

## AUTHORITY MONITORING REPORT 2014

### BASINGSTOKE AND DEANE BOROUGH COUNCIL

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# Executive Summary

This is the 2014 Authority Monitoring Report (AMR) for Basingstoke and Deane Borough Council which monitors the period 1 April 2013 to 31 March 2014.

## Key Findings

A summary of the headline outcomes of the 2013/14 AMR are outlined below:

### Housing

- The net number of new dwellings completed in the period was 531 homes, with 477 (net) dwellings completed on large sites (sites of 10 or more units) and 54 units completed on small sites (45 of which were not on garden land). This figure is an increase on the previous year's housing completions of 303 (net), stemming largely from continued progress at a number of large sites (Boundary Hall, W W Webber/New Road, John Hunt School, Taylors Farm/Sherfield Park and Park Prewett). However, the number of completions remains relatively low when compared with the Submission Local Plan housing figure of 748 per year.
- 73% of gross completions were built on previously developed land. This figure reflects the high proportion of completions which have taken place on several large development sites classified as previous developed land, namely John Hunt School, Park Prewett, W W Webber/New Road and Boundary Hall. Only one large scale greenfield site is currently under construction, namely Sherfield Park.
- 493 of the 531 (net) new completed dwellings (93%) were market dwellings. 24% were 1 bedroom dwellings, 26% were 2 bedroom units, 30% were 3 bedroom units, whilst 4/5 bedroom units accounted for 25% of total market completions.
- Of the total (gross) number of new market units, 39% (205 units) were 1 and 2 bedroom flats. This is considerably higher than the 25% in the previous monitoring period, and is largely due to the construction of a relatively high number of flats during the monitoring period at W W Webber/New Road (94 units/38% of the total), Boundary Hall (25 units) and 11-19 Wote Street (24 units).
- 91 affordable units were completed during the monitoring period, 15% of the gross number of total housing completions. Of the completed units, 23% were 1 bedroom units, 42% were 2 bedrooms units, 26% had 3 bedrooms and 9% were 4+ bedroom units. The net figure was lower at 38, as it was reduced substantially by 49 demolitions at Freemantle Close, a scheme which will

ultimately provide for a net gain of 100 affordable units. Further information on affordable housing completions is reported quarterly to the council's Performance Panel.

- 79% of new dwellings were built at a density equal to or above 30 dwellings per hectare (dph), which is marginally higher than in 2012/13 (73%). Like last year, 79% is a somewhat lower percentage than in previous years reflecting the relatively higher percentage of homes built on small sites, where there is a need to achieve a balance between reflecting local character and making efficient use of land, resulting in generally lower densities.
- 338 of the net completed residential units were on allocated sites, with 193 units on windfall sites (net), of which 54 (net) were on small windfall sites (10 units or less). 9 of the units on windfall sites were on garden land and for monitoring purposes these need to be excluded from the results as per paragraph 48 of the NPPF. This leaves a total of 184 net units on windfall sites (with garden land excluded), 45 of which were on small sites.
- In terms of design standards, 100% of all dwellings assessed during the monitoring period achieved a 'good' rating when assessed through the 'Building for Life' criteria. This is a significant improvement compared to 2012/13 when 11% of the dwellings assessed were rated as good (with the other 89% being classed as 'average').
- 3.6 years of housing supply can be demonstrated as at 1 April 2014. The updated position reflects the Cabinet decision of June 2013 to revise the annual housing requirement to 748 dpa, based on more recent information, including additional demographic modelling work. The borough's five year land supply requirement cannot therefore currently be met.

## Economic Issues and Development

- The total amount of employment floorspace (B Class Uses) completed during the period was 19,793 m<sup>2</sup> (gross). This is a significant increase when compared with last year's figure of 1,427 m<sup>2</sup>, which is mainly due to the completion of a substantial amount of commercial floorspace at Sainsbury's, Houndsmill Road, Basingstoke, which has provided 16,630 m<sup>2</sup> of storage and distribution floorspace. 94% of the total completed floorspace was on previously developed land.
- None of the completed employment floorspace was developed within Employment Areas allocated in the adopted Local Plan.
- The total amount of employment land available for development in April 2013 (sites with a valid planning permission, or resolution to grant subject to legal agreement, or allocations in the Local Plan) was 57.49ha, a reduction of 17%

compared to April 2013. This reduction is partly a consequence of the increase in the provision of new employment floorspace during the monitoring period, which naturally reduces the amount of unutilised floorspace available. In addition, there have been significant reductions in the amount of available employment floorspace at the Eli Lilly and Victoria sites, owing to proposed residential redevelopment, and at the Gresley Road site in Basingstoke town.

- The amount of available retail floorspace (i.e. with planning permission) reduced from 20002 m<sup>2</sup> in April 2013 to 11576 m<sup>2</sup> in April 2014, a reduction of 42%. 7,134 m<sup>2</sup> of retail (net) floorspace was completed during the monitoring period.
- There have also been 5 applications permitted for changes of use away from A1 (shops) to other uses (generally either to financial and professional services, or restaurants/takeaways), which is 2 less than in the previous monitoring period.

## Infrastructure

- 3 applications involving the loss of an essential service were approved during the monitoring period, 2 less than in the previous monitoring period. These applications were considered compliant with the criteria of 'saved' policy C8 of the Adopted Local Plan which permits the loss of such services if there is adequate alternative provision, it is no longer practical or desirable to retain them or it is part of a change by a public sector provider.

# 1. Introduction

## Context

- 1.1 This is the eleventh Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) for Basingstoke and Deane Borough Council and covers the period from 1 April 2013 to 31 March 2014.
- 1.2 Local planning authorities (LPA) are required to publish information at least annually that shows progress with Local Plan preparation, details of activities relating to the Duty to Cooperate and how Local Plan policies are being implemented. The AMR can also be used to provide up-to-date information on the implementation of any neighbourhood plans that have been made, and to determine whether there is a need to undertake a partial or full review of the Local Plan.
- 1.3 The specific requirements in terms of matters to be covered by the AMR are set out in s.34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Section 34 requires that the following are included in the AMR:
  - the title of the local plans or supplementary planning documents specified in the LPA's local development scheme (LDS)
  - the timetable specified in the LDS for the preparation of the documents
  - the stage of each local development document (LDD)
  - if the preparation of an LDD is behind the timetable set out in the LDS, the reasons for this
  - the date of adoption or approval of LDDs within the period in respect of which the report is made
  - details of policies which the LPA are not implementing in a Local Plan, including a statement of the reasons why the LPA are not implementing the policy and any steps the LPA intend to take to secure that the policy is implemented, and
  - where a policy specified in a Local Plan stipulates an annual number, or a number relating to any other period (e.g. net additional dwellings), the LPA must specify the relevant number for the part of the LPA's area in the period in respect of which the report is made, and since the policy was first published, adopted or approved.
- 1.4 It was previously a requirement for the LPA to submit their AMR to the Secretary of State. The Localism Act 2011 (s.113) has removed this requirement, but still states that the report is to be made available to the public.
- 1.5 From 1 April 2011, all government set national indicators were abolished. However, the council continues to monitor its performance using a "balanced

scorecard approach”, comprising a set of key indicators which are based on achieving the outcomes set out in the Council Plan.

- 1.6 The AMR has been brought in line with this “balanced scorecard approach”, comprising a set of corporate indicators and policy hub indicators that are relevant to the Planning Policy and Infrastructure Team. Consequently, some indicators from previous AMRs, such as those in relation to the natural environment, are now monitored by other service areas and are reported separately to the council’s Performance Panel.
- 1.7 The AMR also forms part of the evidence base to be used to inform the preparation of future planning documents, including the Submission Local Plan.

## Structure

- 1.8 The report comprises the council’s corporate indicators and policy hub indicators that are relevant to the Planning Policy and Infrastructure Team. In addition, whilst not part of the “balanced scorecard”, two additional objectives relating to essential services and affordable housing completions are considered to remain relevant and are therefore included in this AMR. The indicators are divided between the areas of housing, the economy and infrastructure. In order to reflect the changes in national legislation (Town and Country Planning Regulations 2012), sections have also been included in respect of neighbourhood planning and the Duty to Cooperate.
- 1.9 The performance indicators allow for an assessment of the extent to which the policies set out in the Local Plan are being achieved. Targets have been established for each of the performance indicators to allow quantifiable assessments to be made on the relative success or otherwise of the relevant policies.
- 1.10 In addition, the AMR includes information on the progress against the LDS, as required by s.34 of the Town and Country Planning Regulations 2012.

## Profile of the Borough

- 1.11 An overview of the borough’s economic, social and environmental characteristics is available through the council’s “Profile of the Borough” online resource which is updated periodically. The latest facts and figures are available at:

<http://www.basingstoke.gov.uk/browse/council-and-democracy/statistics-and-census-information/profile/>

## Key Contextual Characteristics of Basingstoke and Deane

1.12 Basingstoke and Deane covers an area of over 63,000 hectares (245 square miles), comprising the town of Basingstoke and extensive areas of predominantly rural land. Basingstoke is by far the largest settlement in the borough with a population of approximately 104,000 (2011), representing 60% of the borough's population. There are also a number of small towns and larger villages including Tadley, Kingsclere, Whitchurch, Overton, Bramley and Oakley.

### Population

1.13 The latest official estimate of the borough's population is currently that it stands at approximately 171,900<sup>1</sup>, having grown by 10% since 2001. The borough has a higher proportion than the national average of children and middle-aged residents, and a lower than average percentage of pensioners. However, 80% of all population growth in the borough over the next 16 years is projected to occur within the age groups over 65<sup>2</sup>.

### Housing

1.14 On 6 June 2013, the council's Cabinet endorsed a revised local housing requirement for the borough of 748 dpa, back dated to the start of the emerging Local plan period (2011). This target was based on detailed technical work that had been completed both in-house and by consultants to inform the borough's emerging Local Plan.

1.15 The target, which the council considers meets objectively assessed housing needs, has been formulated by taking into account the following:

- population size, including the number of births and deaths in the borough using information from the 2011 Census (i.e. the needs of the growing population)
- net migration, including those moving into and out of the area from other parts of the UK and overseas, and
- average household size, to reflect the way in which the population forms into households (i.e. the needs created from a reduction in the average household size)
- the number of people living in institutional accommodation (e.g. care homes)
- the proportion of vacant/second homes that are likely to be brought back into use in the future

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<sup>1</sup> Mid-year 2013 <http://www.basingstoke.gov.uk/browse/council-and-democracy/statistics-and-census-information>

<sup>2</sup> Zero Net Migration Projection, Hampshire County Council, 2010

- population, household and housing forecasts using demographic modelling software<sup>3</sup>
- sensitivity testing (e.g. the implications on the borough's housing requirement of the current Government's intention around enforcing a more stringent control on national immigration).

## Housing Market

- 1.16 The housing market in the borough was particularly strong in 2007 before contracting markedly in the two following years. Significant signs of recovery were apparent in 2012, with housing market conditions continuing to improve over the course of 2013 and into 2014, though with variations across property types. Generally, the cost of flats is low relative to other property types and the level of increase in the price of second-hand flats and second-hand terraced properties from 2012 to 2014 also tends to be lower than is the case with new properties. The value of existing detached houses has risen consistently over the last three years, whereas the value of new build detached houses is much more variable, with the values of these properties appearing to fall back this year<sup>4</sup> after higher values in the previous two years.
- 1.17 Generally, the prices of new houses continue to be higher than those of existing houses, though there are considerable fluctuations depending on house type. Whilst house prices have now exceeded the previous high point in 2007, the number of sales has not seen the same increase, with the number of sales in 2013 (2,746) considerably below the very high volume of sales between 2004 – 2008 (which at its height was just topping 4,000 transactions per year).

## Health

- 1.18 At the time of the 2011 Census, 50.7% of the population described their health as “very good”, which is slightly above the Hampshire average (which is 49.1%), whilst 85.8% of the population described their health as either “good” or “very good”, also slightly above the Hampshire average (which was 84.1%). Only 3.5% of people considered themselves to be in “bad” or “very bad” health. Male life expectancy is 80.1 years whilst female life expectancy is 82.7 years<sup>5</sup>.

