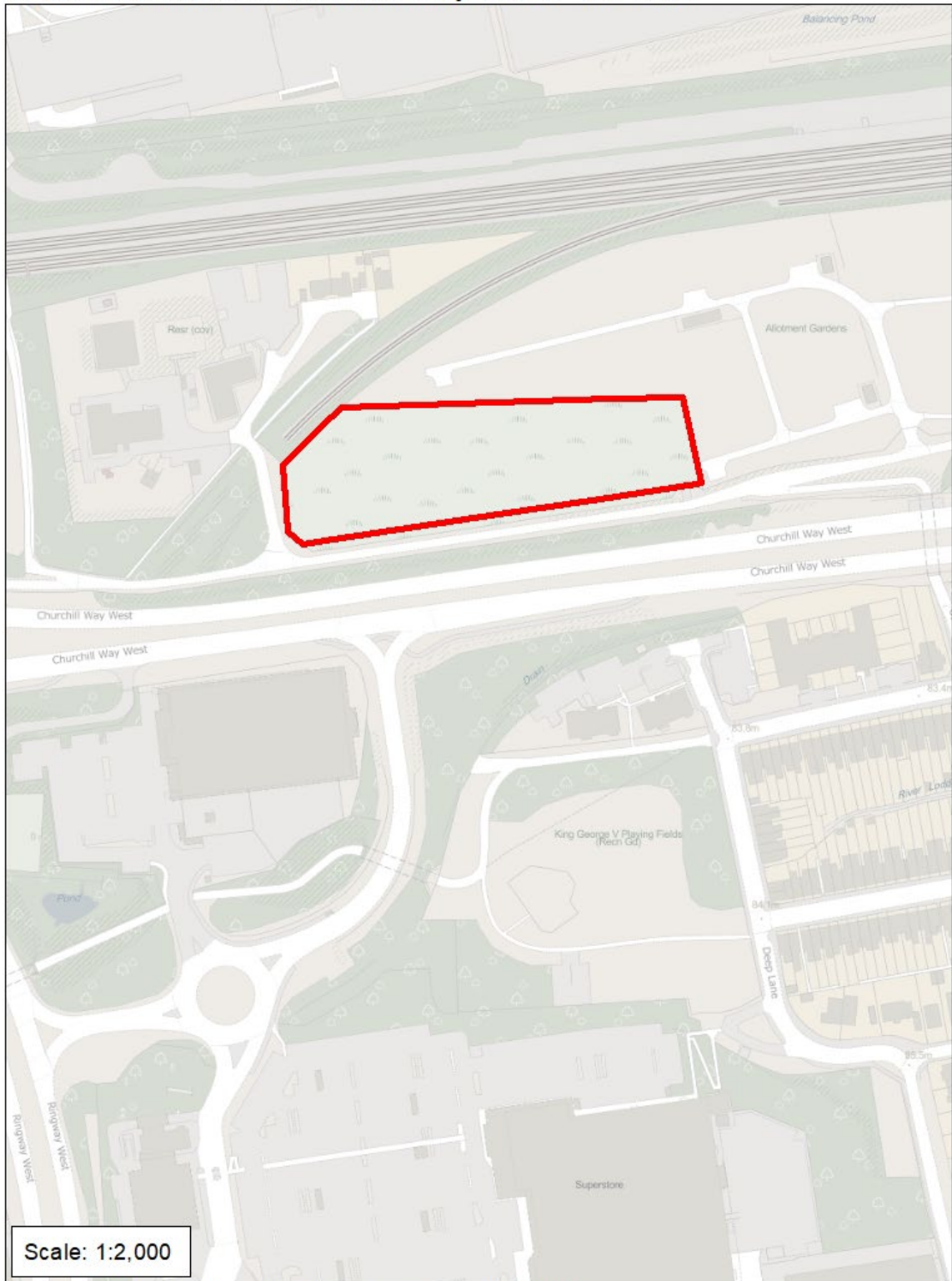
It is considered that the site is in a suitable location for residential development due to its close proximity to the town centre, subject to contamination issues being resolved. There is a reasonable prospect that the site is available and could be viably developed in the future. Owing to the site constraints, and in order to reflect the potential for the site to come forward in conjunction with BAS033, it has been included in the 5-10 year bracket.

Potential Density and Yield (including development type)

Hampshire County Council suggest a yield of 24 dwellings which has been used for the purposes of the SHELAA.

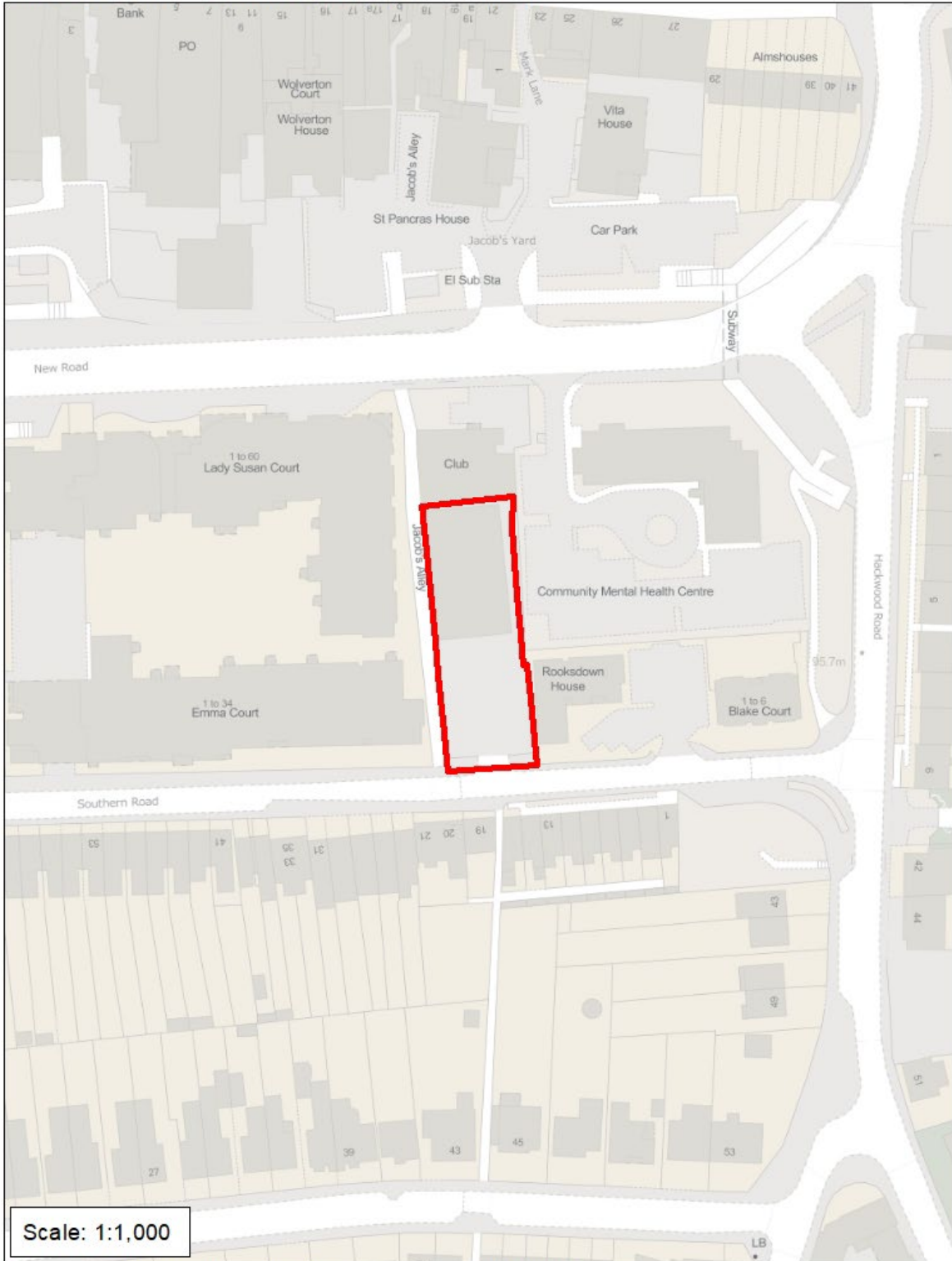
Phasing:	0-5 years	5-15 years
	0	24

BAS034: Land at Churchill Way West - 0.79 ha



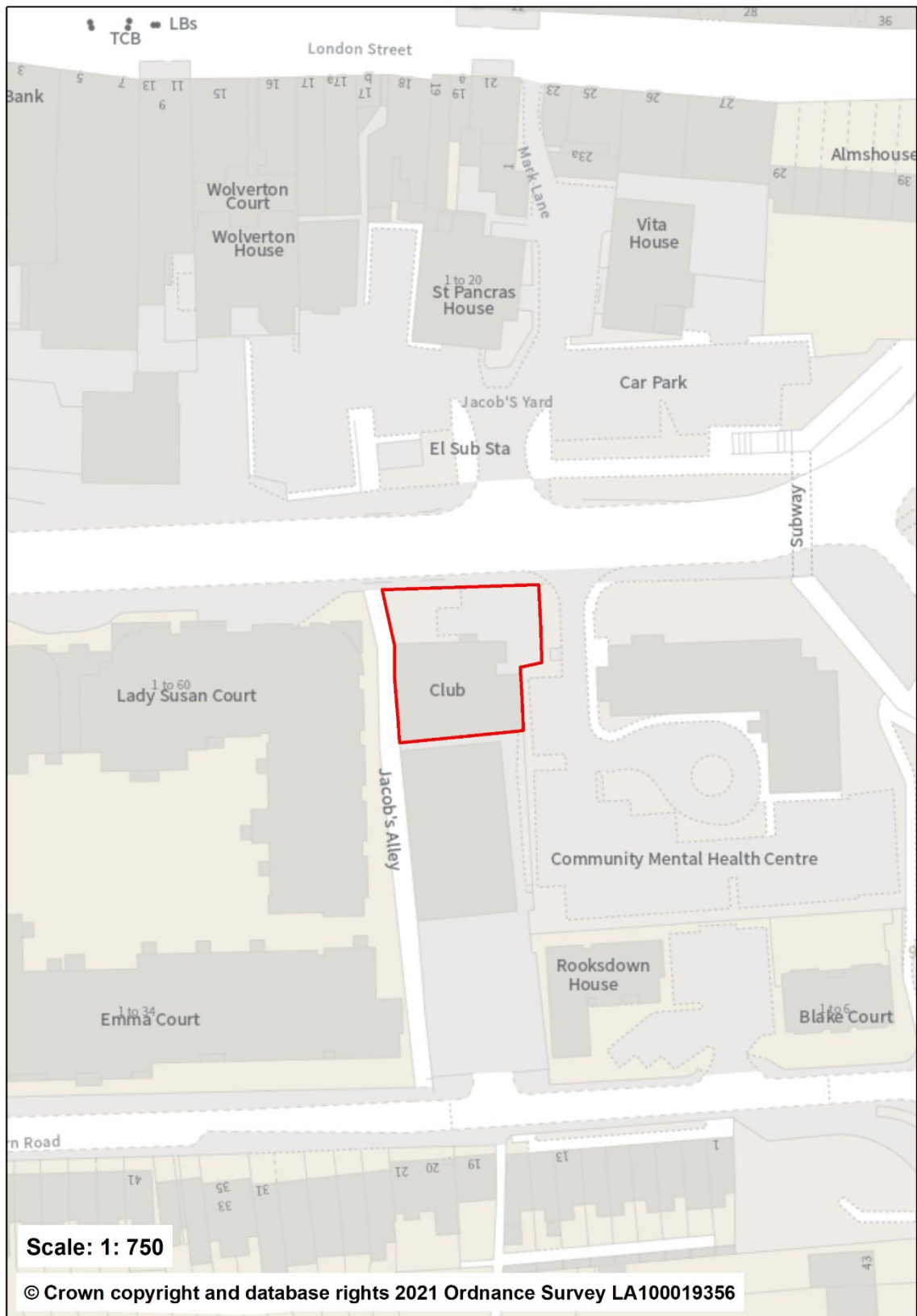
Site Ref.	Site Address	Parish	Site Area (ha)
BAS050	16 Southern Road	Basingstoke Town Centre	0.11
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
The site is situated near the centre of Basingstoke and is currently in use as a Tyre and Exhaust centre. Surrounding land use is residential to the south and west, a medical centre adjacent to the east, followed by further residential and War Memorial Park. To the north of the site lies the 'top of the town' area of Basingstoke with retail and restaurants as well as car parks and some residential development. There is existing access to the site via Southern Road. A PROW runs through Jacob's Alley which runs down the western site perimeter.			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<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. The current use is presumed to fall within use class B2 (general industrial). Current adopted Local Plan Policy EP2 restricts the loss of employment land with SPBs unless certain criteria are met. It would therefore need to be demonstrated that the loss of the employment use is suitable.</p> <p><u>Physical problems:</u> There are existing buildings on site which will require demolition or conversion. In addition, owing to the current use there could be some potential contamination of the site.</p> <p><u>Potential impacts:</u> The site is adjacent to Fairfields conservation area which is located to the south of the site and therefore there is potential for development of the site to impact upon the historical significance of the conservation area. Owing to the close proximity of residential uses the development of the site may have an impact on neighbouring properties.</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 and there are no known legal or ownership problems. However, the site is currently in use and occupied and is subject to a commercial lease which has just been renewed and does not expire until January 2040. The site is therefore considered to be potentially available for development within the next 15 years at the very end of the period and is not currently deliverable.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
Viability of the site may be affected by the need to remediate contamination on site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered in 2040 when the current lease expires.			
Conclusion			
This site is likely to be achievable and suitable, provided it complies with the borough's current planning framework, particularly in terms of the loss of employment floorspace but isn't currently available. Therefore, should development of the site be able to prove compliance with Policy EP2 this site would be considered developable.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-15 years	Unlikely
	0	0	9

BAS050: 16 Southern Road - 0.11 ha



Site Ref.	Site Address	Parish	Site Area (ha)
BAS051	65 New Road	Basingstoke Town Centre	5.46
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site is located near the centre of Basingstoke and currently appears to be used for charitable purposes. The existing building on the site is a rather tired, flat-roofed building, probably dating back to the 1960s or 70s. The land to the east and west is in residential use (comprising notably larger scale buildings), while the site immediately to the south is used for vehicle repairs and has also been promoted for development (albeit not until 15 years from now when the current lease expires). To the north of the site lies the 'top of the town' area of Basingstoke with retail and restaurants as well as car parks and some residential development. There is existing vehicular access off New Road, and a small car parking area to the front of the building. A PROW runs through Jacob's Alley which runs down the western site perimeter.</p>			
Relevant Planning History			
None			
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. The current use of the building is not entirely clear but appears to be in use for charitable purposes consequently, it is presumed that the site is currently in a community use and hence covered by policy CN8.</p> <p><u>Physical problems:</u> There is an existing building on the site which would require demolition, but this is not likely to be complicated. There is an existing vehicular access, but it may well require some improvement in order to accommodate redevelopment of the site.</p> <p><u>Potential impacts:</u> The site is close to the Fairfields conservation area which is located to the south of the site and the redevelopment of the site could improve the setting of the conservation area. Owing to the close proximity of residential uses, redevelopment may have an impact on neighbouring properties.</p>			
Availability (legal/ownership issues)			
<p>The site was promoted for development through the call for sites consultation held in 2019 with permission from the landowner and there are no known legal or ownership problems. The site is currently in use and occupied. It is assumed that it could potentially be available for development within the next 5-10 years but it is not currently deliverable.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The 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 site does not appear particularly difficult or costly to develop. The site is on the edge of the town centre masterplan area, which may help to facilitate its redevelopment.</p>			
Conclusion			
<p>This site is likely to be achievable and suitable, provided it complies with the borough's current planning framework, particularly in terms of the loss of community use but isn't currently available. Therefore, should development of the site prove to be in compliance with Policy CN8 this site would be considered potentially developable.</p>			
Potential Density and Yield (including development type)			
<p>The site promoter has suggested a yield of 6 dwellings which, following further site work completed to inform the Local Plan Update, has been used for the purposes of the SHELAA. An indicative site plan has been submitted demonstrating how this could be achieved.</p>			
Phasing:	0-5 years	5-15 years	
	0	6	

BAS051 – 65 New Road



Site Ref.	Site Address	Parish	Site Area (ha)
BAS059	Saxon Court	Basingstoke	0.31
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site is located within Basingstoke Town Centre, 200m from Festival Place. The site is a 3-story office building with a 2-story entrance wing located along Sarum Hill. To the west of the site is Basingstoke Town Centre, whereas the land to the east of the site is predominantly residential. Across the road from the site, it a church. Although the site is outside of Basingstoke Town Conservation Area, the site is adjacent to the boundary of the CA. Furthermore, the adjacent building – The Wheatsheaf Public House is a Grade II listed building, while the Grade II Listed Winton House is also in close proximity (located on the opposite side of Sarum Hill). There are three existing accesses -the western access is located adjacent to the public car park and the eastern access also appears to serve the adjacent commercial properties (Public House, etc.). An existing central access, together with the western access, provide connections to the various undercroft parking areas, etc. Therefore, this site benefits from established means of access from the public highway.</p>			
Relevant Planning History			
Application for demolition of existing buildings and residential development to provide 34 older persons apartments received October 2025 - Pending			
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 new residential development is generally acceptable in principle. As the site is an office building located within the SPB, any redevelopment which would involve the loss of the employment use would need to demonstrate compliance with policy EP2 in the Local Plan. However, the building could potentially be converted via the permitted development rights which allow class E uses to be changed to residential use. A very small part of the eastern edge of the site falls within the designated town centre.</p> <p><u>Physical problems:</u> The site is next to an existing public house. This gives rise to the potential for noise and air pollution complaints arising from the activities and operation of this premises. Any future residential use at this site would have to consider the noise and air pollution impacts from the operation of the pub and implement mitigation measures accordingly. The site is within Flood Zone 1. Part of the site falls within the Local Upstream Critical Drainage Area (UCD05). The site falls within an area of potential for groundwater flooding below ground level.</p> <p><u>Potential impacts:</u> Redevelopment of the site would need to pay due regard to any potential impact on the setting of heritage assets, with the site lying within the Basingstoke Conservation Area and within the setting of two listed buildings – The Wheatsheaf public house and Winton House. The site is also within the setting of a number of non-designated heritage assets. These includes, but not limited to, 34-36 and 37-47 Winchester Street, 1-4 Winchester Road, 6-9 and 19-33 Sarum Hill.</p>			
Availability (legal/ownership issues)			
There are no identified legal or ownership issues associated with the site.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site promoter states that the site has been vacant since March 2020. Sovereign Hill Partnership has recently submitted an application to redevelop the site for 34 older persons apartments. If the site is redeveloped it would need to demonstrate compliance with Policy EP2.			
Conclusion			
This site is available, a planning application has been submitted, and is potentially achievable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable within the next 5-10 years.			
Potential Density and Yield (including development type)			
As the current planning application relates to 34 apartments this has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-15 years	
	0	34	