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<sup>3</sup> The POPGROUP suite of models provides a robust and reliable analytical framework for the management of demographic data and for the formulation of population, household and labour force projections and forecasts.

<sup>4</sup> This cannot be completely clarified at this stage as a full range of data for 2014 is not yet available.

<sup>5</sup> <http://www.basingstoke.gov.uk/browse/council-and-democracy/statistics-and-census-information/quick-stats/society-and-demographics.htm>

## Economy

- 1.19 The most up to date data shows that 83.4% of the population are economically active, with 78.8% of the population in employment<sup>6</sup>. This economic activity rate is considerably higher than the UK average of 77.6%<sup>7</sup>. Earnings data from the Annual Survey of Hours and Earnings (ASHE – residence based) is usually taken as a proxy measure. This shows the average (median) full time weekly salary for individuals living in Basingstoke and Deane is around £570 to £580 a week (about £30,000 per annum). Since 2005, average earnings in the borough have kept pace with Hampshire and South East averages and have increased by 22% over that period.

## Environment

- 1.20 Over 90% of the area of the borough is rural in nature with 32% of the borough lying in the North Wessex Downs Area of Outstanding Natural Beauty. 1.3% of the borough is designated as Sites of Special Scientific Interest and 9.4% as Sites of Importance for Nature Conservation.

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<sup>6</sup> Taken from the council's Strategic Housing Market Assessment 2014:  
<http://www.basingstoke.gov.uk/Resources/5/9/%7B5912FCCA-541F-4BEE-8C7C-EE38BA5468DE%7D/Documents/1%20SHMA%202014.pdf>

<sup>7</sup> <https://www.nomisweb.co.uk/reports/lmp/gor/2092957698/report.aspx>

## 2. Progress towards the Local Plan

- 2.1 This section of the report monitors the progress made towards the production of the emerging Local Plan, which, upon adoption, will replace the ‘saved policies’ of the Basingstoke and Deane Borough Adopted Local Plan 1996-2011.

<b>Performance Indicator: PL044 - Progress against Local Development Scheme</b>
<b>Target</b>
Meet all deadlines as set in the Local Development Scheme (LDS)
<b>Outcome</b>
The target deadlines of the LDS during the monitoring period have been met.

- 2.2 The council’s current LDS (September 2014) can be viewed on the council website:

<http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/local-development-scheme.htm>

The deadlines for the progression of the Local Plan over the monitoring year, as set out in the LDS, have each been met, with the Plan being submitted to the Planning Inspectorate on 9 October 2014. The timetable for the next stages of the Local Plan has been published on the borough’s website at the address above and these are reflected in the table shown below:

**Table 1 - Timetable for preparation of the emerging Local Plan**

Date	Committee	Report/Action
9 October 2014		Plan submitted for Examination - <b>Complete</b>
11 December 2014		Inspector's explanatory meeting- <b>Complete</b>
15 January 2015	Economy, Planning and Housing Committee	Consider Inspector's comments regarding housing and jobs numbers - <b>Complete</b>
March 2015	Economy, Planning and Housing Committee; Cabinet; Full Council	Agree major changes as the basis for public consultation
May/June 2015		Six week consultation period
July 2015		Pre-hearing meeting
Autumn 2015		Examination hearings
Spring 2016		Inspector's report
Spring 2016	Cabinet and Full Council	Adoption

### 3. Monitoring against performance indicators

- 3.1 This section assesses the extent to which the objectives in the Basingstoke and Deane Borough Adopted Local Plan (set out in the ‘saved’ policies), and where relevant the Submission Local Plan, are being achieved.
- 3.2 The performance indicators that are monitored through the AMR include the council’s Corporate Indicators and Policy Hub Indicators (referenced as CO and PL respectively). Additional indicators in relation to affordable housing completions and the retention of essential services have been included as they are considered to be useful in assessing the effectiveness of ‘saved’ Local Plan policies. These findings will be made available to the council’s Performance Panel.

**Table 2 - Performance Indicators and Targets**

Performance Indicator	Target
<b>Housing</b>	
PL040 - Number of homes built	748 dwellings per annum (locally derived interim housing figure, endorsed by Cabinet for land supply purposes in June 2013)
PL041 - % homes built on previously developed land	40% of all new homes to be accommodated on previously developed land (Adopted Local Plan)
PL042 - Housing Land Supply	i) 5 years supply of deliverable sites ii) 6-10 years of developable sites and 11-15 years where possible
PL043 - Sufficient provision for gypsy and traveller pitches	1 pitch to be provided within the borough
PL046 - Density of residential development	Ensure that new development makes efficient use of land
PL047 - % of new homes to be 1 and 2 bed units	Between 30% and 50% of market dwellings provided on site are small units (1 and 2 bedrooms)
Affordable Housing Completions	Starting point for negotiations on the level of affordable housing will be 40%

CO14 - Design of housing monitored through building for life assessments	20% achieving good/very good rating
<b>Economic Issues and Development</b>	
C004 - Change of employment space to other uses	Less than 1% reduction in floorspace
CO05 - Change of retail space to other uses	Less than 1% reduction in floorspace
<b>Infrastructure</b>	
Ensure essential services are retained	The council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities.

## 4. Housing

### Number of homes built

<b>Performance Indicator: PL040 - Number of homes built</b>
<b>Local Plan Policy</b>
Saved Policy D2 (Phasing of Residential Development)
<b>Target</b>
748 dwellings per annum (locally derived interim housing figure, endorsed by Cabinet for land supply purposes in June 2013)
<b>Outcome</b>
531 net additional dwellings

### Key Findings

- The annual monitoring process undertaken by council officers and Hampshire County Council (HCC) has shown that the net number of dwellings completed between 1 April 2013 and 31 March 2014 was **531**. Gross completions were **618**.
- **477** new dwellings (net) were completed on large sites (sites of 10 or more units).
- **54** units (net) were completed on small sites, **45** when those on garden land are excluded.
- A net total of **3,558** dwellings have been completed in the borough over the last five years (2009/10 to 2013/14), an average build rate of **712** new homes per year since 2009. Over the last three years the average build rate has reduced to **509** new homes per annum (693 completions in 2011/12, 303 completions in 2012/13 and 531 completions in 2013/14), or a total of 1,527 completions over the period.

4.1 The following graph shows net completion rates in the borough since 1996.

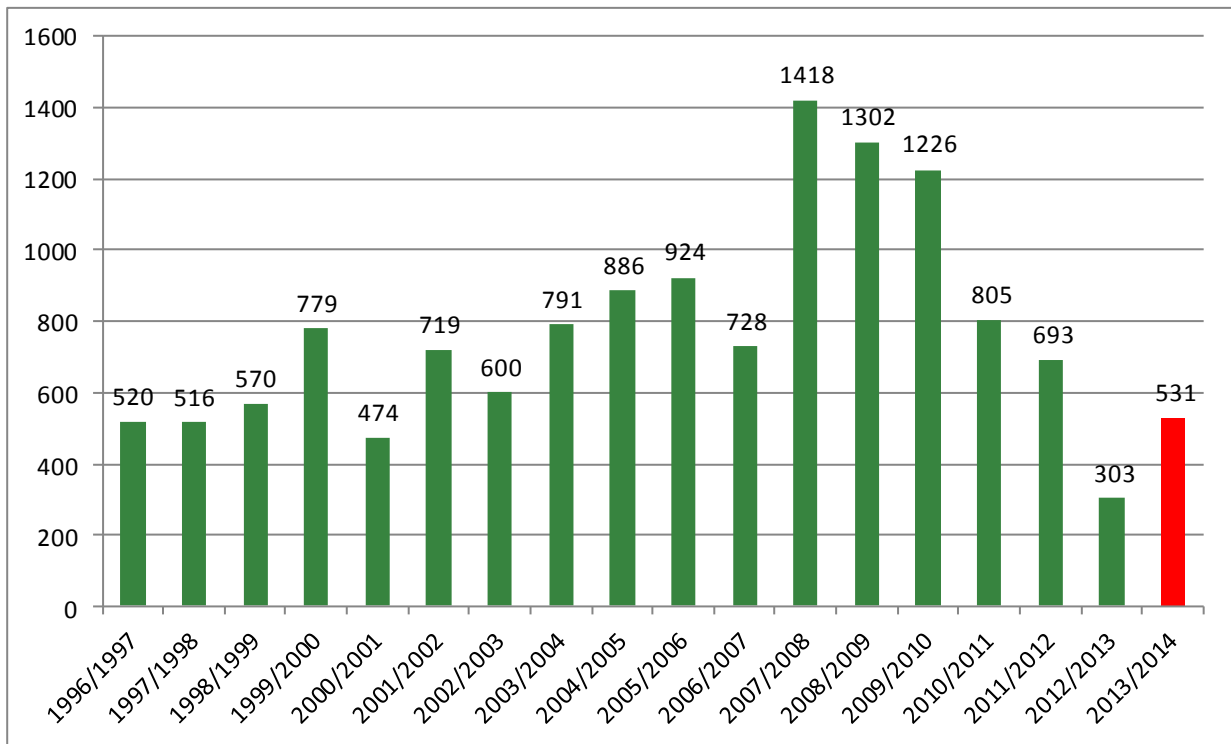


Figure 1 - Net additional dwellings between 1996/97 and 2013/14

4.2 A significant proportion (78.5%) of this year's completions have resulted from progress on the borough's remaining large housing allocations from the Adopted Local Plan, namely Boundary Hall, John Hunt School, Park Prewett and Sherfield Park. The exception is the redevelopment site at W W Webber, New Road, Basingstoke.

**Table 3 - The most significant sites for housing delivery 2013/2014**

Housing Sites	Completions
Boundary Hall, Tadley	108
New Road (former W W Webber site), Basingstoke	94
John Hunt School, Basingstoke	68
Sherfield Park, Basingstoke	91
Park Prewett, Basingstoke	56

## Homes built on previously developed land

<b>Performance Indicator: PL041 - % homes built on previously developed land (PDL)</b>
<b>Target</b>
40% of all new homes to be accommodated on previously developed land
<b>Outcome</b>
73% of gross completions (453 units of 618 gross completions)

- 4.3 The percentage of new dwellings built on previously developed land (PDL) in 2013/14 is well above the 40% target set out in the Adopted Local Plan, continuing the recent trend. This figure reflects the high proportion of completions which have taken place on existing large development sites classified as previous developed land, namely John Hunt School, Park Prewett, New Road and Boundary Hall, Tadley. There is only one large scale greenfield site that is currently under construction, namely Sherfield Park. Over the last three years an average of 65% of housing development has been on PDL.

## Housing land supply

<b>Performance Indicator: PL042 - Housing Land Supply</b>
<b>Local Plan Policy</b>
Saved Policy D2 (Phasing of Residential Development)
<b>Target</b>
i) 5 years supply of deliverable sites
ii) 6-10 years of developable sites and 11-15 years where possible
<b>Outcome</b>
3.6 years of supply against the 748 dpa requirement

- 4.4 The NPPF requires that LPAs actively manage their housing land supply, and demonstrate that they can identify a supply of specific, developable sites or broad locations for growth for 10 years and, where possible, for 15 years. This includes a five year supply of specific deliverable sites.
- 4.5 On 6 June 2013, the council's Cabinet endorsed a revised local housing requirement for the borough of 748 dwelling per annum (dpa), based on additional detailed technical work that had been completed both in-house and by consultants to inform what was then the borough's Pre-Submission Local Plan. This housing requirement is reflected in draft Policy SS1 (Scale and Distribution of New Housing) of the Submission Local Plan. The draft policy states that within the period 2011- 2029, the Local Plan will make provision to meet 13,464 dwellings and associated infrastructure i.e. 748 dwellings per annum over an 18 year period.

4.6 The local housing requirement of 748 dpa equates to a five year housing requirement of 3,740 units. An additional 5% buffer required by the NPPF leads to a further 187 units over the five year period, resulting in an overall requirement of 3,927 units or 785 dpa. To date, within the Submission Local Plan period (2011-2029) a total of 1,527 units have been completed (693 in 2011/12, 303 in 2012/13 and 531 in 2013/14). This figure falls short of the housing required over this three year period, leaving a 5 year requirement of 4,457, or 4,680 with the 5% buffer added. The land supply position, as of 1 April 2014, demonstrates that over the next five year period (2014/15 to 2018/19) completions are predicted to reach 3,335 units. As such, the council can only demonstrate 3.6 years of supply (using the nationally recognised Sedgefield Method) based upon the 748 dpa requirement. Table 4 below illustrates the position as explained above.