BAS059 – Saxon Court

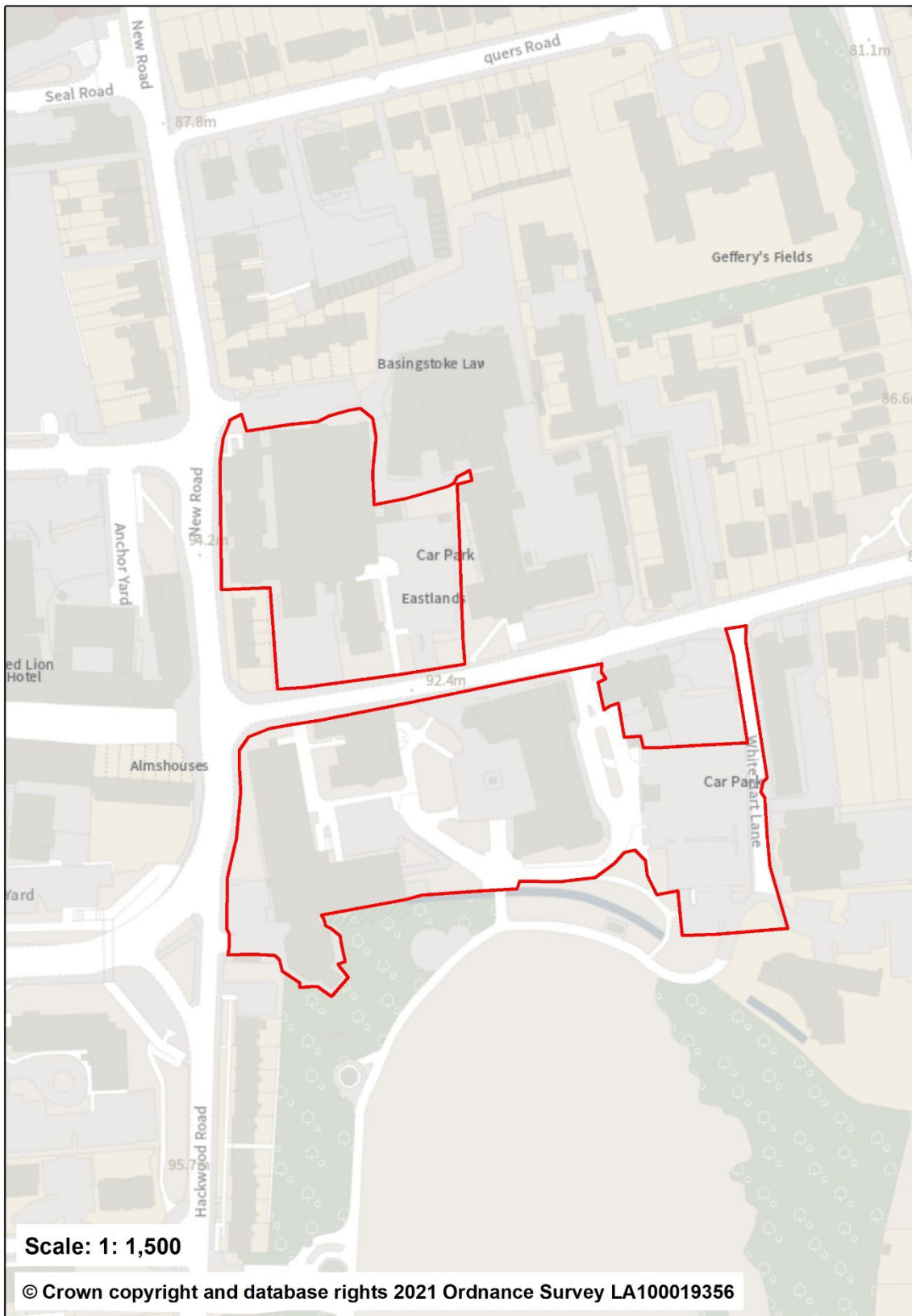


Site Ref.	Site Address	Parish	Site Area (ha)
BAS061	London Road sites	Basingstoke Town Centre	1.67
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site comprises a number of existing buildings on the south-eastern edge of Basingstoke town centre and is currently in use as offices, registry office and car parking. The site is traversed by London Road, with New Road running along the western side of the site. The War Memorial Park is located to the south of the site, whilst Basingstoke Law Courts are adjacent to the northern boundary of the site. The former Basingstoke police station site, which has been redeveloped as retirement apartments, is located adjacent to the eastern side of the northern part of the site. The site contains three Listed Buildings (Goldings, Eastlands and the Basingstoke War Memorial).</p>			
Relevant Planning History			
<p>There is no specific planning history on site. Adjacent to the east of the site - former Police Station, London Road: 19/00436/FUL- Demolition of existing buildings and erection of 55 retirement apartments, guest apartment, communal facilities, vehicular access, car parking and landscaping. Refused; appeal allowed June 2021. 19/01822/FUL Demolition of existing buildings and erection of 56 no. retirement apartments, guest apartment, communal facilities, vehicular access, car parking and landscaping. Refused; appeal allowed June 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 is located within Basingstoke Town settlement policy boundary where new residential development is generally acceptable in principle. Current adopted Local Plan Policy EP2 restricts the loss of employment land within SPBs unless certain criteria are met. The redevelopment/re-location of community buildings is also subject by policy CN8. The site lies within the Basingstoke Town Conservation Area (Civic Area). The site is located adjacent to (but outside of) the defined town centre boundary (as per the Local Plan policies map), and the designated Shopping Area (both of which are situated to the west of the site).</p> <p><u>Physical problems:</u> There aren't considered to be any significant physical problems with the site which would unduly hamper redevelopment. Given that there are existing buildings on the site, any redevelopment (as opposed to conversion) would require extensive demolition and redevelopment. There is a change in levels across the site, but this is not significant.</p> <p><u>Potential impacts:</u> The heritage designations pertaining to the site have been referred to above, and the redevelopment of the site would need to have due regard to the impact on the Conservation Area and Listed Buildings, including their setting, and be informed by the Conservation Area Appraisal and Management Plan. There are a number of mature trees on, and next to, the site which would need to be protected as part of any redevelopment.</p>			
Availability (legal/ownership issues)			
<p>The site is owned by Basingstoke and Deane Borough Council and has been promoted for development by the landowner. The site is not considered to be available at present but may become available in the medium to longer term (5-10 years) for residential development. The site promoter states that it is envisaged that delivery of the site would support the town centre masterplan and aid the economic development of the town centre.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>The redevelopment of the site is likely to be achievable. This location is likely to be attractive to developers and there is a reasonable prospect that housing could be delivered on the site at a particular point in time. It is suggested that the redevelopment could be delivered in the next 5-10 years. The site promoter has suggested that retail and leisure use could be delivered alongside residential and/or accommodation for special needs and supported housing.</p>			
Conclusion			
<p>The site is potentially available for development in the medium to longer term and its redevelopment is likely to be achievable. The redevelopment of the site is potentially suitable, provided it complies with the borough's planning framework. Therefore, this site is considered potentially developable.</p>			
Potential Density and Yield (including development type)			

Given the edge of centre location of the site, a higher density could be considered acceptable. The site promoter has suggested a yield of 210 dwellings, which has been used for the purposes of the SHELAA. Given the constraints associated with the site, for example in relation to the impact upon heritage assets, the quantum of development which is appropriate will require careful consideration as part of any future application, but more detailed consideration of this issue is beyond the scope of the SHELAA.

Phasing	0-5 years	5-15 years
	0	210

BAS061: London Road sites



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS066	Land to the west of Basing View	Basingstoke	0.64
Description of Site (neighbouring uses; present use)		Previously Developed Land: Yes	
<p>This site incorporates Plot C (vacant undeveloped land), St Clements House (offices) and part of Normandy House (multi-storey car park). It is located on the north eastern edge of Basingstoke Town Centre to the south east of the train station. It is situated between Alencon Link and Basing View, the boundary for Basing View incorporating Plot C which comprises the eastern portion of the site. Eastrop roundabout, a large roundabout with several underpasses and green space in the middle is situated directly to the south, alongside Crown Heights and Skyline Plaza which are two buildings of substantial height and mass containing residential flats on the upper floors and retail/leisure uses at ground level. A pedestrian/cycle route runs along the southern boundary linking Basing View with the train station. Existing access is taken from Alencon Link.</p>			
Relevant Planning History			
Adjacent to west - Normandy House -20/02039/GPDOFF – Notification of proposed change of use from class B1(a) office to Class C3 residential, consisting of 114 C3 flats. Deemed consent September 2020.			
Suitability (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 new residential development is generally acceptable in principle. Current adopted Local Plan Policy EP2 restricts the loss of employment land within SPBs unless certain criteria are met. Plot C also sits within Basing View, a designated employment area. Policy SS8 in the adopted Local Plan protects the areas for primarily employment uses with some supporting uses, in addition to supporting the delivery of approximately 300 dwellings on the wider Basing View site.</p> <p>The site is also located within the defined Town Centre boundary (as per the Local Plan policies map), whilst the designated Shopping Area lies to the south of the site. The policy expects any development to create a more accessible, well connected and well-designed centre.</p> <p><u>Physical problems:</u> Part of Plot C was previously used as a petrol station so it's likely that remediation will be required. Given that there are existing buildings on the remainder of the site, any redevelopment (as opposed to conversion) would require extensive demolition and redevelopment. Noise pollution will need to be considered as the railway line runs along the northern site boundary and major roads lie in close proximity. It will be necessary to ensure safe highways access as part of a comprehensive development.</p> <p><u>Potential impacts:</u> There are likely to be highways implications associated with residential development in this location. Footpath links run along the southern and northern site boundaries linking Basing View and the residential areas to the north of the railway line through a tunnel.</p>			
Availability (legal/ownership issues)			
The site was promoted for development by Basingstoke and Deane Borough Council who own Plot C with permission from the landowner owning the other two plots. There are no known legal or ownership problems. Plot C is vacant, with the other elements currently occupied on a short lease. The site promoter considers the site will be available within the next 5 years. The site is therefore considered to be available for development within this timeframe.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable. The site promoter identifies a number of abnormal costs including the removal of spoil and a retaining wall on plot C and demolition of Normandy House albeit they state that remediation costs are unlikely to undermine the viability of developing the site for residential use. As a town centre site, the 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 a 10 year time period based on a phased approach to assist accelerated delivery.			
Conclusion (deliverable/developable)			
The redevelopment and regeneration of this area is an important council priority and is being actively pursued. The site is or will become available and the provision of residential development is likely to be achievable and could be suitable provided it complies with the borough's current planning framework. Therefore, the site is considered potentially developable.			

Potential Density and Yield (including development type)		
The site promoter has suggested a yield of 300 units based on the delivery of a number of tall buildings. This yield has been used for the purposes of SHELAA at this stage. 1000sqm of retail floor space is also proposed.		
Phasing:	0-5 years	5-15 years
	0	300