**Table 4: Local Housing Target based on 748dpa**

Total Requirement (2011 to 2029)	13,464
Completions 2011 - 2014	1,527
Requirement (2014 - 2019)	3,740 [748 x 5]
Plus shortfall (2011 – 2014)	4,457 [3,740 + 717]
Residual 5 year requirement plus 5%	4,680 [4,457 + 223]
Revised Annual Requirements (2014 – 2019)	936 [4,680 ÷ 5]
Supply	3,335
Years Supply	<b>3.6 Years</b> [3,335 ÷ 936]

4.7 Consequently, the council is currently failing to meet its five year housing land supply requirement. This position reflects a number of local issues including the current lack of an adopted Local Plan which is the means by which future housing development areas are identified and allocated, uncertainty in the housing market over recent years, together with a lack of residential consents being granted.

### Trajectory

4.8 The NPPF requires LPAs to illustrate the expected rate of housing delivery (both market and affordable) through a housing trajectory for the plan period. The trajectory set out in Figure 2 shows levels of housing delivery since 2006 and likely future levels of housing delivery based on current land supply information. The graph shows how, with current housing completion projections, the council will consistently fail to meet the 748 target, resulting in an ever increasing demand.

4.9 It is important to note that Figure 2 shows a theoretical trajectory which reflects the fact that the borough does not currently have an adopted Local Plan through which future housing sites will be identified.

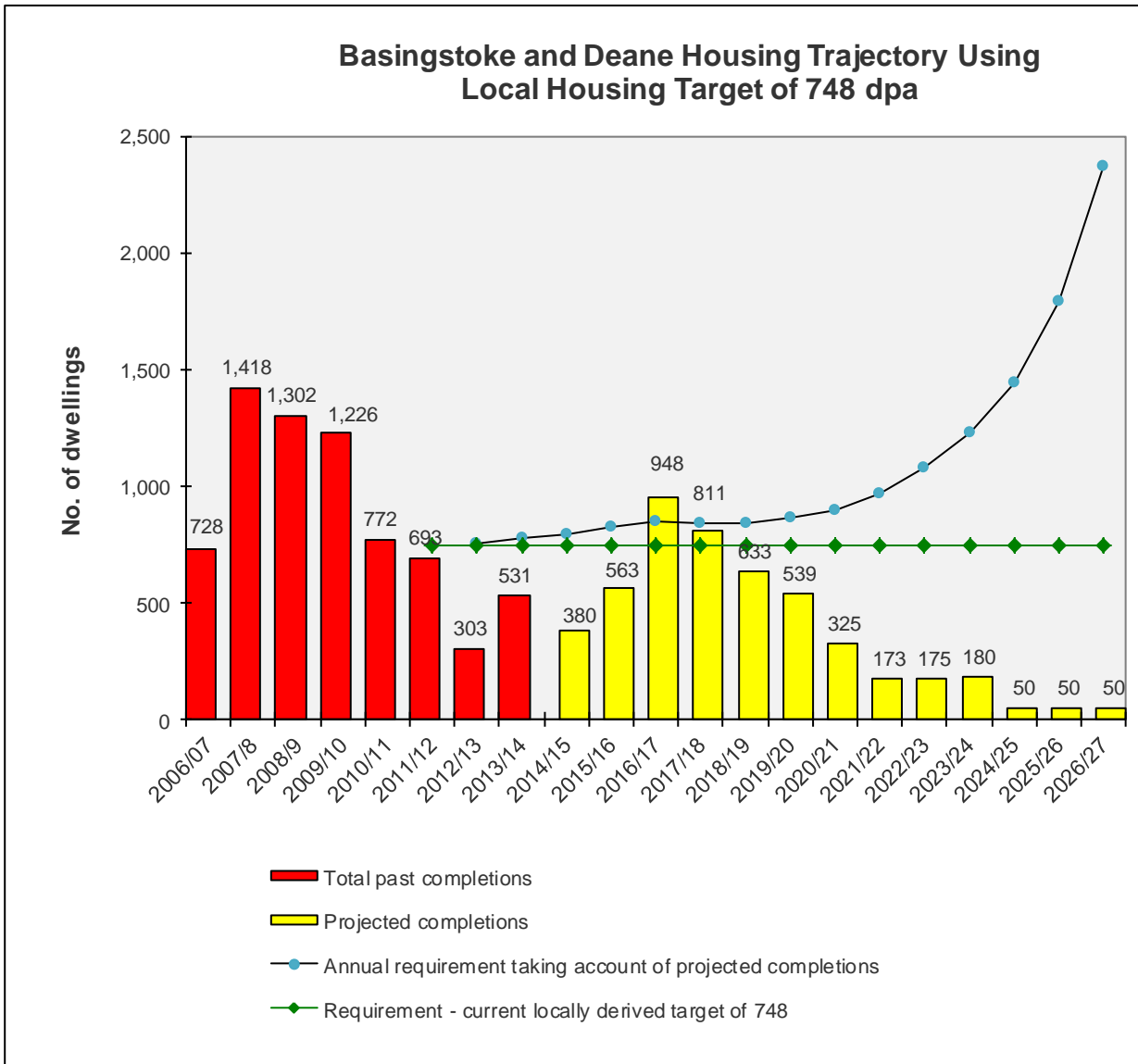


Figure 2 – Basingstoke and Deane Housing Trajectory using current locally derived housing target of 748 dpa.

4.10 A trajectory which incorporates the sites allocated on the Submission Local Plan is set out below in Figure 3. The council’s Housing Topic Paper<sup>8</sup>, prepared to support the Submission Local Plan, provides a detailed explanation of the council’s approach in relation to housing issues. The trajectory below outlines the predicted delivery rates of the borough’s housing supply over the plan period and shows how the level of delivery affects the borough’s housing target year on year. Figure 3 illustrates how the strategy seeks to ensure a consistent and balanced supply. The council will continue to regularly monitor the levels of future supply.

<sup>8</sup> <http://www.basingstoke.gov.uk/NR/rdonlyres/CD49667B-6F61-47E4-842D-90F073D42A37/0/TP01Housing.pdf>

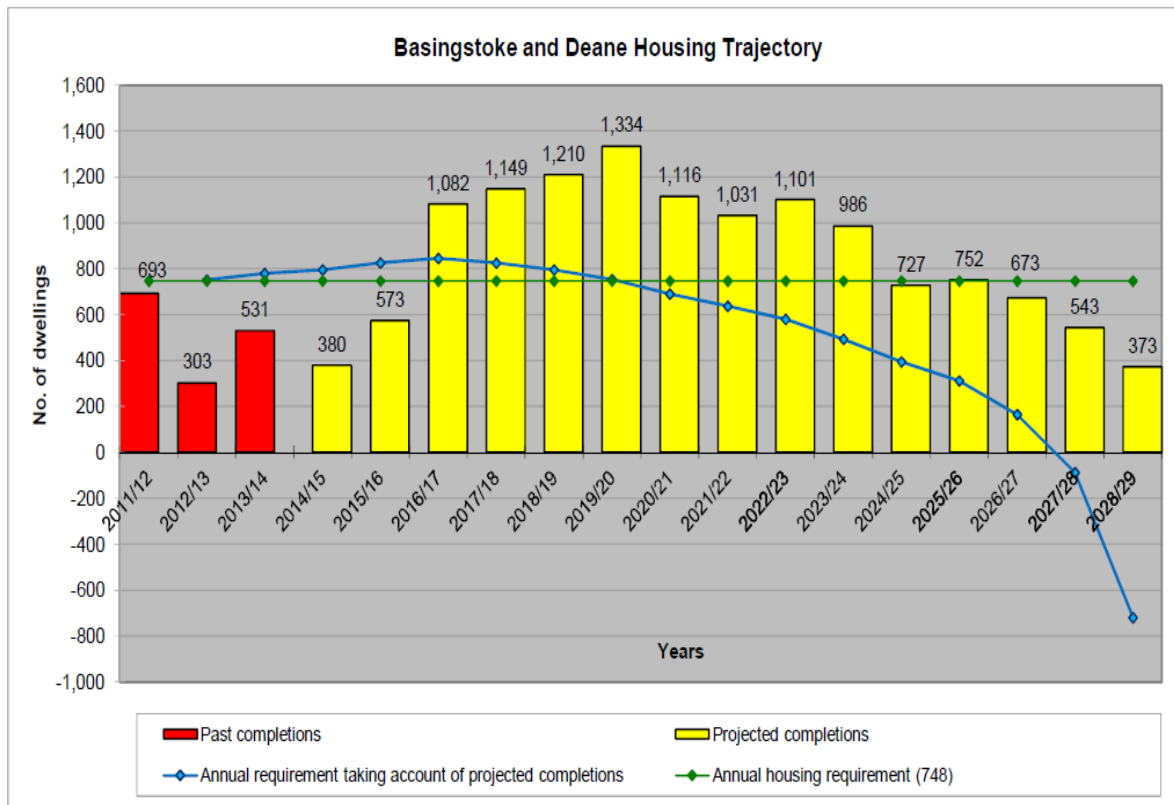


Figure 3 – Basingstoke and Deane Housing Trajectory factoring in the adoption of the Submission Local Plan.

### Gypsy and traveller provision

**Performance Indicator: PL043 - Sufficient provision for gypsy and traveller pitches**

**Local Plan Policy**

Saved Policy C5: Gypsy Sites/Travelling Showpeople

**Target**

1 pitch to be provided within the borough

**Outcome**

2 pitches were provided during the monitoring period

### Key Findings

- **2 pitches** have been allowed at Harrow Way Organic Gardens, Kingsclere Road, Whitchurch - this permission involved the change of use of land to a caravan site for pitches (application reference BDB/75288). The provision of these two pitches compensate for the lack of provision in the previous monitoring period.

## Commentary

- 4.10 The additional 2 pitches consented in 2013/14 means that 4 pitches have now been provided since the Assessment of Accommodation Needs for Gypsies, Travellers and Travelling Showpeople (GTAA) was published in 2012. As a result 3 pitches still need to be provided in order to meet the need up to 2017.
- 4.11 Policy CN5 in the Submission Local Plan specifically addresses the issue of provision for gypsies, travellers and travelling show people. Specific, longer term provision has also been made on 3 of the draft housing allocations outlined in the Submission Plan (SS3.9 – East of Basingstoke, SS3.10 – Manydown, SS3.11 – Basingstoke Golf Course). The effectiveness of this approach will be tested through future AMRs once the Local Plan is adopted.

## Density of residential development

<b>Performance Indicator: PL046 - Density of residential development</b>
<b>Local Plan Policy</b>
Saved Policy E1 (Development Control)
<b>Target</b>
Average of 30 dwellings per hectare
<b>Outcome</b>
79% of new homes were built at a density equal to or above 30 dwellings per hectare (dph) (based on gross dwellings)

## Key Findings

- **21% (130 dwellings) of new dwellings were built at a density of less than 30 dph.**
- **49% (307 dwellings) of new dwellings were built at a density of between 30 and 50 dph.**
- **29% (181 dwellings) of new dwellings were built at a density above 50 dph.**

## Commentary

- 4.12 There is no longer a national indicative minimum density for residential development and the NPPF states that local planning authorities should set out their own approach to housing density to reflect local circumstances. Saved policy E1 of the Adopted Local Plan does however state that development should 'make efficient use of land'. In 2013/14, the majority of new development (79% of new homes) was built at a density equal to or above 30 dph. Like last year, this is a somewhat lower percentage than in

recent years reflecting the relatively higher percentage of homes built on small sites, where there is a need to achieve a balance between reflecting local character and making efficient use of land.