BAS066 - Land to the west of Basing View

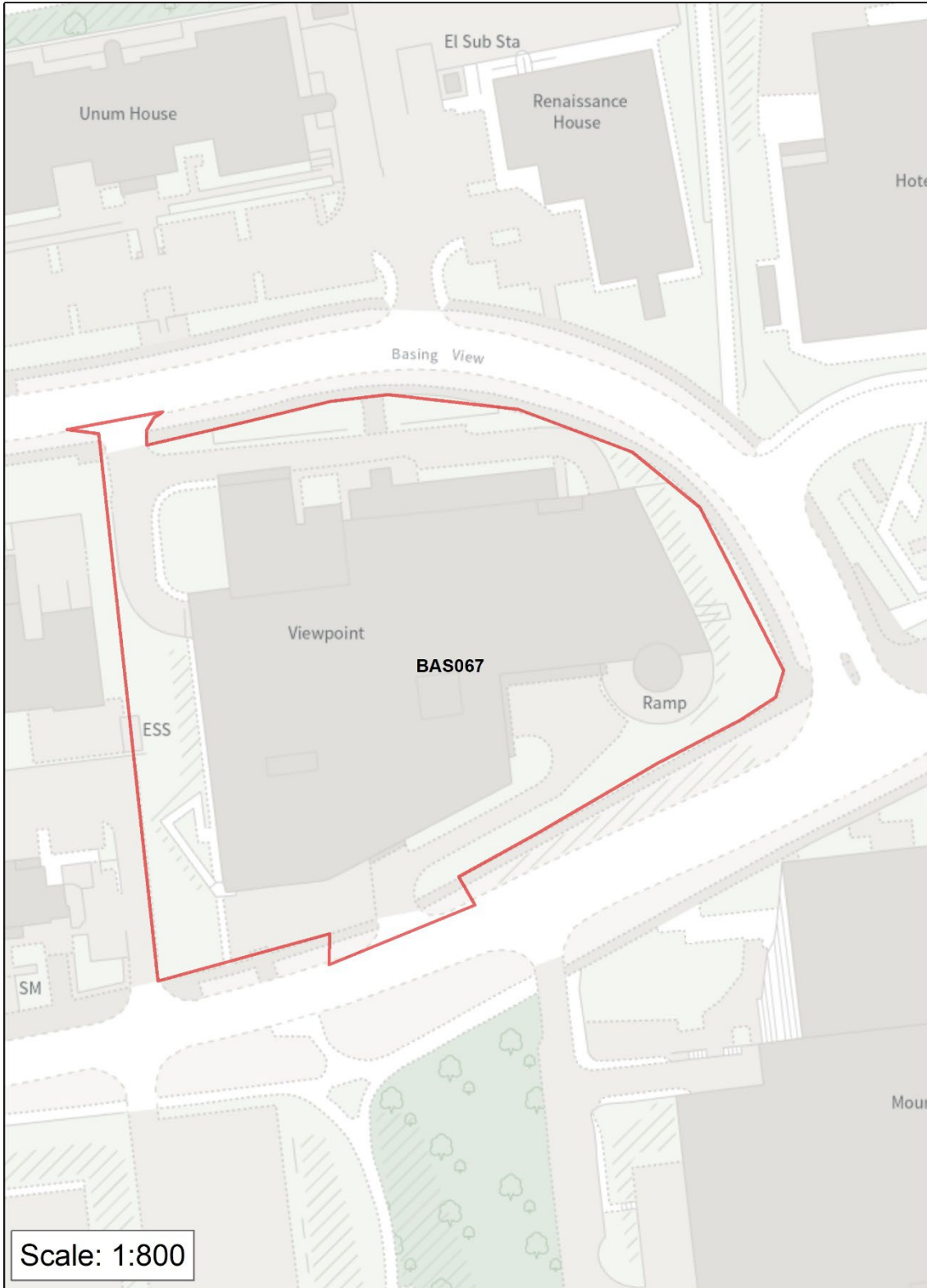


Scale: 1:800

Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS067	Viewpoint, Basing View	Basingstoke	0.81
Description of Site (neighbouring uses; present use)		Previously Developed Land: Yes	
The site is situated within the Basing View employment area, located approximately 1km to the east of Basingstoke town centre, which comprises a mix of retail, office, leisure and industrial uses. The site contains an office building of up to 7 storeys in height and a decked car park. The site is bounded on three sides by roads and to the west by a 6 storey office building.			
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 site. 24/00930/FUL - Demolition of existing building and redevelopment of the site to provide 370 apartments and ancillary communal facilities, with commercial floorspace (Use Class E), associated access, landscaping, and infrastructure. Application Received April 2024. Resolution to permit subject to legal agreement.			
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. It is also within the Basing View Strategic Employment Area. Current Local Plan Policy EP2 1) restricts the loss of employment land in Strategic Employment Areas unless certain criteria are met. 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. The loss of employment use could be contrary to policy if the employment use was not re-provided.</p> <p><u>Physical problems:</u> There aren't considered to be any physical problems which would unduly hamper the principle of the redevelopment of the site. Given the existing buildings, any redevelopment (as opposed to conversion) would require extensive demolition and redevelopment. There is the potential that the land could be contaminated.</p> <p><u>Potential impacts:</u> The inclusion of residential development in this location is likely to have some impact on the wider regeneration of Basing View, principally in terms of the types of uses which can be accommodated and where those could be located, in addition to general place making. There are likely to be highways and parking implications associated with residential development which would need to be addressed and any development would need to create a satisfactory living environment for the new residents, taking account of the nature of the surrounding uses. The impacts of any redevelopment on heritage assets such as the nearby listed building, would need to be considered.</p>			
Availability (legal/ownership issues)			
The site was promoted for development through the regulation 18 Local Plan consultation held in 2024 with permission from the landowner and there are no known legal or ownership problems. A planning application has been considered by the Local Planning Authority which has resolved to grant permission subject to the legal agreement being signed. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable subject to the utilisation of an appropriate, design, scale, layout and mix of uses. There are likely to be some viability issues, given the costs associated with redevelopment, which would need to be considered. The promoter has indicated that the existing building is obsolete from a market perspective and cannot be let in its current condition.			
Conclusion (deliverable/developable)			
The site is available and likely to be achievable and is likely to be suitable given the resolution to permit.			
Potential Density and Yield (including development type)			
The planning application was submitted in April 2024 for 370 apartments. This has since been reduced to a yield of 326 apartments which has been used for the purposes of the SHELAA. The final yield has been discounted from 326 to 0 dwellings to avoid double counting with the Basing View ALP allocation in appendix 3.			

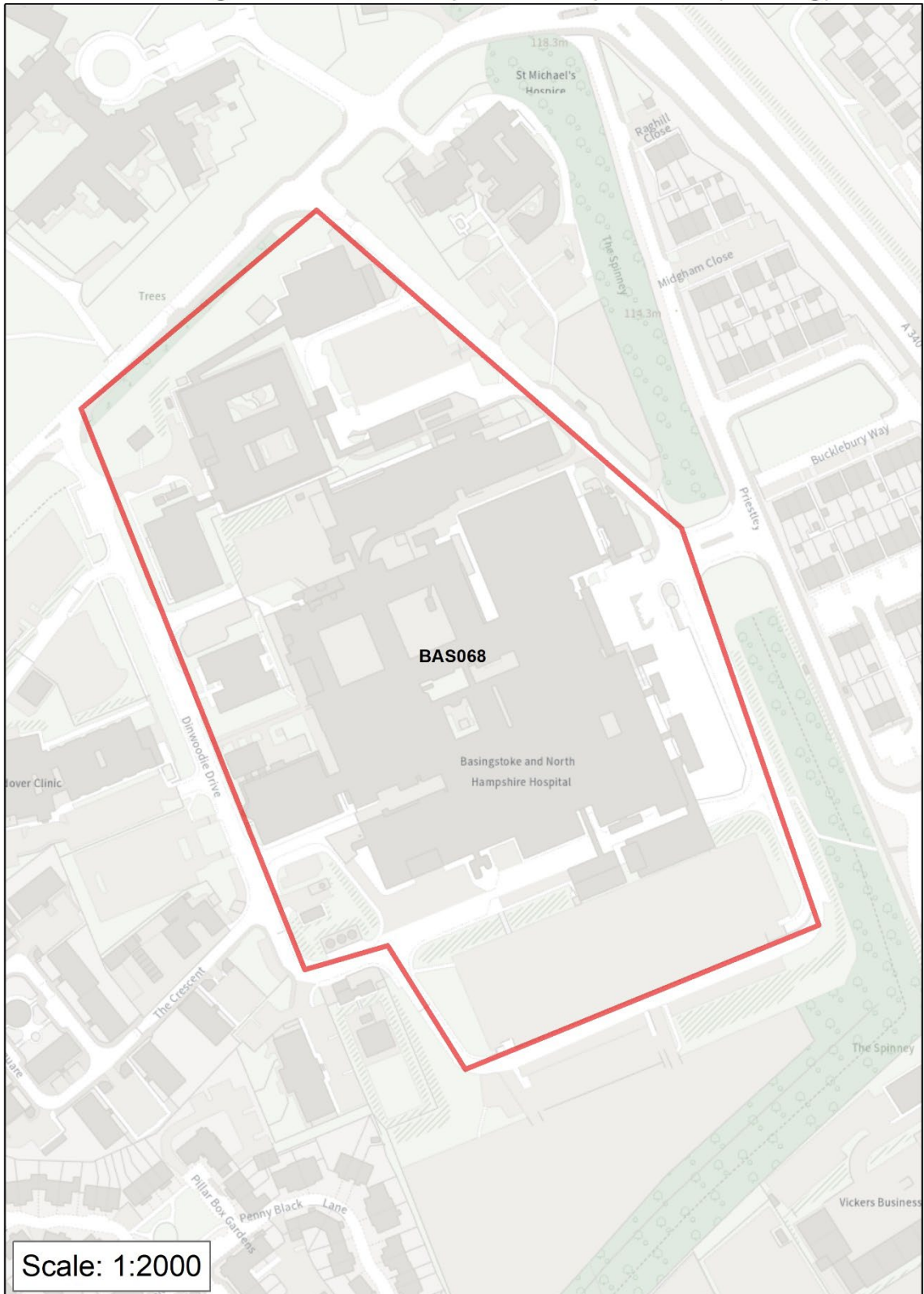
Phasing:	0-5 years	5-15 years
	0	0

BAS067 - Viewpoint, Basing View



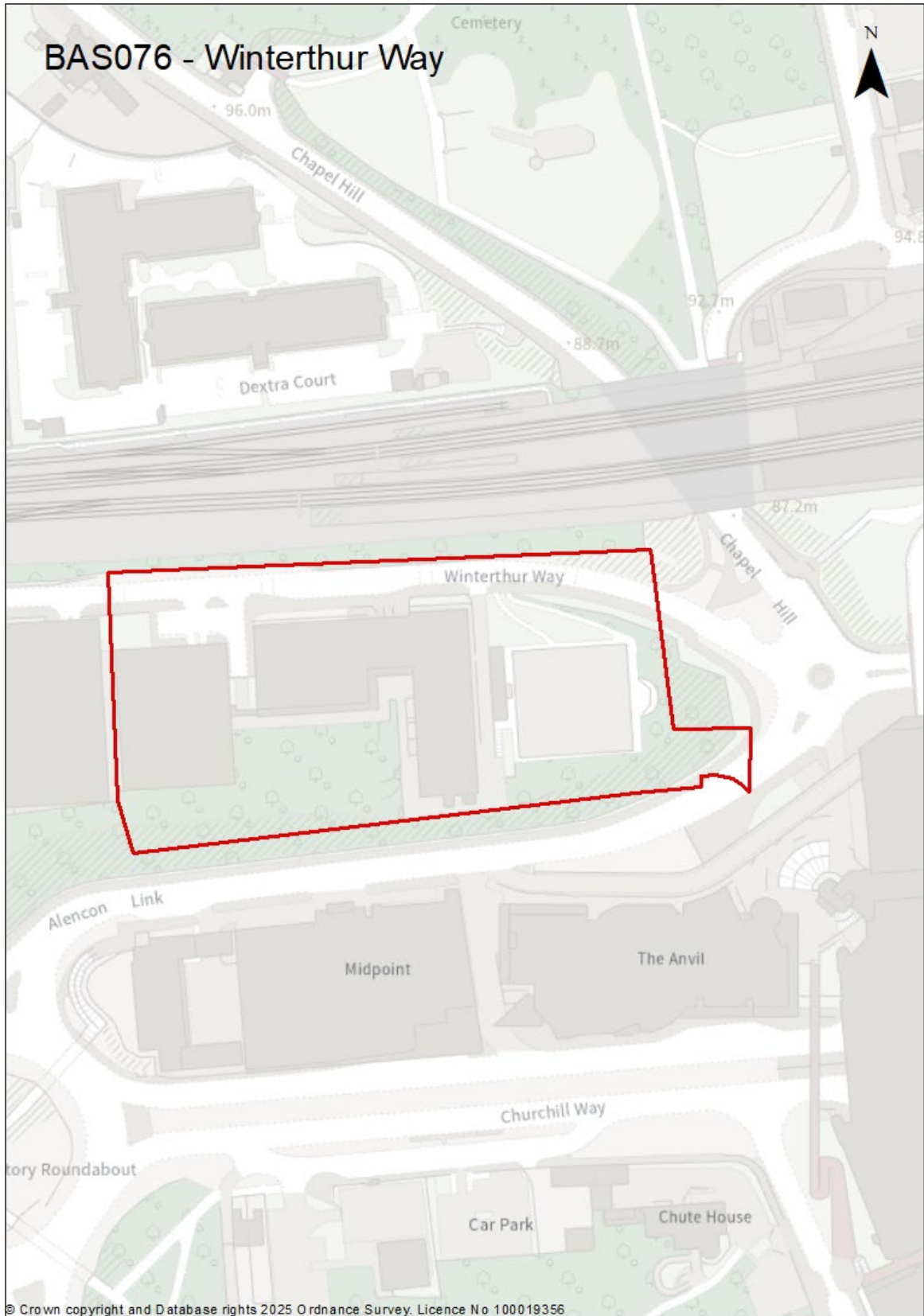
Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS068	Basingstoke North Hampshire Hospital Site (existing), Aldermaston Road, Basingstoke	Basingstoke	6.59
Description of Site (neighbouring uses; present use)		Previously Developed Land: Yes	
The site is currently occupied by the Basingstoke and North Hampshire Hospital and is located on the northern edge of Basingstoke. The site contains a range of hospital buildings of different sizes, design and age. The surrounding uses are residential to the east and west, car parking and industrial to the south and open space and hospital to the north.			
Relevant Planning History			
Various applications relating to hospital operations.			
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. The northern edge of the site is within the Park Prewett Conservation Area. The hospital is not subject to any site-specific policies in the adopted Local Plan but Policy CN8 (Community, Leisure and Cultural Facilities) would prevent redevelopment unless replacement facilities are provided or the Hospital becomes surplus to requirements. Draft Policy SPS5.3 of the evolving Local Plan (2025 Regulation 18 version) makes provision for a potential new hospital and health campus as part of the proposed Southern Manydown allocation which, upon delivery, would provide potential for some redevelopment on this site.</p> <p><u>Physical problems:</u> There aren't considered to be any physical problems which would unduly hamper redevelopment of the brownfield site. The site itself is generally in Flood Zone 1. Given the existing buildings on the site any redevelopment (as opposed to conversion) would require extensive demolition and redevelopment. Given the historic use of the site, there is the potential that the land could be contaminated.</p> <p><u>Potential impacts:</u> The Park Prewett Conservation Area extends into the northern part of the site. The site lies within source protection zone III. Any development would need to create a satisfactory living environment for the new residents, taking account of any retained healthcare uses.</p>			
Availability (legal/ownership issues)			
The Hampshire Hospitals NHS Trust has indicated that some buildings on the current site may become surplus to requirements under current draft proposals, to consider the provision of a new Hospital and Healthcare Campus on a greenfield site close to junction 7 of the M3. The site was promoted for development through the Regulation 18 consultation held in 2024 with permission from the landowner and there are no known legal or ownership problems. The site is therefore not currently available for development but would become available upon the delivery of healthcare provision elsewhere.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed. The need to secure planning permission and construct a new hospital prior to any development means this would likely be in the later part of the draft LP plan period.			
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 in relation to the provision of a new hospital.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 365 dwellings which has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-15 years	
	0	365	

BAS068 - Basingstoke North Hampshire Hospital Site (existing)



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS076	Winterthur House	Basingstoke	1.28
Description of site (neighbouring uses; present use) Previously Developed Land:			
The site is located in Basingstoke Town Centre, close to the train station. The site is currently in use Class E and is used as offices, as well as tennis/padel courts. The site is bounded by Alecon Link Road to the south and Winterthur Way to the North, where the existing access is located. There is a significant slope on the southern boundary within the area of tree cover.			
Relevant Planning History			
There are a number of historic planning consents relating primarily to the office use of the site but also some mixed use development. The following applications are most relevant: 24/02182/GPDMA - Application for prior approval of change of use from building used as Class E office to 99 flats (59 x one bedroom, 39 x two bedroom and 1 x three bedroom). Application granted December 2024. BDB/52426 - Erection of temporary accommodation. Application granted April 2002. BDB/44602 - Erection of temporary office accommodation. Application granted February 1999.			
Suitability (policy restrictions/constraints; planning status; physical problems/limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is located within Basingstoke Settlement Policy Boundary where residential development is considered to be acceptable in principle. Although the site is not within a Strategic Employment Area, the adopted Local Plan Policy EP2 restricts the loss of employment land unless certain criteria are met albeit as prior approval has already been granted for the conversion of the building to residential the general principle has already been established.</p> <p><u>Physical problems:</u> The site is located close to Basingstoke Train Station and the railway line and is therefore likely to experience high levels of rail noise.</p> <p><u>Potential impacts:</u> There is the potential to impact on the setting of the Holy Ghost Church and other listed buildings and South View Conservation Area depending on the building height. There are expected to be Second World War defensive structures in the south of the site, if any of these remain, they should be given a high priority as an important part of the social history in the town.</p>			
Availability (legal/ownership issues)			
The site was promoted for development through the call for sites consultation held in 2025 with permission from the landowner. The site is currently occupied although the site promoter considers the site will be available within the next 5 years. Whilst the part of the site occupied by the office building gained prior approval in December 2024 (24/02182/GPDMA), the site promoter suggests that the redevelopment of the entire site is still being pursued. There are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable. No 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.			
Conclusion (deliverable/developable)			
This site is available and is likely to be achievable and may be suitable, therefore this site would be considered potentially developable, however this is unknown at this stage.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 300 dwellings based on the redevelopment of the site which has been used for the purposes of the SHELAA. Given the prior approval granted on the site for 99 dwellings (listed in appendix 1), this has been discounted to 201 dwellings to avoid double counting.			
Phasing:	0-5 years	5-15 years	
	0	201	

BAS076 - Winterthur Way



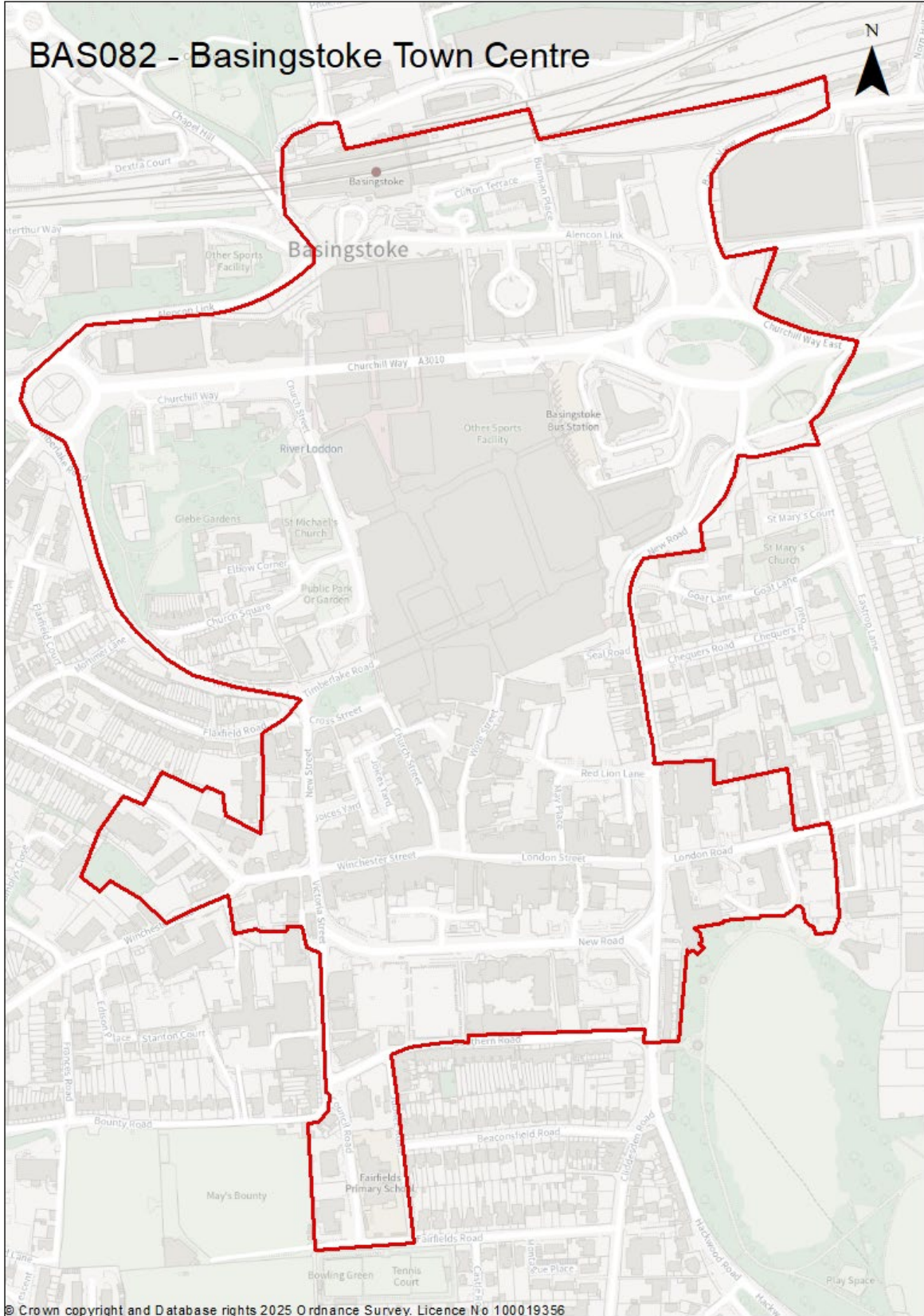
Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS078	419 Worting Lane	Basingstoke	0.11
Description of Site (neighbouring uses; present use) Previously Developed Land: No			
The site consists of two buildings, one is former school building which is no longer used and the other is used by a local scout group. The condition of the scout hut is thought to require extensive repairs. The site is surrounded by residential development and has a frontage onto the B3400.			
Relevant Planning History			
21/01104/FUL - Widening of existing vehicular access to 427B and use of the access by the Scout Hall. Erection of retaining wall and railings adjacent to the access road and creation of parking area to the rear of 419 Worting Road serving the Scout Hall. Application granted September 2024. BDB/64734 - Change of use of hall to 2 no. two bedroom dwellings and 1 no. three bedroom dwelling, demolition of toilet block and formation of 3 no. car parking spaces to rear. Creation of new vehicular access. Application withdrawn January 2007. BDB/31413 - Incorporation of existing dwelling into existing church hall. Application granted April 1991.			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<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. The current use of the building is not entirely clear as part of the building was previously used as a school, the remainder of which is used by a scout group and consequently, it is presumed that the site is currently in a community use and hence covered by policy CN8.			
<u>Physical problems:</u> The site is located within an area designated as Upstream of Critical Drainage. There is a PRow that runs along the eastern boundary of the site.			
<u>Potential impacts:</u> The site is located within Worting Conservation Area and the redevelopment of the site could improve the setting of the conservation area. There are listed buildings adjacent and opposite the site.			
Availability (legal/ownership issues)			
The site was promoted for development through the call for sites consultation held in 2025 with by the landowner and there are no known legal or ownership problems. Part of the site is currently in use and occupied. It is assumed that it could potentially be available for development within the next 5-10 years but it is not currently deliverable.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The viability of the site may be affected by the clearance and remediation of the site. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.			
Conclusion (deliverable/developable)			
This site is likely to be achievable and suitable, provided it complies with the borough's current planning framework, particularly in terms of the loss of community use but isn't currently available. Therefore, should development of the site prove to be in compliance with Policy CN8 this site would be considered potentially developable.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 6 dwellings which has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-15 years	
	0	6	

BAS078 - 419 Worting Lane



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
BAS082	Basingstoke Town Centre Masterplan Area	Basingstoke Town Centre	29.61
Description of Site (neighbouring uses; present use)		Previously Developed Land: Yes	
<p>This area lies to the south of the train station and incorporates the town centre including the primary shopping areas of The Malls, Festival Place and Top of Town. It also includes a number of car parks within the Top of Town located to the south of Basingstoke Town Centre. A number of roads run through the area with New Road dissecting Top of Town east to west whilst a number of pedestrian routes provide links between the area.</p>			
Relevant Planning History			
<p>Extensive planning history associated with the various land uses in this area. Part of the area was historically identified within the Central Area Action Plan (2003) and Top of the Town Concept Masterplan' (2014) and now comprises the adopted Town Centre Masterplan area.</p>			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The area is located within the Settlement Policy Boundary (SPB) of Basingstoke Town as defined in the Adopted Local Plan where the general principle of new residential development is acceptable, in accordance with Policy SS1, provided the requirements of other relevant policies can be satisfactorily met. The site also falls within the Basingstoke Town Centre boundary where any development will need to take into account the need to support the vitality and viability of the town centre including town centre.</p> <p><u>Physical problems:</u> The flood plain associated with the river Loddon (where it runs through the northern part of the area) will need to be considered. There are a number of existing roads and pedestrian routes which will need to be considered in any development proposals, along with designated public spaces.</p> <p><u>Potential impacts:</u> The area is situated within close proximity to the Basingstoke Town Conservation Area and the Fairfields Conservation Area, and therefore any scheme would have to respect the special character and appearance of the surrounding area. There are a number of listed buildings both within and adjacent to the area identified. This is likely to have an impact upon the number of dwellings that could be accommodated as development should be of a sympathetic scale and massing. The area is also identified as an area of high archaeological potential.</p>			
Availability (legal/ownership issues)			
<p>This area is generally considered to be suitable and potentially available in the medium term for some residential development as part of the regeneration of the area.</p>			
Achievability (economic viability; market factors; cost factors; delivery factors)			
<p>Given the presence of underutilised land within the area and the possibility of higher densities, development could be achieved and there is a reasonable prospect that housing will be delivered in the area at a particular point in time. The area has been identified as having redevelopment potential and opportunities for intensification have been identified in the council's town centre masterplan.</p>			
Conclusion (deliverable/developable)			
<p>The large area has sites within it which are potentially available for redevelopment in the medium term and the principal of development is likely to be achievable provided schemes complies with the borough's planning framework. Therefore, this area is considered potentially developable.</p>			
Potential Density and Yield (including development type)			
<p>Given the scale of the broad location identified it overlaps with other sites, namely Top of Town (BAS016), Festival Place (BAS009), Land west of Basing View (BAS066), Winthur Way (BAS076), Southern Rd (BAS050), 65 New Road (BAS051), Saxon Court (BAS059), London Road (BAS061). Whilst it is expected that 500 homes can be delivered in this area, the yield has been reduced to 0 for the purposes of the SHELAA to avoid double counting.</p>			
Phasing:	0-5 years	5-15 years	
	0	0	

BAS082 - Basingstoke Town Centre



Site Ref.	Site Address	Parish	Site Area (ha)
OLD001	Additional capacity at East of Basingstoke	Old Basing and Lychpit	68.02
Description of site (neighbouring uses; present use)		Previously Developed Land: 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. 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 also 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>			
Relevant Planning History			
<p>The site is allocated for housing in the current adopted Local Plan for 450 units in the Plan period. The policy refers to a potential later phase for a further 450 units beyond the plan period of 2029 and it is this later phase which this entry applies to. 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:</u> 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. 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. Received Oct 2023 – resolution to permit.</p>			
Suitability and Constraints (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 for 450 dwellings is acceptable, subject to compliance with the detailed policy requirements (Policy SS3.9). The site has been promoted for a further 450 units (900 total across the site) and the potential for a later phase of a further 450 units is recognised in the Local Plan policy. 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. 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 to avoid Flood Zones 2 and 3 unless suitable evidence can be provided. 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, with good management, offers opportunities to manage exceedance flows. A sewage treatment works lies to the east of the site and the impact of emitted odour on this site needs to be given due</p>			

consideration. The site promoter has undertaken an Odour Assessment which concludes, in their view, that this land is not adversely affected by odour. Consideration into this issue is ongoing with further assessments being completed. A mineral safeguarding area lies close to the eastern perimeter as identified on the Hampshire Minerals and Waste Plan Policies Map. **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). 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. 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 landform changes across the area with a prominent ridge at the boundary of this site with the adjacent site allocation of Redlands. Development of the site has the potential to impact upon the landscape setting of the area.