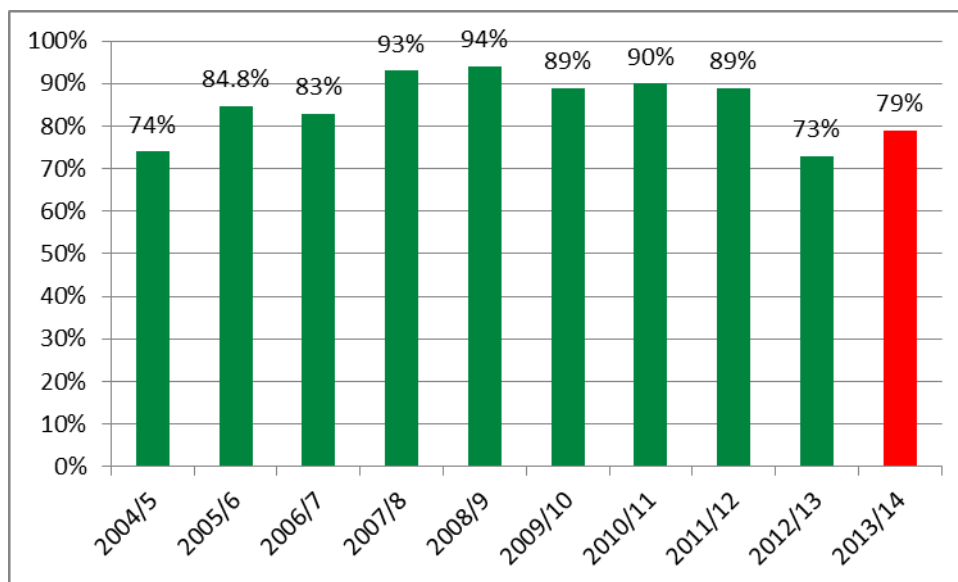


Figure 4 - Graph showing comparison density figures over 30 dph over the last 10 years

4.13 Also, it should be noted that the majority of new housing built within the monitoring period was granted planning permission prior to the publication of the NPPF, with a number of schemes, such as Park Prewett and Taylor's Farm/Sherfield Park dating back some time.

## Housing mix

<b>Performance Indicator: PL047 - % of new homes to be 1 and 2 bed units</b>
<b>Local Plan Policy</b>
Saved Policy C3 (Housing Mix)
<b>Target</b>
Between 30% and 50% of market dwellings provided on site to be small units (1 and 2 bedrooms)
<b>Outcome</b>
50% of new market dwellings were small units (1 and 2 bedrooms)

## Key Findings

- Of the 493 net total market dwellings completed between 1 April 2013 and 31 March 2014 there was a net gain of **116 one-bed** dwellings and **129 two-bed** dwellings.
- There was a net gain of **147 three-bed** market dwellings and **123 four/five-bed** market dwellings.
- During the monitoring period, there were **3<sup>9</sup>** applications for subdivisions of residential dwellings.
- **22 units were lost/demolished on sites where the dwelling size was not stipulated.**

4.14 Table 5 below shows the percentage of market dwellings by size of unit provided over the past 6 years.

**Table 5 - Market dwelling completions by number of bedrooms<sup>10</sup>**

Monitoring year	Net total market dwellings	1 bed		2 bed		3 bed		4+ bed		Not known
2008/09	806	83	10%	183	23%	181	23%	309	38%	50
2009/10	801	116	15%	286	36%	232	29%	182	23%	15
2010/11	701	80	11%	306	43%	201	28%	137	19%	-23
2011/12	384	31	8%	142	37%	141	37%	88	23%	-18
2012/13	276	33	12%	95	33%	92	32%	64	23%	-8
2013/14	493	116	24%	129	26%	147	30%	123	25%	-22

<sup>9</sup> 1 was a certificate of lawful use application – 13/02315/LDEU

<sup>10</sup> The percentages in the table don't always add up to 100% as the number of completions where the size is 'not known' affects the final percentages.

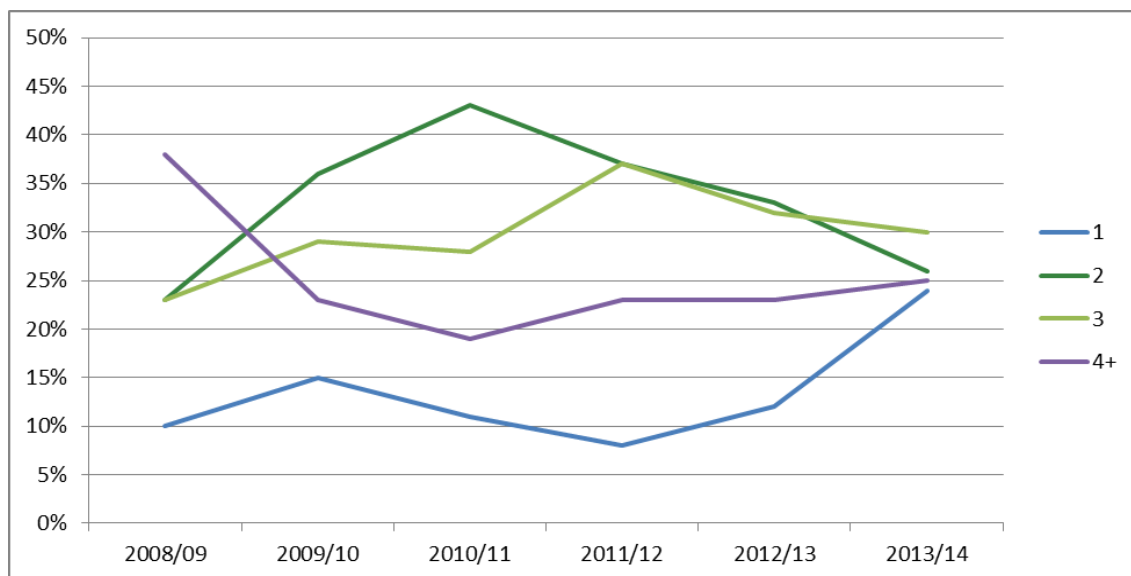


Figure 5 - Trends in terms of housing sizes (as percentage figures) over the last 6 monitoring periods.

**Table 6 - Market and Affordable dwelling completions by dwelling type and number of bedrooms for 2013/14 (figures based on gross number of units completed during the monitoring period)**

House type	1 bed	2 bed	3 bed	4+ bed	Total
Market Flats	111	94	0	0	205
% <sup>11</sup>	21%	18%	0%	0%	39%
Market Houses	5	39	148	130	322
%	1%	7%	28%	25%	61%
<b>Total</b>	<b>116</b>	<b>133</b>	<b>148</b>	<b>130</b>	<b>527</b>
Affordable Flats	21	26	0	0	47
% <sup>12</sup>	23%	28.5%	0%	0%	51.5%
Affordable Houses	0	12	24	8	44
%	0%	13%	26%	9%	48%
<b>Total Affordable</b>	<b>21</b>	<b>38</b>	<b>24</b>	<b>8</b>	<b>91</b>

N.B Percentages do not add up to 100% due to rounding

<sup>11</sup> This refers to the percentage of the total number of market units (gross).

<sup>12</sup> This refers to the percentage of the total number of affordable units only (gross).

## Commentary

- 4.15 Of the 493 net total market dwellings completed in this monitoring year, approximately 50% were 1 and 2 bedroom units, 30% were 3 bedroom units, whilst 4/5 bedroom units accounted for 25% of total market completions. These results are in line with saved Policy C3 which requires between 30% and 50% of market dwellings provided on site to be small units (1 & 2 bedrooms).
- 4.16 There were a higher percentage of 1-bedroom units completed during this monitoring period when compared with previous years. This is largely due to the completion of the development at W W Webber Ltd, New Road for specialist accommodation for the elderly, which provided a significant number of smaller units of accommodation (as a proportion of the total number of completions).
- 4.17 Policy CN3 in the Submission Local Plan sets out a more flexible approach, which does not include specific thresholds for any particular house size. This approach is based on the updated Strategic Housing Market Assessment (SHMA) published in 2014, which is already being factored into development management decisions. This flexible approach is subject to the impact of market and contextual factors. There will be a certain lag time before these changes are fully realised, as most current consents are likely to be based on decisions made under saved Policy C3.

## Affordable Housing

<b>Performance Indicator: Affordable Housing Completions</b>
<b>Target</b>
Starting point for negotiations on the level of affordable housing will be 40%
<b>Outcome</b>
91 affordable units were completed in 2013/14 (38 net completions), 15% of total gross completions

**Table 7 - Affordable housing completions (gross)**

	<b>Social/affordable rent homes provided</b>	<b>Intermediate homes provided</b>	<b>Shared ownership/Affordable home ownership homes provided</b>	<b>Affordable homes total</b>
<b>Built</b>	66	16	9	91

**Table 8 – Sites which yielded affordable housing<sup>13</sup>**

Sites	Number of affordable homes
Boundary Hall, Tadley	46
Faroe/Maldives (regeneration scheme)	30
Freemantle Close	-49*
Harwood Court, Woolton Hill	6
John Hunt School	2
Sherfield Park	7
Total	38

\* This development involves the demolition of 90 units, which will be replaced with 190.

### Commentary

- 4.18 The gross number of affordable housing completions was 91, which amounts to 15% of the total number of housing completions over the monitoring period. This is an increase on the 27 completions (both gross and net as there were no demolitions last year) in the previous year. Data provided by Hampshire County Council indicates that there will be an increase in affordable housing provision in the next monitoring period, with 107 units currently under construction by registered social landlords. The number of net completions was considerably lower at 38. This was largely due to a significant number of demolitions at the Freemantle Close site (49), which will shortly make way for 190 affordable units, a net gain of 100 units.
- 4.19 The percentage of affordable housing delivered is below the 40% starting point for negotiations, and the total number of units completed has fallen markedly since the period between 2004/5 and 2011/12 when, due to the high level of housing delivery, the number of affordable housing completions averaged 359 units per annum. There is no single reason why affordable completions have fallen. It is due to a combination of factors, with the decline in overall housing delivery in the borough being the main one, particularly the lack of large development sites currently being built out. Such sites are the main source of new affordable housing as a percentage of the housing on such sites is required to be affordable. Other factors include the diminishing carryover of grant funding from the National Affordable Housing Programme (NAHP), the overall reduction in public subsidy and the changeover from a grant subsidy to investment based funding for registered providers. The changes in funding of affordable housing at national level have resulted in affordable housing providers taking a generally more cautious approach to

<sup>13</sup> Maldives/Faroe = 30 Social Rented  
Boundary Hall, Tadley = 30 Social Rented; 16 intermediate  
Harwood Court = 4 Affordable Rented; 2 Shared Ownership  
John Hunt School = 1 Social Rent; 1 affordable home ownership  
Sherfield Park = 1 Affordable Rent; 6 affordable home ownership

growth, which impacts on their potential to bring forward additional units independently of market housing provision (i.e. outside of the large development sites referred to above).

- 4.20 In terms of mix, this year's affordable housing completions delivered a split between houses and flats of 52% houses and 48% flats. In terms of the size of the units, the results slightly differ to last year's figures, with 23% 1 x bed, 42% 2 x bed, 26% 3 x bed and 9% 4+ bed (compared with 7% 1 x bed, 56% 2 x bed, 26% 3 x bed and 11% 4+ bed in the previous monitoring period).

### Housing design standards

<b>Objective 8: ensure new dwellings are of a high standard of design</b>	
<b>Local Plan Policy</b>	Policy A2 (Encouraging Walking, Cycling and the Use of Public Transport). Policy C2 (Affordable Housing). Policy C3 (Housing Mix). Policy E1 (Development Control). Policy E6 (Landscape Character).
<b>Community Strategy Objective</b>	E1: The variety and quality of the built environment is protected, enhance and well designed.
<b>Target</b>	
To show the level of quality in new housing development. Source: Adopted Local Plan 1996-2011, Design and Sustainability SPD.	
<b>Balanced Score Card Indicators</b>	
Design of new houses monitored through Building for Life assessments.	
<b>Indicators</b>	
Housing Quality (Building for Life Assessments).	
<b>Outcome</b>	
All 5 schemes have been rated as 'good' amounting to 100% of all the dwellings assessed.	

### Key Findings:

- For the monitoring period, a total of **357** new build housing completions qualified for Building for Life ratings. The developments are only eligible for assessment once the whole development has been completed.
- The following **5** completed developments or phases of developments were assessed through the Building for Life criteria for 2013/14:

- **Central Point, 11-19 Wote Street, Basingstoke (24 dwellings).**
  - **Faroe Close and Maldive Road, Basingstoke (211 dwellings).**
  - **Harwood Court, Tile Barn Row, Woolton Hill (16 dwellings).**
  - **Lady Susan Court and Emma Court, W W Webber Ltd, New Road, Basingstoke (94 dwellings).**
  - **Windover Mews, 12 Cross Street, Basingstoke (12 dwellings).**
- **100% of the units assessed have been rated as ‘good’.**

(Source: BDBC Planning Policy and Implementation Team)

### Commentary

- 4.21 Building for Life is a government endorsed assessment benchmark developed by the Commission for Architecture and the Built Environment (CABE), now known as Design Council CABE. Each housing scheme is assessed against 12 Building for Life criteria. The current criteria were introduced in September 2012, replacing the previous system comprising 20 criteria. The new version was introduced to take into account the National Planning Policy Framework and to consolidate some of the questions in the previous version that were considered to address similar principles.
- 4.22 ‘Building for Life 12’ invites a green, amber or red rating to be given to each criteria. This ‘traffic light’ rating has been adapted (green is 1 point, amber is 0.5 points and red is 0 points) to give a score out of 12 so that the quality of each scheme can be measured. The scores are categorised as ‘very good’ (11-12 out of 12), ‘good’ (9-10 out of 12), ‘average’ (6-8 out of 12) or ‘poor’ (0-5 out of 12). Housing sites are assessed where 10 or more new dwellings have been completed. Assessments are carried out by officers of the BDBC Planning Policy and Implementation Team. The criteria covered by the ‘Building for Life 12’ comprise the following factors: connections; facilities and services; public transport; meeting local housing requirements; character; working with the site and its context; creating well-defined streets and spaces; easy to find your way around; streets for all; car parking; public and private spaces; external storage and amenity space.
- 4.23 The number and proportion of total new build completions on housing sites reaching ‘very good’, ‘good’, ‘average’ and ‘poor’ ratings against Building for Life criteria in 2013/14 are set out in the table below:

**Table 9: The number and proportion of new build completions with Building for Life ratings**

Rating	2012/13		2013/14	
	Number	Proportion (%)	Number	Proportion (%)
Very good	0	0	0	0%
Good	109	11	357	100%
Average	854	89	0	0
Poor	0	0	0	0
<b>Total</b>	<b>963</b>	<b>100%</b>	<b>357</b>	<b>100%</b>

Source: BDBC Planning Policy and Implementation Team

- 4.24 All 5 schemes have been rated as ‘good’ amounting to 100% of all the dwellings assessed. Last year one scheme was rated as ‘good’. For the first time since 2009 when Building for Life assessments have been carried out as part of the Annual Monitoring Report, no developments have been rated as ‘poor’ or ‘average’.
- 4.25 Three of the assessed schemes are situated in Basingstoke town centre at Central Point off Wote Street, the McCarthy and Stone development at W W Webber Ltd, New Road and Windover Mews on Cross Street. The highly sustainable location of these schemes within the town centre has assisted their high score. These schemes bring a welcome range of market, serviced apartments and specialised housing for the elderly to the town centre, assisting the area’s vitality. Maldive/Faroe in Popley provides affordable housing in a contemporary appearance which complements the surrounding area. Harwood Court in Woolton Hill follows a vernacular style suited to its rural location. Achieving these ‘good’ scores has been facilitated by the adoption of the Design and Sustainability SPD in 2008.
- 4.26 To support the improvement of design quality in the borough, the council has initiated a strategic approach known as the Design Quality Initiative. This includes the adoption of a Charter and an Action Plan containing a range of measures focusing on how design can be improved at all stages of the development process. This is intended to achieve an on-going improvement of design quality in residential and other developments in future years.

### Windfall sites

- 4.27 This new section on windfall completions has been added to the AMR in light of NPPF requirements. The NPPF allows LPAs to make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. However, the NPPF states that any allowance should be realistic having regard to the Strategic Housing Land

Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens (para 48).

4.28 In this monitoring period 139 units were provided via large site windfall (sites of 10 or more units), with an additional 54 units provided on small windfall sites, which is distilled down to 45 once garden land is excluded. The small site windfall figure is very similar to the result from last year (46), and has a minimal impact on the average over the course of the last 10 years, which stands at 52 units. Figure 6 below shows recent results for small site windfall.

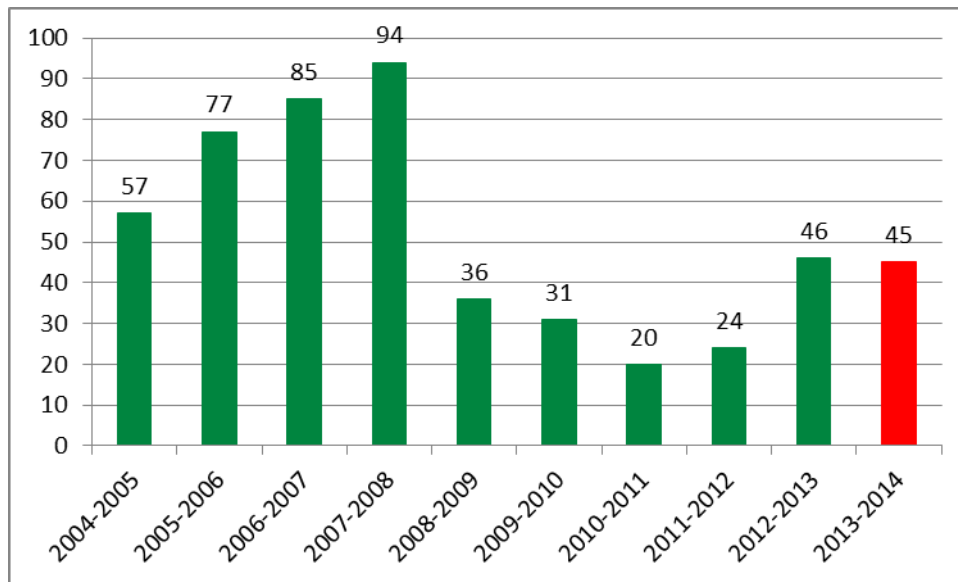


Figure 6 – small site windfall (net, with garden land excluded) over the previous 10 years.

## 5. Economic issues and development

### Employment Land

<b>Performance Indicator: C004 - Change of employment space to other uses</b>
<b>Local Plan Policy</b>
Policies EC1 and EC2 (Employment Areas) Policy EC4 (Loss of Local Employment Opportunities)
<b>Target</b>
Less than 1% reduction in floor space.
<b>Outcome</b>
The figure for available employment land <sup>14</sup> as at April 2013 was 57.49 hectares, which shows a reduction of 21% compared to April 2012.

### Key Findings

- **Total amount of additional employment floorspace (B Class Uses) completed during the period was 19,708 m<sup>2</sup> (net), 94% of which was on previously developed land.**
- **None of the completed employment floorspace was developed within Employment Areas allocated in the Adopted Local Plan.**
- **The total employment land available for development at April 2013 (sites with a valid planning permission, or resolution to grant subject to legal agreement, or allocations in the Local Plan) was 57.49ha, a decrease of 21% compared to April 2013.**

Table 10 - Floorspace developed for employment use

	B1 - business <sup>15</sup>	B2 - industrial <sup>16</sup>	B8 - storage <sup>17</sup>	B1-B8	Total
<b>Gross</b>	238	304	17,736	1,515	19,793
<b>Net</b>	238	304	17,736	1,430	19,708

Source: Hampshire County Council

### Commentary

5.1 The following graph, Figure 7, shows a large increase in the amount of completed employment floorspace for the period 2013/14 compared to 2012/13. This substantial increase is mainly due to the completion of a

<sup>14</sup> Available land is defined as sites with a valid planning permission (or subject to local planning agreement) or allocations in a Local Plan.

<sup>15</sup> Encompassing office, research and development, light industrial

<sup>16</sup> General industrial

<sup>17</sup> Storage and distribution

significant amount of commercial floorspace at Sainsbury's, Houndsmill Road, Basingstoke, providing 16,630 m<sup>2</sup> of storage and distribution floorspace.

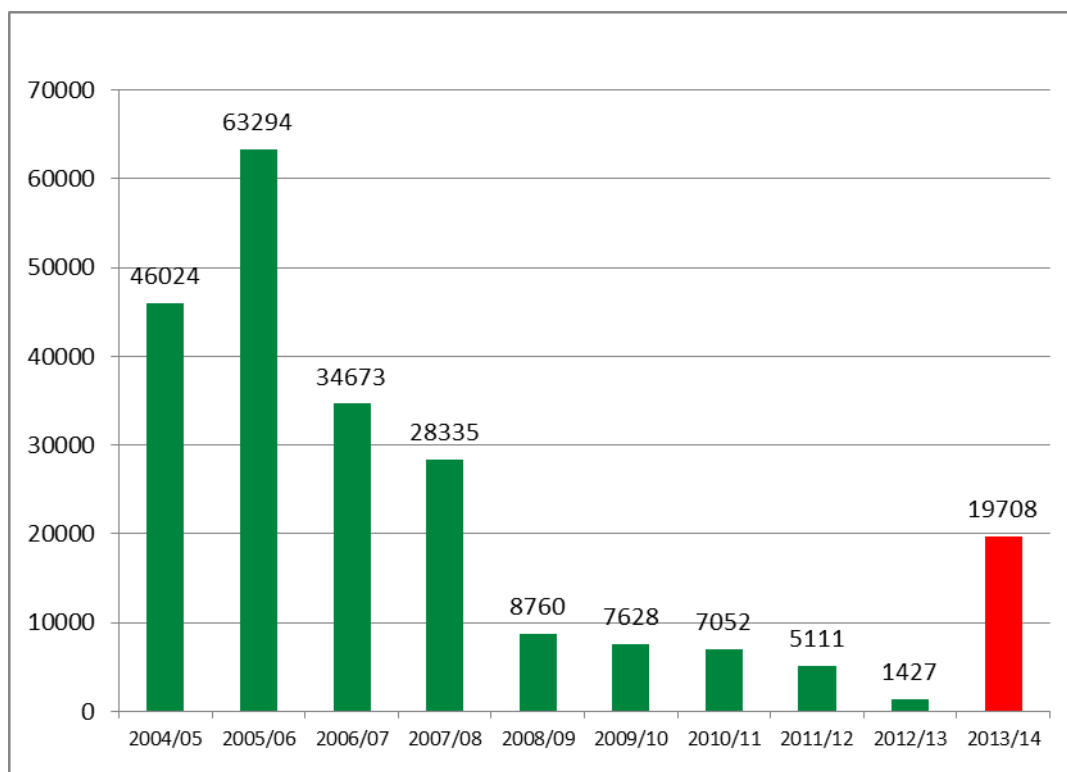


Figure 7 - Completed employment floorspace 2005/06 – 2013/14

Table 11 - Employment land available by type

	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
<b>Hectares</b>	23.42	6.40	0	0	1.08	14.80	11.79	57.49

Source: Hampshire County Council

5.2 The amount of available employment land as of 31 March 2014 was 57.49 ha, falling from 69.69 ha as of 31 March 2013, a decrease of 21%. This reduction is partly a consequence of the increase in the provision of new employment floorspace during the monitoring period, which naturally reduces the amount of unutilised space available. In addition, there has been a significant reduction owing to the removal of the Eli Lilly and Victoria sites (which amounts to a 4 ha reduction). Whilst still technically available employment land as of 31 March 2014, these have been removed in recognition of the

resolution to grant consent for residential development<sup>18</sup>. There has also been a significant reduction in available employment floorspace at the Gresley Road site, amounting to a loss of 2.96 ha. The graph below, Figure 8, shows the changes in the amount of available employment floorspace over recent years.