Availability (legal/ownership issues)

The land is largely within the control of Hampshire County Council (HCC), who have indicated their intention to bring forward the site for a yield of approx. 900 homes. 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. Whilst the site could commence within a shorter timeframe, it is considered that the additional 450 homes would be delivered beyond 10 years. For the purposes of the SHLEAA, the promoted yield of an additional 450 will be used at this stage.

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

The borough council is working closely with the landowners in order to progress the delivery of the site as currently allocated. The remainder of the site (as per this SHELAA entry) is likely to be achievable as it is a greenfield site, and the wider site is already allocated for development in the current Local Plan. There is a reasonable prospect that the site would be developed at a particular point in time. The site is likely to be attractive to developers and delivery should be viable.

Conclusion (deliverable/developable)

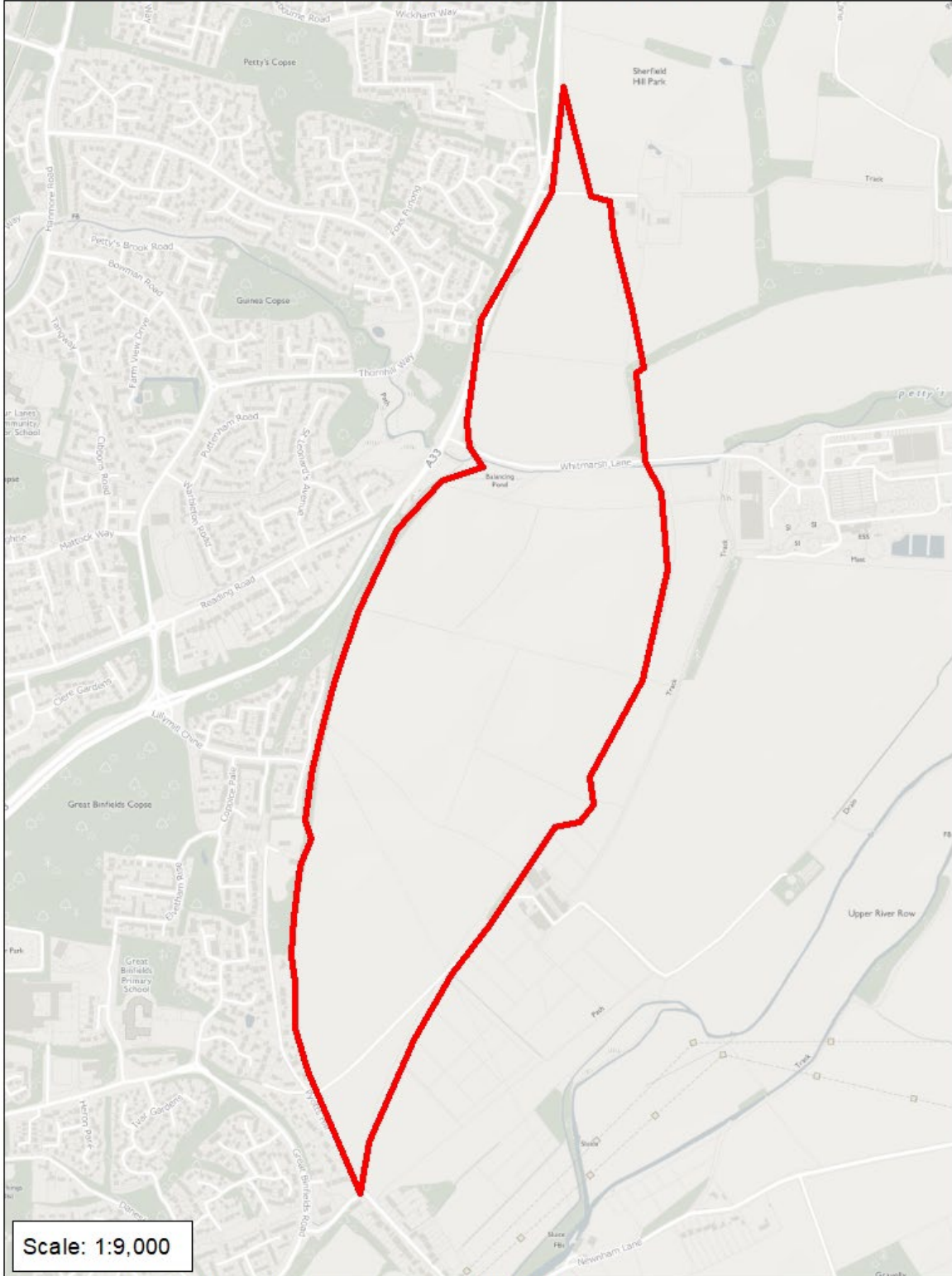
The site has been allocated for development in the adopted Local Plan and a development brief has been adopted. The availability of the site has been confirmed by the landowners. The site is available and likely to be achievable for the remaining 450 dwellings which have been promoted. Given the timescales which have been agreed with the landowner for the first phase of development (i.e. that which is encompassed by the existing allocation), the additional development promoted is assumed to be developable outside of the current plan period.

Potential Density and Yield (including development type)

The site promoter has suggested a total yield of 900 dwellings for the site area allocated in the current Local Plan. The allocation policy for the site provides for approximately 450 units (see SHELAA Appendix 3), therefore a remaining yield of 450 dwellings for a second phase is used for the purposes of the SHELAA and accords with the landowner's promotion of the site.