Figure 8 - Employment land available (hectares) (within areas allocated for employment in the Local Plan and on sites outside of those areas with planning permission for employment use)

5.3 Table 12 below gives details of the applications for changes of use away from employment to alternative uses permitted during the monitoring period. This shows 10 changes of use consented, compared with 8 in the previous monitoring period. This is largely indicative of the growing influence of the permitted development rights which allows office floorspace to be converted to residential use. The impact of these permitted development rights is likely to continue, especially as the Department of Communities and Local Government (DCLG) recently completed (26 September 2014) a public consultation on making these permitted development rights permanent. The outcome of this consultation has not yet been clarified by the DCLG.

<sup>18</sup> The resolution to grant was made 27 August 2014. Consent has not yet been issued owing to the need to complete the associated legal agreement.

**Table 12 - Planning permission granted for loss of sites in employment use 2013/14**

Application no.	Current/pr vious Use	Description of new use	Address	Site area (ha)	Policy
14/00276/GPD OFF	B1 (a) office	C3 (residential)	Corbiere House 21 - 23 New Road Basingstoke	0.0426	GPDO Class J
13/02705/GPD OFF	B1 (a) office	C3 (residential)	16 - 18 Winchester Road Basingstoke	0.3407	GPDO Class J
13/02267/FUL	B1	Sui Generis	5 Caroline Court Cranbourne Lane Basingstoke	0.0204	EC4
13/02263/GPD OFF	B1 (a) office	C3 (residential)	Hermitage House 60 New Road Basingstoke	0.0576	GPDO Class J
13/02001/GPD OFF	B1 (a) office	C3 (residential)	Verum House 19 New Street Basingstoke	0.9	GPDO Class J
13/01596/FUL	B1	D2 (fitness studio)	Unit 102 The Gallery Moniton Estate West Ham Lane Basingstoke	0.10	EC2
13/01184/FUL	B2	A1 (shops)	26 Eagle Court Basingstoke	0.32	EC2
13/00185/FUL	B1	A2 (financial and professional services)	Ronald Court The Street Bramley	0.032	EC4
BDB/77880	B1	Sui Generis	Unit D2, Grafton Way, Basingstoke	0.0525	EC2
BDB/77752	B8	Sui Generis	Unit 10, Wade Road, Basingstoke	0.81	EC2

**Source: Uniform**

## Retail

<b>Performance Indicator: CO05 - Change of retail space to other uses</b>
<b>Local Plan Policy</b>
Policy EC10 (A3, A4 and A5: Food and Drink) Policy C8 (Protection of Essential Services)
<b>Target</b>
Less than 1% reduction in floor space.
<b>Outcome</b>
42% reduction in available retail space.

## Key Findings

- The amount of available retail space<sup>19</sup> has reduced from 20,002 m<sup>2</sup> in April 2013 to 11,576 m<sup>2</sup> in April 2014.
- There was 7,134 m<sup>2</sup> of retail floorspace completed during the monitoring period.
- 5 applications were granted planning permission for change of use from Class A1 (retail) to other uses, compared with 7 during the last monitoring period.
- There were 0 applications for change of use to A3 (restaurants & cafes) and A4 (drinking establishments) granted, compared with 5 in the previous monitoring period.

## Commentary

5.4 7,134 m<sup>2</sup> new retail floorspace (Use Class A1) was completed in 2013/14, compared with 2,781 m<sup>2</sup> in the previous monitoring period, an increase of approximately 156%. The results in relation to retail largely echo that of the employment sector with the figures available indicating stronger market conditions in the last 12 months and evidencing the robust nature of the retail sector in Basingstoke. Whilst there has been a reduction in the amount of available retail land from 20,002 m<sup>2</sup> to 11,576 m<sup>2</sup>, this is reflective of the increasing demand to make use of unutilised floorspace (such as the now completed development at the former Impact and Isis House site in Gastons Wood), and is likely to stimulate market interest in pursuing future consents for new retail floorspace.

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<sup>19</sup> i.e. the permissions for retail uses which have yet to be built out.

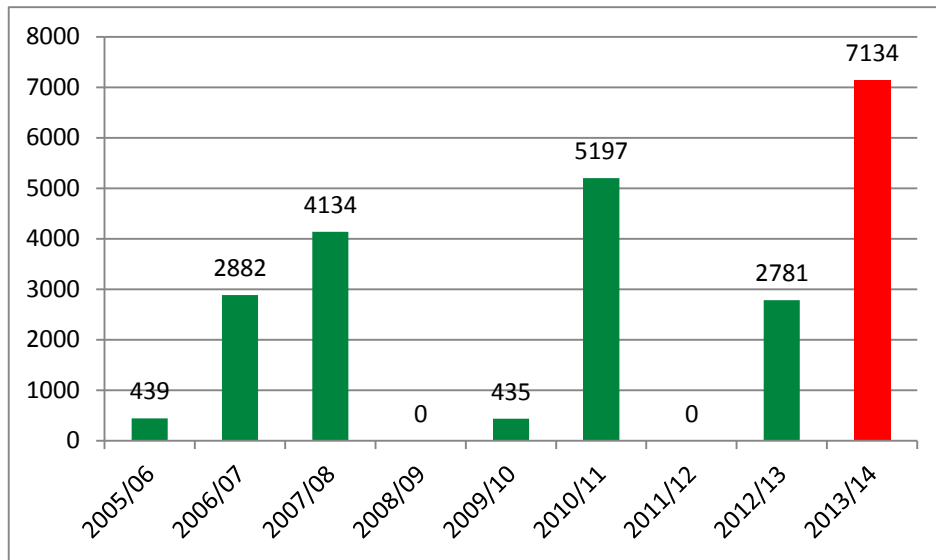


Figure 9 - Completed gross retail floor space (m<sup>2</sup>) 2005/06 – 2013/14

5.5 Table 13 below provides details of the 5 applications granted during the monitoring period that resulted in the change of A1 retail space to other uses.

5.6 The 5 changes of use consented for the loss of retail floorspace is a reduction compared with the 7 consented in the previous monitoring period. It should be noted that as of April 2014 DCLG have brought in new permitted development rights which would allow retail floor space to be converted to residential use as permitted development, subject to a 'prior approval' process to be determined by the Local Planning Authority. These new permitted development rights could impact on the number of losses of retail uses in future monitoring reports.

**Table 13 - Change of Class A1 (retail) use**

Application number	Change of Use	Description of new use	Address
13/02599/FUL	A1 to A1/A3	Change of use from furniture shop to tea shop	1 Feathers Lane Basingstoke
13/01281/FUL	A1 to A2	Change of use from retail to financial and professional services	Unit 2 Chineham Shopping Centre
13/00157/FUL	A1 to A2	Change of use from retail to financial and professional services	2 Old Basing Mall
BDB/77767	A1 to A5	Change of use from hair salon to Indian takeaway.	4 Queens Parade
BDB/77682	A1 to A1/A5	Change of use from florist to mixed-use takeaway and retail unit.	Emit House, 28 Franklin Avenue

Source: Uniform

5.7 The only evening use lost during the monitoring period is set out in the table below. The loss of just one evening use is considered to be evidence of the generally healthy state of that sector within the borough.

**Table 14 – Change of use away from A3 and A4 (evening uses)**

<b>Application Number</b>	<b>Change of use from</b>	<b>Description of new use</b>	<b>Address</b>
13/02745/FUL	A4 (public house)	C3 (residential)	The Harrow, Newbury Road, Headley

**Source: Uniform**

## 6. Infrastructure

### Essential services

<b>Objective: Ensure essential services are retained</b>
<b>Local Plan Policy</b>
Saved Policy C8 (Protection of Essential Services)
<b>Target</b>
The council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities.
<b>Outcome</b>
3 applications involving the loss of an essential service were approved during the monitoring period, as they were considered compliant with the criteria of Saved Policy C8.

### Key Findings

- **1 application involving the loss of a post office was approved during the monitoring period.**
- **1 application involving the loss of a medical facility was approved during the monitoring period.**
- **1 application for the loss of a public house was permitted during the monitoring period.**

**Table 15 - Applications involving the loss of an essential service**

Application Number	Change of use from	Description of new use	Address	Saved Policy	Decision
13/02745/FUL	A4 (public house)	C3 (residential)	The Harrow, Newbury Road, Headley	C8	Approved 04/03/2014
13/00267/FUL	D1 (healthcare)	B1 (offices)	Hampshire Partnership NHS Trust Rooksdown House Southern Road	C8	Approved 31/07/2013
BDB/76969	A1 (post office)	C3 (residential)	45A Queens Road, Basingstoke,	C8	Approved 29/05/2013

Source: Uniform

### Commentary

- 6.1 The Adopted Local Plan considers essential services to include shops, pubs, post offices, village schools, fire stations, health centres, libraries, childcare facilities, rural petrol stations, village and church halls, nursing and residential

care homes. The closure of these services and facilities can have a serious effect on the local community and the local economy.

6.2 Saved Policy C8 only permits the loss of such essential services if:

- i. there is adequate alternative local provision, or
- ii. it is demonstrated that it is no longer practical or desirable to retain them, or
- iii. it is a part of changes by a public service provider which will improve the overall quality or accessibility of public services in the borough.

6.3 The 3 changes of use in this monitoring period is a reduction on the 5 granted during the previous monitoring period. In granting planning permission for the loss of essential services, the proposals set out in table 15 were considered to comply with saved Policy C8. The table below provides details of the justifications for the changes of use permitted.

**Table 16 - Compliance of essential services lost with saved Policy C8**

<b>Application Number</b>	<b>Essential service lost</b>	<b>Compliance with saved Policy C8</b>
13/02745/FUL	A4 (public house)	Whilst the application was for the change of use from a public house to residential, the most recent use appears to have been as a restaurant. In addition, the case officer considered that there were other public houses in the vicinity, and that consequently the proposal complied with policy C8 as interpreted in light of the NPPF. Therefore, the proposal complied with criterion i) of policy C8.
13/00267/FUL	D1 (healthcare)	The building was vacated in 2011 as part of a re-organisation of NHS services. Therefore, the proposal complied with criterion iii) of policy C8.
BDB/76969	A1 (post office)	The applicant was able to demonstrate that there was adequate alternative provision in the locality, and accordingly the proposal complied with the requirements of criterion i) of policy C8.

**Source: Uniform**

## 7. Neighbourhood Planning

- 7.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that details are provided of any Neighbourhood Development Orders or Neighbourhood Development Plans made during the monitoring period.
- 7.2 The council designated six Neighbourhood Planning Areas over the monitoring period, namely:
- East Woodhay Parish (designated 5 November 2013)
  - Kingsclere St. John Parish (designated 24 July 2013)
  - Oakley and Deane Parish (designated 24 July 2013)
  - Overton Parish (designated 24 July 2013)
  - St Mary Bourne Parish (designated 24 July 2013)
  - Wootton St Lawrence Parish (designated 20 February 2014)
- 7.3 A further two areas were designated in October 2014 (outside of the monitoring period), at Old Basing and Lychpit, and also in Highclere (comprising the Penwood ward). This means that the total number of neighbourhood areas now designated is 12.
- 7.4 Each of the neighbourhood planning groups are at different stages of plan preparation and some have undertaken initial consultation, some are considering the need to undertake further evidence base work and some are working positively on drafting their Neighbourhood Plan. In each case, none of the plans reached a formal consultation stage during the monitoring period.
- 7.5 The council continues to support the relevant groups and provide technical assistance as suitable. The council also established new online resources during the monitoring period to provide advice and answers to frequently asked questions, whilst also publishing an updated neighbourhood planning protocol and a step-by-step guide along with links to useful information to assist those involved with or interested in neighbourhood plan making.

## 8. Duty to co-operate

8.1 The duty to co-operate is set out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act 2011).

8.2 The council has engaged with the following local planning authorities, county councils and “prescribed” bodies in pursuance of the duty to cooperate:

- Hart District Council
- West Berkshire Council
- Wokingham Borough Council
- Rushmoor Borough Council
- Test Valley Borough Council
- Winchester City Council
- East Hampshire District Council
- Reading Borough Council
- Hampshire County Council
- The Highways Agency
- The Environment Agency
- English Heritage
- Natural England
- The enterprise M3 Local Enterprise Partnership
- Parish councils (neighbourhood planning)

8.3 The council has also co-operated with several other bodies and organisations on strategic issues relevant to the Local Plan, and these are set out below:

- The Office for Nuclear Regulation
- South East Water
- Thames Water
- Southern Water
- Homes and communities agency
- Hampshire and Isle of Wight Local Nature Partnership

8.4 During the monitoring period the council had meetings with representatives of the above organisations, as relevant, and full details of the collaborative work the council has undertaken are set out in the council’s Duty to Cooperate Statement<sup>20</sup>. This supports the Submission Local Plan, setting out how the council has satisfied the relevant legislation in preparing the Plan.

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<sup>20</sup> <http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/15%20Supplementary%20documents/18%20Duty%20to%20Cooperate%20Statement.pdf>

## 9. Conclusions

- 9.1 The AMR continues to provide an essential set of baseline data in relation to the economic, social and environmental characteristics of Basingstoke and Deane, and a comparison with the trends from previous years.
- 9.2 Data from this year's AMR indicates that the adopted Local Plan policies have remained effective, for example, securing small dwellings and ensuring that the majority of development is on previously developed land.
- 9.3 However, the provision of new housing remains below the target level, particularly in relation to affordable housing provision. The supply of housing is set to increase in the next 5-7 years although this is largely dependent on the adoption of the Local Plan which was submitted to the Planning Inspectorate for examination in October 2014.
- 9.4 The employment sector bounced back in 2013/14, with a marked increase in employment floorspace provision. The retail sector remains healthy, showing an increase in the provision of new floorspace.
- 9.5 It is recognised that the information within this AMR and subsequent AMRs is an important part of the evidence base, which will be used to support the development of a sound and locally distinctive Local Plan.

## Appendix 1: Glossary and Use Classes Order

AMR	Authority Monitoring Report
dpa	dwellings per annum
dph	dwellings per hectare
CABE	Commission for Architecture and the Built Environment
Ha	hectares
HCA	Homes and Communities Agency
HCC	Hampshire County Council
LDS	Local Development Scheme
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SPB	Settlement Policy Boundary
Uniform	Council's database for recording planning applications

### Use classes order

- A1** **Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- A2** **Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- A3** **Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- A4** **Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- A5** **Hot food takeaways** - For the sale of hot food for consumption off the premises.
- B1** **Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- B1a** Offices, other than a use within Class A2 (Financial Services)
- B1b** Research and development of products or processes
- B1c** Light industry
- B2** **General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- B8** **Storage or distribution** - This class includes open air storage.
- C1** **Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- C2** **Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- C2A** **Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding

centre, secure hospital, secure local authority accommodation or use as a military barracks.

**C3 Dwellinghouses** - this class is formed of 3 parts:

Use as a dwellinghouse (whether or not as a sole or main residence) by—

(a) a single person or by people to be regarded as forming a single household;

(b) not more than six residents living together as a single household where care is provided for residents; or

(c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4).

**C4 Houses in multiple occupation** - Use of a dwellinghouse by not more than six residents as a “house in multiple occupation”.

**D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

**D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

**Sui Generis** Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

## Appendix 2: Land Supply Position, 1 April 2014

Site	Settlement	Net Dwls available	Five year supply					5-10 year supply					Unlikely		
			2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24			
Large Site Permissions															
Park Prewett	Basingstoke	42	7	0	35	0	0	0	0	0	0	0	0	0	Under construction - meets the deliverability tests as set out in the NPPF. 1,288 units have now been completed on the site. The remaining predicted completion rates are based on information held by housing services , information provided by the developers through the site monitoring consultation (Taylor Wimpey), and monitoring of progress on site (particularly starts). The remainder of the southern area (7 units) will be completed in 2014/15, with the remaining 35 units coming forward in 2016/17 on the triangle land near the site entrance.
North of Popley/ Merton Rise	Basingstoke	769	110	150	150	150	150	59	0	0	0	0	0	0	Under construction - meets the deliverability tests as set out in the NPPF. There is a current outline permission for 784 units (BDB73174) and the landowners, Hampshire County Council (HCC), sold the site on in October 2012. All of the site is within the ownership of Persimmon Homes (to be built out as Persimmon and Charles Church brands). Permission has gained consent for the reserved matters on phases 3 and 5 in June 2013 and construction is underway with 15 units completed in 2013/14. The predicted completion rates reflect numbers of starts on site and phasing information provided by the developer through the site monitoring consultation. Completion figures for 2014/15 have been reduced in light of information submitted by developers regarding a shortage of bricks which has affected starts - this situation has now been addressed however with alternative materials being agreed by the borough council. A reserved matters application is due to be submitted this summer for 122 units in Phase 4 with completions during 2015/16 and 2016/17. Phases 2 and 6

														are projected to complete from 2016 onwards.
Taylors Farm /Sherfield Park	Basingstoke	78	78	0	0	0	0	0	0	0	0	0	0	Under construction - meets the deliverability tests as set out in the NPPF. The overall yield of the site has increased, in light of permissions granted in 2009/10, from 850 units to 944 units. 91 units were completed in 2013/14 which continues the very steady rate of house building on the site of approximately 85 units pa. Future phasing is based on information provided by the developers (Croudace Ltd) who have confirmed that the site will be completed by February 2015, monitoring of progress on site (particularly starts) and past experience of the site - Croudace have consistently completed approximately 80 units a year.
Boundary Hall	Tadley	7	7	0	0	0	0	0	0	0	0	0	0	Meets the deliverability tests as set out in the NPPF. Application BDB/67609 for 115 units was called in by the Secretary of State at the request of the Health and Safety Executive following a Development Committee resolution to grant planning permission. Whilst the Inspector recommended that planning permission be refused, the Secretary of State disagreed with his recommendation, and granted planning permission in June 2011. The site is under construction and 108 units were completed in 2013/14. The remaining 7 units are due to be completed in 2014/15, as confirmed by the developer (Bellway Homes) through the site monitoring consultation.
Harrow Garage	Headley	26	26	0	0	0	0	0	0	0	0	0	0	The site has planning permission (BDB77360) and meets the deliverability tests as set out in the NPPF. The site is under construction with 1 unit completed in 2013/14 and the developer (Bloor Homes) has confirmed, through the sites monitoring consultation, that the site will be complete by December 2014.

Clifton House, Bunnian Place	Basingstoke	205	0	0	0	0	0	0	0	0	100	105	0	The site is suitable for housing development and has a 5-year consent for 205 units (BDB54937). It is currently let for employment use. An extension of time application (BDB/76691) has been submitted and there is a resolution to grant subject to the legal agreement which is currently being considered. There remains a reasonable prospect of the site being developed for residential purposes in the future and BDBC Property Services Team have advised that there remains the intention to develop the site for residential once market conditions improve - viability is the only thing holding back development. However, the site remains outside of the 5 year land supply as it fails to meet the deliverability tests set out in the NPPF in that the site is not available now.
Cheam hawtreys, Newbury Road	Headley	6	0	0	0	0	0	6	0	0	0	0	0	The site is the remainder of a larger scheme and is owned by Cheam School. It will be developed out by them for staff occupancy only. The school have maintained, through the site monitoring consultation, that whilst the site will be delivered in due course, this is unlikely to be within the next 5 years. The site has therefore been moved outside the 5 year period.
Basingstoke hospital, Aldermaston Road	Basingstoke	65	0	0	0	0	0	0	0	0	0	0	65	The first part of the development, which provided staff accommodation was completed in 2008/9. The remainder of the site is owned by the Basingstoke and North Hampshire NHS Foundation Trust who have confirmed in writing that the site will be used for their longer term development plans as they incrementally rebuild the site. Therefore they have stated that they 'no longer plan to use the site for housing'. As such, it is now considered unlikely that the remainder of the site will be delivered and it has been removed from the 15 year land supply.
Brook House	Basingstoke	30	0	30	0	0	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The planning permission for the site has been extended (BDB/76598, issued 18 Sep 2012). Development commenced in May 2014 and the developer (Bewley Homes) has confirmed, through the site monitoring consultation, that the development is due to be completed in the next financial year (2014/15). A more conservative approach has been used for

														monitoring purposes, pushing completions back to 2015/16.
Chailey Court, 25-27 Winchester Rd	Basingstoke	24	0	0	0	0	0	24	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. Whilst there have been viability issues with the site in the past, Sovereign have indicated through the site monitoring that they remain interested in bringing the site forward for development and are now considering marketing the site in the near future with a view to it being developed within the next 5 years. However, the building is not available now as it is currently leased out to tenants and therefore it has been placed outside the 5 year period. Its deliverability will continue to be monitored through the annual monitoring process.
Beech Down Pre school	Basingstoke	38	38	0	0	0	0	0	0	0	0	0	0	Under construction - meets the deliverability tests as set out in the NPPF. Phase A of this former HCC owned site was completed at the end of February 2012 - 64 extra care units for the elderly. The sale of the final Phase B housing site was completed to Bellway Homes Ltd in July 2012 and a reserved matters application for 66 units (BDB75603) was approved. This phase is now under construction and 28 units were completed in 2013/14. The remainder of the site is due to be completed by August 2014, as confirmed through the site monitoring consultation.
Land adj to 85 Birches Crescent	Basingstoke	11	11	0	0	0	0	0	0	0	0	0	0	Meets the deliverability tests as set out in the NPPF. The site was given permission for 11 flats in February 2011 (BDB73474) and is currently under construction with starts on all units. The site developer has confirmed, through the site monitoring consultation, that the site will be completed this financial year.
Land north of Great Binfields School	Basingstoke	9	9	0	0	0	0	0	0	0	0	0	0	Meets the deliverability tests as set out in the NPPF. This former SHLAA site (ref BAS088) was granted permission for 12 dwellings in April 2013 (BDB76775) and 3 units were constructed in 2013/14. The site developer has confirmed, through the site monitoring consultation, that it will be completed this financial year.

Freemantle and Taverner Close	Basingstoke	160	20	100	40	0	0	0	0	0	0	0	0	0	The site, which comprises of existing blocks of flats and maisonettes and a large area of open space meets the deliverability tests as set out in the NPPF. This previous SHLAA site (Ref: BAS145) was granted permission (BDB76932) in July 2013. Phasing reflects monitoring on site, the outcomes of the site monitoring consultation and information held by housing services. The scheme involves the demolition of 90 existing properties and the erection of 190 new units overall. 60 units were demolished in 2013/14 with the remaining 30 due to be demolished in 2014/15. 50 are due to be constructed next year, giving a net gain of 20 units.
20 Winchester Street	Basingstoke	14	0	0	14	0	0	0	0	0	0	0	0	0	Meets the deliverability tests as set out in the NPPF. The scheme, which involves the change of use from leisure to 14 flats, was granted permission in October 2013 (BDB75489). The site has not yet commenced.
North of Marnel Park	Basingstoke	450	0	65	80	80	80	80	65	0	0	0	0	0	This allocation in the draft Local Plan was granted outline planning permission at appeal in September 2013 for 450 units (BDB/75761) and detailed permission for 200 units (BDB/75762). Phasing reflects information submitted by the developer (David Wilson Homes Southern) through the site monitoring consultation and past experience of sites with similar site characteristics. A more conservative approach has been taken to completions in 2014/15 than was indicated through the annual monitoring as conditions were still being discharged at the time of writing.
Harwood Paddock	Wootton Hill	49	0	30	19	0	0	0	0	0	0	0	0	0	The site was granted outline permission in October (13/00898/OUT) and the reserved matters is due for consideration in August 2014. Subject to the outcome of the application, Bloor Homes has expressed, through the site monitoring process, its commitment to deliver the site as soon as possible and they are due to commence on site in August. A conservative approach has been taken to the phasing for monitoring purposes.
Kennel Farm	Basingstoke	310	0	0	70	80	80	80	0	0	0	0	0	0	This allocation in the draft Local Plan was granted outline planning permission at appeal in January 2014 for up to 310 units (BDB/77382). Phasing reflects detailed information submitted by the applicant in response to the site monitoring.