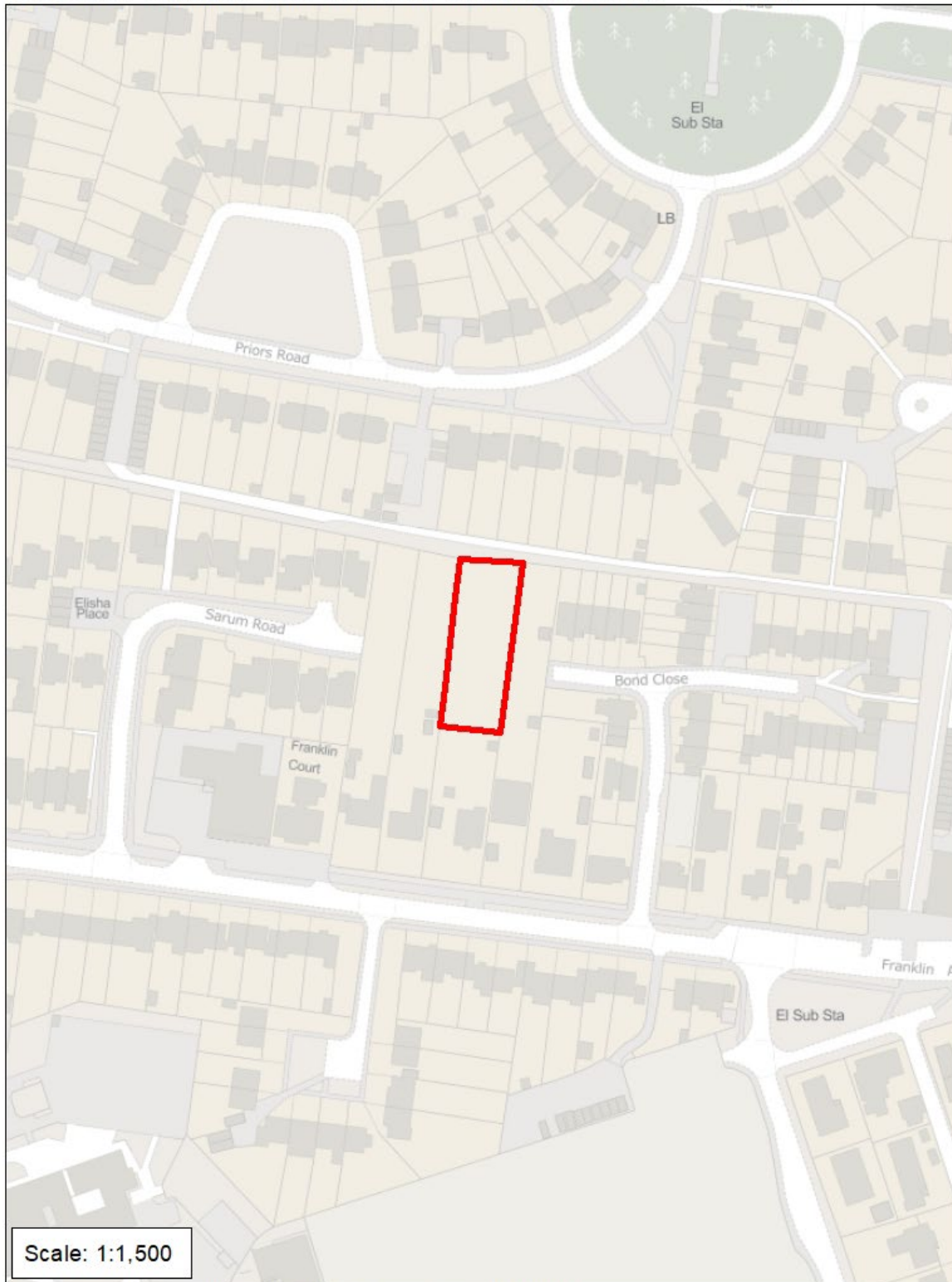
Phasing:	0-5 years	5-15 years
	0	450

OLD001: Land East of Basingstoke - 68.02 ha



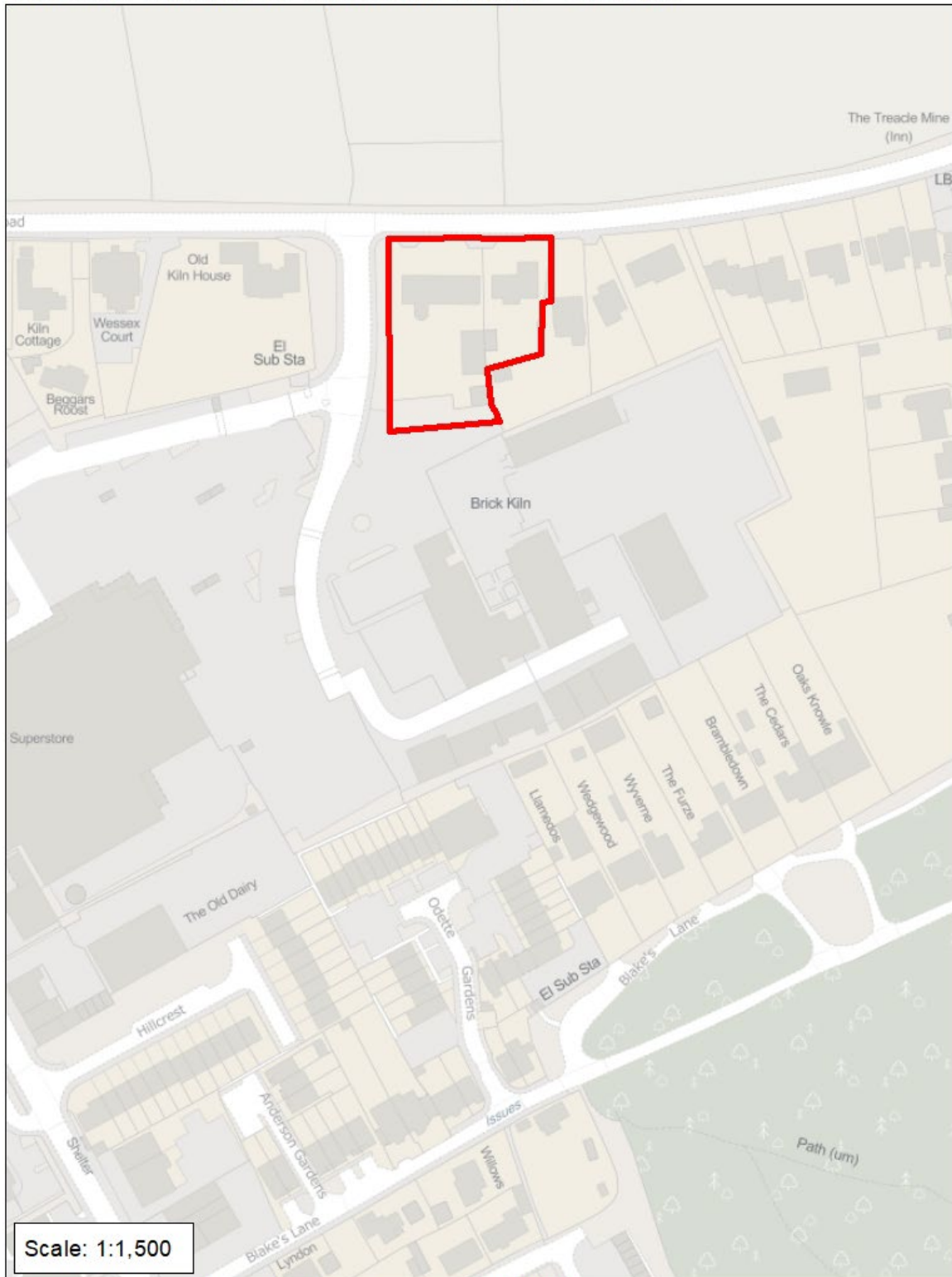
Site Ref.	Site Address	Parish	Site Area (ha)
TAD006	Land to the rear of Franklin Avenue	Tadley	0.10
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site consists of residential garden land in Tadley. The associated dwelling is located to the south, outside of the site promotion boundary. The surrounding built form consists of detached dwellings within long plots with clusters of residential developments to the east and west and Bond Close and Sarum Road respectively. The site is setback from the highway (Franklin Avenue). The site is bound on all sides by hedging with trees lining the south, west and northern boundaries. There is a cluster of trees to the north along the boundary which are subject to a Tree Preservation Order. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE).			
Relevant Planning History			
None			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p><u>Policy restrictions/constraints:</u> The site is located within the Settlement Policy Boundary of Tadley as defined within the current adopted Local Plan. The principle of development in this location is therefore supported by the council's current planning framework, subject to how the development of the site relates to the AWE Emergency Planning Zone. The site is located within the AWE DEPZ Zone J. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.</p> <p><u>Physical problems:</u> The site does not benefit from an established vehicular access point and would require third party access.</p> <p><u>Potential impacts:</u> The site is likely to have landscape and arboricultural impacts as a result of the development. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE) and assessment of whether the Emergency Plan can accommodate additional units at the site will need to be considered. The site is essentially a piece of backland development within a residential area. Therefore, the impact upon residential properties and the character of the area is likely to require careful consideration.</p>			
Availability (legal/ownership issues)			
The site is privately owned and has been promoted for development through the call for sites consultation held in 2019 with permission from the landowners. There are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site could be achievable, but the viability of the site may be affected by the need to gain access across third party land to establish access to the site. The site promoter has suggested that this would be possible only if adjacent landowners sell their properties (within 5-10 years or sooner). This location is likely to be attractive to developers and the promoter has stated there is known interest for the site's development. Therefore, it is considered that the site is achievable within the timeframe stated by the site promoter of between 5-10 years.			
Conclusion			
This site is available, and could be achievable and may be suitable, provided suitable access can be established to the site and there are no objections from the ONR regarding development within the AWE DEPZ. The site is considered likely to be deliverable within the next 5-10 years however this rests on both landowners selling their properties within this time period.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of between 8-15 dwellings. Given a range has been suggested a mid-point of 12 dwellings has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-15 years	
	0	12	

TAD006: Land to the rear of Franklin Avenue - 0.10 ha



Site Ref.	Site Address	Parish	Site Area (ha)
TAD008	8a and 10 Silchester Road	Tadley	0.26
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site comprises residential land consisting of two separate detached properties (one two storey and the other a bungalow), associated gardens and outbuildings/garages. The site is a corner plot between Silchester Road and Brick Kiln Lane. The surrounding land consists of residential properties to the east and west and an existing builder's merchant to the south with a Sainsbury's supermarket and car park to the south west. There are three existing access points to the site, one which is shared between the properties and a separate access for site 8a only via Silchester Road and one access to the rear via Brick Kiln Lane. The site is demarcated by low level walls and some domestic planting to the north, higher fencing and walls to the east, west and south. The site is located within the Detailed Emergency Planning Zone for Aldermaston Atomic Weapons Establishment (AWE).</p>			
Relevant Planning History			
19/02327/OUT - Outline planning application for the erection of 2 no. semi-detached dwellinghouses and 7 no. flats including access, layout and scale. Application Withdrawn.			
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 the Settlement Policy Boundary of Tadley as defined within the current adopted Local Plan. The principle of development in this location is therefore supported by the council's current planning framework, subject to how it would impact upon the AWE Emergency Planning Zone. The site is located within the AWE DEPZ Zone H. Policy SS7 of the current adopted Local Plan requires development within these zones to be managed in the interests of Public Safety.</p> <p><u>Physical problems:</u> There are no known physical constraints to development.</p> <p><u>Potential impacts:</u> There is potential for noise impacts upon future residents as a result of neighbouring employment uses. As the site is located towards the edge of the settlement policy boundary it is likely that development of the site will result in landscape impacts.</p>			
Availability (legal/ownership issues)			
The site is privately owned and has been promoted for development through the call for sites consultation held in 2019 with permission of the landowner. There are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers. The promoter has suggested that the site could be delivered within the next 5 years.			
Conclusion			
The site is available and achievable and may be suitable should the ONR have no objection over the proposed development within the AWE DEPZ. The site is potentially developable within the next 5-10 years.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-15 years	
	0	9	

TAD008: 8a and 10 Silchester Road - 0.26 ha



Site Ref.	Site Address	Parish	Site Area (ha)
TAD017	Land at West Street	Tadley	0.43
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site is located within the settlement of Tadley. The site benefits from frontage onto West Street/Broadhalfpenny Lane to the east, where access is feasible directly onto the public highway. The site promoter has noted that the site is currently being used as a forestry maintenance yard. It appears to be predominantly a grassed area with a small wooden structure to the north of the site. The site has an established boundary of vegetation. Residential properties surround the site on the eastern and western boundary. Tadley Common lies immediately north of the site, which forms part of a larger protected area known as Pamber Forest and Silchester Common (nationally designated Site of Special Scientific Interest (SSSI)). A play area lies to the south of the site.</p>			
Relevant Planning History			
No relevant planning history on site.			
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 the Tadley settlement policy boundary, where new residential development is generally acceptable in principle. However, if the site is deemed to constitute private open space, then any application to develop the site would need to accord with the requirements of policy EM5. The site is also situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE), and therefore, any future application would need to demonstrate compliance with policy SS7.</p> <p><u>Physical problems:</u> There are no known physical problems with the site.</p> <p><u>Potential impacts:</u> Pamber Forest and Silchester Common, which is a designated Site of Special Scientific Interest (SSSI) is located to the north of the site and therefore the site is within a SSSI Impact Risk Zone, which will be relevant for any residential development on site. Relevant buffers for protecting such environmental designations, as set out in the Landscape, Biodiversity and Trees SPD could have a significant impact upon any potential development of the site. The site lies within the draft Pamber Forests and Heaths Valued Landscape where the protection and enhancement of features that contribute to the quality and interpretation of these landscapes will be a relevant consideration.</p>			
Availability (legal/ownership issues)			
The site was promoted to the council for development with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is an undeveloped piece of land within the settlement policy boundary. This location is likely to be attractive to developers and the promoter is in discussions to bring the site forward. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.			
Conclusion			
The site is potentially suitable for residential development, subject to compliance with the borough's current planning framework. The land is considered to be available now as the site is vacant. The development of the site for residential use is considered to be achievable, however, the location within the DPEZ may impact upon achievability, as may the nearby environmental designations.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 20 dwellings, which has been used for the purposes of the SHELAA. However, this would need to be carefully considered as part of any future planning application.			
Phasing:	0-5 years	5-15 years	
	0	20	

TAD017: Land at West Street



Site Ref.	Site Address	Parish	Site Area (ha)
TAD018	Land rear of Rowan Road	Tadley	0.77
Description of site (neighbouring uses; present use) Previously Developed Land: No			
The site is located within the Settlement Policy Boundary of Tadley, and it is situated to the south of the settlement. The site is a triangular piece of land which is bound on two sides by the gardens of residential properties and Rowan Road allotments to the west. There is a Public Right of Way which runs alongside the site. The site is believed to be vacant at present and appears to be grass/scrubland. The site promoter has noted that the land was previously used as allotments but is now surplus to requirements.			
Relevant Planning History			
No relevant planning history on site.			
Suitability and Constraints (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: The site is located within the Tadley settlement policy boundary where new residential development is generally acceptable in principle. However, given the nature of the site, and its previous use, any future application to develop the site may need to satisfy the requirements of policy EM5. The site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE), and therefore any future application would need to demonstrate compliance with policy SS7 in the Local Plan.</p> <p>Physical problems: There are no known physical problems with the site itself, however, the site does not currently benefit from vehicular access. The site promoter has suggested that vehicular access can be achieved by using the existing road in the adjacent allotment land, which is also owned by the landowner.</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.</p>			
Availability (legal/ownership issues)			
The site was promoted to the council for development with permission from the landowner and there are no known legal or ownership problems. The site is therefore considered to be available for development now.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield/undeveloped piece of land. However, the location within the DPEZ and suitability of vehicular access may affect this. This location is likely to be attractive to developers and the promoter is in discussions to bring the site forward. There is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.			
Conclusion			
The site is potentially suitable for residential development, subject to compliance with the borough's current planning framework, in particular subject to satisfying the requirements of policy EM5, and in terms of the impact of the DEPZ on the principle of development. The site is considered to be available now, especially as the site is vacant. The development of the site for residential use is considered to be achievable, subject to the concerns identified above including provision of vehicular access.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 25 dwellings, which has been used for the purposes of the SHELAA.			
Phasing:	0-5 years	5-15 years	
	0	25	