16-18 Winchester Road	Basingstoke	14	0	14	0	0	0	0	0	0	0	0	0	0	The development is a scheme derived from the amended permitted development rights (Class J) which allow offices to be converted to residential (13/02705/GPDOFF) - given in February 2014. The phasing reflects information submitted by the developer as part of the housing monitoring.
<b>Total Large site Permissions</b>		<b>2307</b>	<b>306</b>	<b>389</b>	<b>408</b>	<b>310</b>	<b>310</b>	<b>249</b>	<b>65</b>	<b>0</b>	<b>100</b>	<b>105</b>	<b>65</b>		
Adopted Local Plan Allocations															
Land between Mulfords Hill and Silchester Road	Tadley	40	0	0	0	0	0	20	20	0	0	0	0	0	The site is, in principle, considered to be suitable, being allocated in the adopted Local Plan. An SPD for the site was adopted in 2007 following engagement with the landowners and local community. The achievability of the site has been revisited in light of the Boundary Hall appeal decision and it is considered that given the fact that the site is allocated and is a brownfield site that has the potential to provide significant benefits to Tadley of a similar nature to Boundary Hall, the principle of developing this site is likely to be supported. However, there is also a need to ensure that any additional population can be safely accommodated by the Off Site Emergency Plan, and therefore the site cannot be said to be available or achievable currently. As such, the site has been moved outside the 5 year period.
Evingar Road	Whitchurch	30	0	0	0	0	0	0	0	0	0	0	0	30	The site is considered to be suitable in principle for development, being an allocation in the adopted Local Plan. However, only the northern part of the site is now available for redevelopment with the southern part of the site remaining in employment use. Further work has been completed regarding the deliverability of only the northern part of the site and due to its size and its characteristics it is considered that this area is unlikely to be deliverable in isolation. Consequently the site no longer meets the availability and achievability tests and, as such, has been removed from the 15 year land supply.

South View	Basingstoke	300	0	0	0	0	0	0	0	0	0	0	0	300	The site is an adopted Local Plan housing allocation in multiple ownership, including the borough council, Sentinel and Network Rail. The site was originally allocated for 300 units in the Local Plan but following Cabinet and Council resolutions which have sought to retain the site for allotment/open space uses, the site is no longer considered to be deliverable or developable for residential development.
Aldermaston Road Triangle	Basingstoke	300	0	0	50	70	0	0	0	0	0	0	0	180	The site is considered to be suitable for development and is allocated in the adopted Local Plan for 300 units. It has a 'historic' development brief. The site is considered to meet the NPPF tests for deliverability. A planning application for 313 units was refused at Development Control Committee in July 2008 but the site remains available for development (owned by Basingstoke and Deane Borough Council), is vacant and there are no major site constraints. Market conditions have played a significant role in delaying delivery in recent years and the Council has reassessed its approach to this site in its land owning capacity. In light of this work, the capacity of the site has been reduced from 300 units to 150. An updated design brief was agreed and marketing of the site was undertaken in May/June 2014. The design brief indicated that a lower yield would be suitable and, as such, the yield has been dropped to 120 units. Commencement of development within the next five years remains achievable but predicted first completions have been pushed back to 2016/17.

A339 Newbury Road 'Trumpet' Junction	Basingstoke	130	0	0	70	52	0	0	0	0	0	0	0	8	<p>The site is considered to be suitable for development and is allocated in the adopted Local Plan. The site has been purchased from the Highways Agency by the HCA who are looking to progress the development of the site as quickly as is practicable. It is therefore available for development. The site is relatively unconstrained and the high level infrastructure is already in place. A resolution to grant is already in place for 122 units (BDB/74447), however, given the lapse in time, the resolution will be re-heard by the council's planning committee before consent can be issued. Once the consent has been issued the HCA will look to find a development partner and they have stated through the housing monitoring process that they are expecting commencement of development in 2015. First completions are therefore predicted for 2016/17.</p>
Land north of Park Prewett, former golf course	Basingstoke	750	0	60	60	90	120	120	90	45	0	0	0	165	<p>The site was released in January 2010 following the conclusions of the Annual Housing Land Supply Report (December 2009) which established the need for the site in terms of land supply. It is considered to be suitable for development (it is allocated in the Adopted Local Plan) and is available and achievable for development, currently being taken forward by the HCA. The site has outline consent for 585 dwellings (13/00579/OUT) and David Wilson Homes (Barratt Group) have a contract with the HCA to develop Phase 1 (300 homes). Phase 2 (up to 285 homes) will be developed following a further competitive developer selection process. The phasing of 60 pa commencing in 2015/16 reflects information submitted to the borough council through the site monitoring consultation. The rate increases in 2017/18, reflecting the second phase starting in mid-2017 (in line with HCA contracted arrangements).</p>

West Ham Lane (and to Moniton Estate)	Basingstoke	50	0	0	0	0	0	0	0	0	25	25	0	The site is suitable for development (it is an allocation in the Adopted Local Plan), and there is a reasonable prospect that housing will be delivered on the site in the future. However whilst the landowner continues to express an interest in developing the site (as stated through the annual site monitoring consultation) it has not progressed and there are now access issues associated with the site. As such, it is not included in the draft Local Plan as an allocation. Due to the uncertainty associated with the availability and achievability of the site, it has been moved outside the 5 year land supply. This reflects the fact that there is a reasonable prospect that the site could be viably developed at the point envisaged.
<b>Total Allocations</b>		<b>1600</b>	<b>0</b>	<b>60</b>	<b>180</b>	<b>212</b>	<b>120</b>	<b>140</b>	<b>110</b>	<b>45</b>	<b>25</b>	<b>25</b>	<b>683</b>	
		3907	306	449	588	522	430	389	175	45	125	130	748	
Opportunity/SHLAA/Other Sites														
Eli Lilly	Basingstoke	578	0	0	100	100	100	100	100	78	0	0	0	The site is considered to have redevelopment potential, meeting the deliverability and developability tests of the NPPF, and is in the borough's SHLAA (ref BAS112). In August 2010 the principle of residential development on the site was established when a resolution to grant outline planning permission (subject to legal agreement) was gained for 472 units (BDB71913). However, the developer was unable to complete the contract and this fell away in Jan 2012. Both the Victoria site and the Eli Lilly site have been purchased by Sentinel Housing Association who have expressed their intention to bring the two sites forward together. Sentinel submitted a scoping opinion for a 622 unit scheme at the end of 2012 and have subsequently submitted a planning application for 578 units. Sentinel have indicated through the site monitoring consultation that they anticipate starting on site in 2015/16 with a build out rate of 100 units per year. The site is available now, is a suitable location for residential development and there is a realistic prospect that the housing will be delivered on the site within five years.

The Barn, Park Prewett	Basingstoke	20	0	0	10	10	0	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for redevelopment, lying within the Basingstoke SPB, and is included in the Borough's SHLAA (Ref: BAS143). A planning application (BDB74770) for 20 units from Taylor Wimpey is currently under consideration. Information suggests a potential start on site at the beginning of 2015 subject to the planning permission being concluded.
GP surgery site/commercial area, Park Prewett	Basingstoke	16	0	0	16	0	0	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for redevelopment, lying within the Basingstoke SPB. A planning application (13/02322/FUL) for 16 units is currently under consideration. Phasing is based on best practice taking into account lead in times etc.
Kempshott Park Industrial Estate	Basingstoke	57	0	0	30	27	0	0	0	0	0	0	0	0	The site received planning permission subject to legal agreement in September 2009 (BDB71030) for 63 dwellings and 2,740m2 commercial floorspace. The site has had on-going issues regarding viability associated with letting the commercial units and the permission subsequently lapsed in 2013/14. A new application is currently being considered - 13/00155/FUL (for 57 units) and this is pending determination with the legal agreement due to be completed in June 2014. The site is due to be sold in the summer. Given lead in times etc, the site has been pushed back to 2016 - 2018 for delivery,
Carpenters Down, Popley	Basingstoke	24	0	0	12	12	0	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for development, lying within the Basingstoke SPB, and is included in the Borough's SHLAA (Ref: BAS016). Whilst Hampshire County Council/Hampshire Fire and Rescue Service (HFRS) have been reviewing their infrastructure plans over recent years, they have now formally decided to continue providing fire services from their current West Ham Close site through the provision of a new facility. Therefore this site is now formally available. The site is currently being marketed, with offers invited before 30 September 2014. HFRS anticipate development commencing on site in 2015.

Newman Bassett House	Basingstoke	14	0	0	0	0	14	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for development, lying within the Basingstoke SPB, and is included in the Borough's SHLAA (Ref: BAS070).The site is currently owned by Hampshire County Council. A planning application was granted consent in August 2013 for the demolition of the existing building and the construction of a 6 bedroom respite building on a small portion of the site (the south-west corner). The remainder of the site is available now for residential development. HCC are hoping to submit an outline planning application in early to mid-2015, to be followed by the subsequent sale of the site towards the end of 2015.
Woolverton House	Basingstoke	15	0	0	0	15	0	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for development, lying within the Basingstoke SPB, and is included in the Borough's SHLAA (Ref: BAS150). The site comprises two buildings Woolverton House and Woolverton Court, each site was subject to prior notification applications for the change of use from B1(a) office to C3. The prior notification applications were granted on 17 April 2014.
37-41 Wote Street	Basingstoke	33	0	0	20	13	0	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for development, lying within the Basingstoke SPB, and is included in the Borough's SHLAA (Ref: BAS151). The prior notification application for a change of use from Class B1(a) office to Class C3 (dwellinghouse) was granted on 18 June 2014. The landowner's intention is to complete the development prior to 30 May 2016.
Dextra Court	Basingstoke	56	0	0	20	20	16	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for development, lying within the Basingstoke SPB, and is included in the Borough's SHLAA (Ref: BAS152). The prior notification application for a change of use from Class B1(a) office to Class C3 (dwellinghouse) was granted on 10 July 2014. Sentinel are progressing the scheme, in the light of the neighbouring Eli Lilly/Victoria site redevelopment which

														they also own.
Wella (UK Ltd)	Basingstoke	63	0	0	20	20	23	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for development, lying within the Basingstoke SPB, and is included in the Borough's SHLAA (Ref: BAS153). The prior notification application for a change of use from Class B1(a) office to Class C3 (dwellinghouse) was granted on 21 May 2014.
Peacock House	Old Basing	22	0	0	0	22	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for development, lying within the Old Basing SPB, and is included in the Borough's SHLAA (Ref: OLD006). The prior notification application for a change of use from Class B1(a) office to Class C3 (dwellinghouse) was granted on 11 July 2014.
Clarendon House	Basingstoke	14	0	0	14	0	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is, in principle, suitable for development, lying within the Basingstoke SPB, and is included in the Borough's SHLAA (Ref: BAS164). The prior notification application for a change of use from Class B1(a) office to Class C3 (dwellinghouse) was granted on 25 July 2014.
Bloswood Lane	Whitchurch	83	0	40	43	0	0	0	0	0	0	0	0	The site meets the deliverability tests as set out in the NPPF. The site is allocated as part of a larger allocation in the Submission Local Plan 2011-2029, for 150 units. Planning permission was granted to Bewley/Banner Homes for this part of the site in May, subject to the completion of the legal agreement. Delivery rates are based on information provided by the developers etc.
<b>Total Opportunity Sites</b>		<b>995</b>	<b>0</b>	<b>40</b>	<b>285</b>	<b>239</b>	<b>153</b>	<b>100</b>	<b>100</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>TOTAL LARGE SITES</b>		<b>4902</b>	<b>306</b>	<b>489</b>	<b>873</b>	<b>761</b>	<b>583</b>	<b>489</b>	<b>275</b>	<b>123</b>	<b>125</b>	<b>130</b>	<b>748</b>	
Outstanding Small site Commitments		223	74	74	75	0	0	0	0	0	0	0	0	

Small site windfall allowance		350	0	0	0	50	50	50	50	50	50	50	50	0
<b>TOTAL SMALL SITES</b>		<b>573</b>	<b>74</b>	<b>74</b>	<b>75</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>
		<b>1146</b>												
<b>TOTAL SUPPLY</b>		<b>5475</b>	<b>380</b>	<b>563</b>	<b>948</b>	<b>811</b>	<b>633</b>	<b>539</b>	<b>325</b>	<b>173</b>	<b>175</b>	<b>180</b>	<b>748</b>	