TAD018: Land rear of Rowan Road



Site Ref.	Site Address	Parish	Site Area (ha)
WHIT003	52 Evingar Road	Whitchurch	0.39
Description of site (neighbouring uses; present use) Previously Developed Land: Yes			
<p>The site is located at the northern end of Evingar Road and is occupied by a vacant industrial building which has been stated by the site promoter to be used on occasion for storage. The land to the west is allocated for employment and residential development in the Whitchurch Neighbourhood Plan (Policy HA2). A Green Corridor is located immediately adjacent to the western boundary of the site is allocated as Local Green Space in the Neighbourhood Plan (Policy LD1) and includes a PROW and. The site is located just south of the National Landscape, which begins immediately to the north of the railway line. The site has previously been allocated for residential development, but the development was not successfully progressed.</p>			
Relevant Planning History			
<p>BDB/70361 - Outline planning application for the erection of 18 no. one bedroom flats, 24 no. two bedroom flats and 4 no. three bedroom flats including access, layout, scale and associated parking following demolition of existing industrial building – permission refused June 2009. BDB/67768 - Outline planning application for the erection of 22 no. one bedroom flats and 32 no. two bedroom flats including access, layout, scale and associated parking following demolition of existing industrial building – permission refused July 2008. 14/02367/GPDOFF – Notification of proposed change of use of Class B1(a) office to Class C3 (dwellinghouse) consisting of 9 no. one bedroom apartments and 13 no. two bedroom apartments – permission refused October 2014. 15/01104/GPDOFF Notification of proposed change of use of Class B1(a) office to Class C3 (dwellinghouse) consisting of 9 no. one bedroom apartments and 13 no. two bedroom apartments – Refused May 2015. Appeal dismissed. Adjacent to west of site: 15/02912/OUT- Hybrid application consisting of an outline application for a mixed use development comprising a new access, erection of up to 70 no. new dwellings, up to 4200sqm of B1 and B2 Use, new station car park, open space, landscaping and associated works and Full application for change of use of agricultural land to open space. Application refused February 2016. Subsequent appeal lodged and withdrawn. - 16/03220/OUT - Hybrid planning application comprising an outline planning application for alterations to an existing access, up to 60 new dwellings, B1 & B2 Use, new station car park, open space, landscaping and associated works (all matters reserved except access) and a full application for the change of use of land to public open space. Granted June 2018. 21/01749/RES - Reserved matters application for the appearance, landscaping, layout and scale of residential buildings, commercial buildings and station car park (pursuant to outline permission 16/03220/OUT; pending consideration.</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 Whitchurch Settlement Policy Boundary. As a result, it is considered that the principle of developing the site for residential use could be acceptable subject to compliance with Policy EP2 of the current adopted Local Plan. The site is located within the Whitchurch Neighbourhood Plan Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to the site, in particular Policy ES2 which seeks to protect existing productive employment sites from redevelopment. An area of land to the west has been designated within the Neighbourhood Plan as a Green Corridor (Policy LD1). The site was also considered for allocation within the Neighbourhood Plan. This site falls within the River Test and Itchen catchments and therefore any development will need to be nitrate-neutral in order to avoid harm to the Solent and Southampton Water Special Protection Area (SPA), and Solent Maritime Special Area of Conservation (SAC).</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. The site is located next to an existing industrial use, which could undermine the commercial viability of the site for housing development in respect of noise and pollution. The site has a challenging topography.</p> <p><u>Potential impacts:</u> There are likely to be noise impacts owing to the proximity existing industrial uses. The site is located just south of the National Landscape, which lies immediately to the north of the railway line.</p>			

Availability (legal/ownership issues)

The site was promoted for development through the call for sites consultation held in 2019 and there are no known legal or ownership problems. The site is therefore considered to be available for development.

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

The site is likely to be achievable, however, the costs associated with redevelopment could be significant owing to the need for site remediation and due to the challenging topography. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that there has previously been developer interest in the site and that the site could be delivered within the next five years.

Conclusion

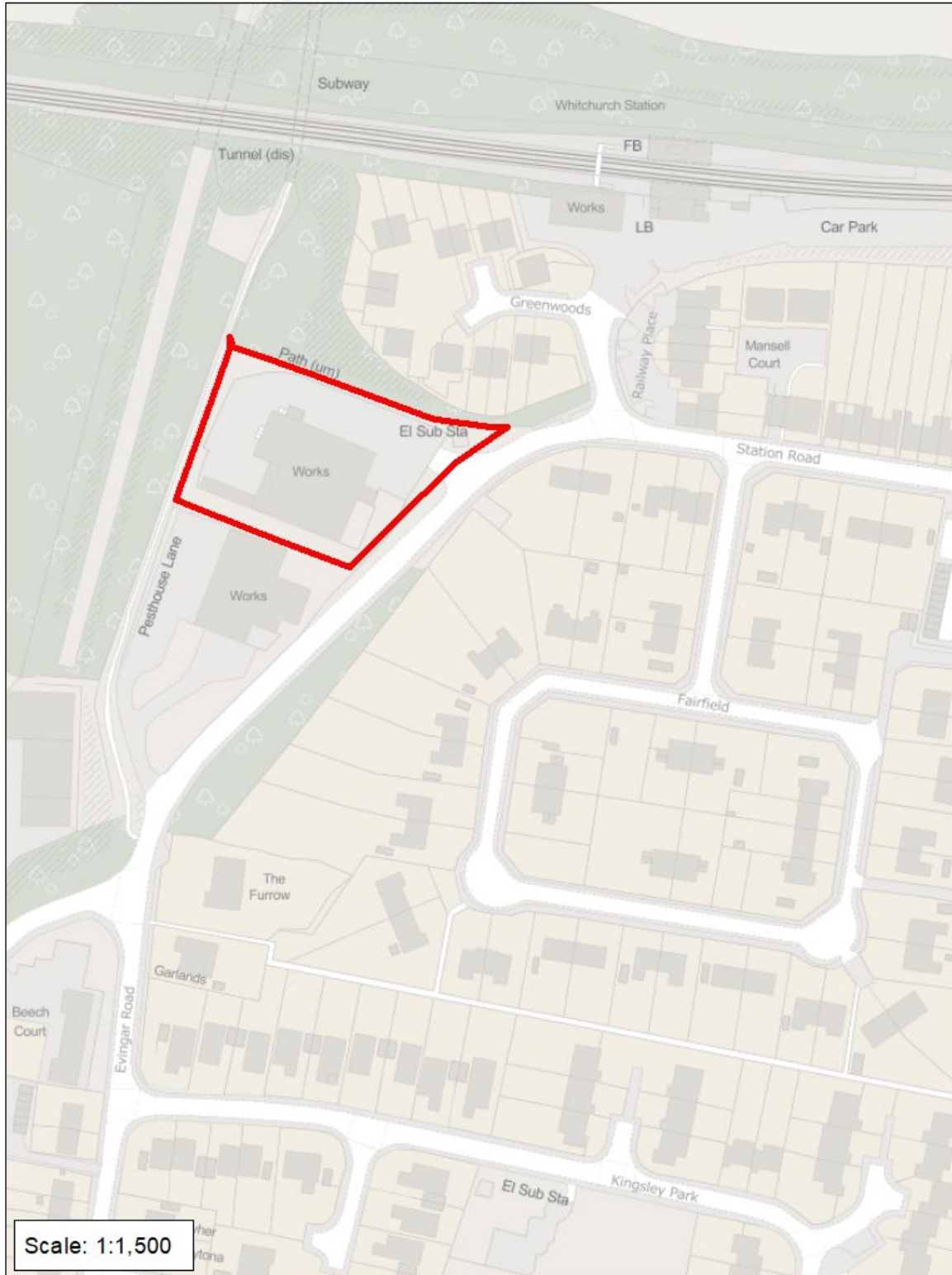
The site is available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework. Therefore, this site is considered potentially developable.

Potential Density and Yield (including development type)

The site promoter has suggested a yield of 36 dwellings. It is considered that this density could be achievable with a flatted scheme. Therefore, a yield of 36 dwellings has been used for the purposes of the SHELAA.

Phasing:	0-5 years	5-15 years
	0	36

WHIT003: 52 Evingar Road - 0.39 ha



Site Ref.	Site Address	Settlement/ Parish	Site Area (ha)
WHIT015	The Lawn, Church Street	Whitchurch	0.61
Description of Site (neighbouring uses; present use)		Previously Developed Land: No	
The site is located to the south of Whitchurch, within the settlement boundary. It is situated to the east of Church Street and is defined by a brick wall along its western boundary facing the highway. To the north is a semi-landscaped boundary with grade II listed 17 Church Street. To the south is a tree belt boundary between the site and grade II listed The Lawn. The site slopes gently towards the east to the open bank of the River Test. There appears to be an existing access onto Church Street which the site promoter suggests can be widened and utilised.			
Relevant Planning History			
20/03262/FUL - Erection of 9 no. dwellings with associated parking and landscaping – withdrawn September 2022			
Suitability (policy restrictions/constraints; planning status; physical problems/ limitations; potential impacts; environmental conditions)			
<p>Policy restrictions/constraints: The site lies within the Whitchurch Settlement Policy Boundary where new residential development is generally acceptable in principle. However, if the site is deemed to constitute private open space, then any application to develop the site would need to accord with the requirements of policy EM5. The site is located within the Whitchurch Neighbourhood Plan Area. The Whitchurch Neighbourhood Plan was 'made' in October 2017 and its policies apply to the site. An area of land to the south has been designated within the Neighbourhood Plan as a Green Corridor (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>Physical problems: The majority of the site is located in flood zone 1, with part of the southern portion of the site in flood zones 2 and 3. It will be necessary to demonstrate that access can be safely delivered.</p> <p>Potential impacts: The site is located within the Whitchurch Conservation Area sitting within the wider grounds of The Lawn (grade II listed). A number of listed buildings are in the vicinity of the site including on Church Street, the Grade II* Silk Mill, and the Grade II* church. There is high potential for archaeological potential within the site. The site also lies within a Mineral Safeguarding Area. The River Test runs to the east of the site which is a designated Site of Importance for Nature Conservation (SINC). To the east of the site is The River Test Site of Special Scientific (SSI) and the site lies within the SSSI Impact Zone.</p>			
Availability (legal/ownership issues)			
The site has been promoted to the council for development by the landowner and there are no known legal or ownership problems. The site promoter has suggested that the site is available for development immediately.			
Achievability (economic viability; market factors; cost factors; delivery factors)			
The site is likely to be achievable as it is a greenfield site and no particular factors have been identified that would affect the viability of development. This location is likely to be attractive to developers and there is a reasonable prospect that the site would be developed at a particular point in time. The promoter has suggested that the site could be delivered within the next 5 years.			
Conclusion (deliverable/developable)			
This site is available, is likely to be achievable and may be suitable, provided it complies with the borough's current planning framework, particularly in terms of impact heritage assets. Therefore, should development of the site be in accordance with Policy EM5 this site would be considered potentially developable, however this is unknown at this stage.			
Potential Density and Yield (including development type)			
The site promoter has suggested a yield of 9 dwellings which has been used for the purposes of the SHELAA.			
Phasing	0-5 years	5-15 years	
	0	9	

WHIT015 - The Lawn, Church Street



Scale: 1:600