

Basingstoke and Deane Authority Monitoring Report 2017/18

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Executive Summary

This Authority Monitoring Report (AMR) provides monitoring and statistical data for the borough for the period from 1 April 2017 to 31 March 2018. The purpose of the AMR is to monitor progress with the production of planning policy documents and consider the effectiveness of the council's planning policies against relevant performance indicators. This is the second report to be published since the adoption of the Basingstoke and Deane Borough Local Plan 1996-2011.

The performance of the neighbourhood plans adopted in 2016-17 in Oakley, Overton and Bramley is set out in shorter monitoring reports which form an appendix to the main report. These plans have been monitored in conjunction with the relevant parish councils and the reports reflect an agreed position between BDBC and the parish councils.

Progress with planning documents

Over the monitoring year, neighbourhood plans were made (adopted) for the parishes of Sherborne St John, Sheffield on Loddon, St Mary Bourne and Whitchurch. These neighbourhood plans now form part of the development plan and inform planning decisions in those parishes. Progress continues to be made on other neighbourhood plans across the borough, with new neighbourhood plan areas designated in Ashford Hill and Headley, Burghclere, and Pamber during the monitoring year.

The East of Basingstoke and Redlands Development Brief and the Kingsclere Conservation Area Appraisal and Management Plan were adopted as Supplementary Planning Documents (SPDs) during the monitoring year. Notable progress was made on other SPDs relating to S106 Planning Obligations, Design and Sustainability, Housing, and Parking to support the policies in the adopted Local Plan. These were adopted by the council in summer 2018.

The council's Community Infrastructure Levy (CIL) was progressed through the monitoring year. Hearings were held in December 2017 and January 2018 and the examiner's report was published in March 2018. The council has implemented the levy from June 2018.

Duty to Cooperate

The council has continued to work and engage with various local planning authorities and prescribed bodies during the course of the monitoring year, in the formation of evidence base documents, progress on plans of neighbouring authorities, and the consideration of cross boundary issues relating to current and future development proposals and infrastructure delivery.

Performance of Local Plan policies

The following table assesses the performance of the policies in the Basingstoke and Deane Borough Local Plan 2011-2029. A traffic light approach has been used, based on targets in the Local Plan, to show where the target has been met (green); partly met or ongoing (amber); and not met (red). Where indicators do not have specific targets, the box has been shaded grey.

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
Housing			
Number of homes built	850 net new dwellings per annum.	The net number of new homes delivered in the monitoring period was 828. This continues the significant upward trend in housing delivery over recent years. The figure is close to the Local Plan target of 850 net new homes per year. Delivery rates include an increased proportion of completions on greenfield land, including on sites that are allocated in the adopted 2011-2029 Local Plan.	Increased delivery (555 in 2016/17).
Housing Land Supply	To maintain a five-year supply of housing on deliverable sites	The council is able to demonstrate 5.3 years' supply of deliverable sites. Therefore, ALP Policy SS4, which includes a requirement to review the Local Plan if a 5 year supply of deliverable sites cannot be demonstrated, is not triggered.	Supply of deliverable sites has reduced slightly (5.6 years in 2016/17).
% homes built on previously developed land	To make effective use of land by reusing land that has been previously developed	31% of gross new homes were built on previously developed land. This figure reflects an increase in completions on greenfield housing allocations and a reduction in the number of units being delivered from office to residential conversions through permitted development.	42% of homes built on previously developed land in 2016/17.
Windfall sites	To deliver 50 units a year on qualifying small windfall sites.	Planning applications for large windfall sites (unallocated sites) continue to come forward, and completions contribute to housing supply over and above that planned for by the Local Plan. 63 dwellings were completed on small scale windfall sites (when garden land is included) compared to the Local Plan target of 50 dwellings per annum.	91 dwellings delivered through small site windfall (including garden land) in 2016/17.

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
Regeneration	To deliver 200 net additional dwellings through regeneration up to 2029.	Whilst no units have yet been delivered, the council continues to work with regeneration partners to identify regeneration opportunities, including in Winklebury and Norden.	The regeneration scheme at Freemantle/Taverner was completed in 2016/17.
Density of residential development	To make efficient use of land whilst responding to local context.	43% (374 dwellings) were built at a density exceeding 30dph. Density of development responded to local context.	39% (228 dwellings) were built at 30dph or higher in 2016/17.
New homes permitted in the countryside	To only allow development in the countryside in exceptional circumstances, as set out in Local Plan Policy SS6.	209 net dwellings were consented in the countryside. These included 55 dwellings on land west of Sapley Lane (which was allocated by the Overton Neighbourhood Plan) and 44 dwellings on brownfield land at Hurstbourne Priors. Seven appeals were determined that related to the principle of development in the countryside, and they were all dismissed.	123 net new dwellings were consented in the countryside in 2016/17.
New homes near nuclear installations	To only allow development within the off-site emergency planning area where the Off Site Nuclear Emergency Plan can accommodate the needs of the population in the event of an emergency.	12 gross (10 net) new homes were granted consent within the AWE off-site emergency planning area, as it could be demonstrated that they could be accommodated within the off-site emergency plan. No planning applications were approved contrary to advice from the Office of Nuclear Regulation.	16 net new homes were consented in the off-site emergency planning area in 2016/17.
Housing mix	To provide new housing which incorporates a mix of tenure, size, and type to meet the borough's needs and	A mix of size and type of market dwellings were delivered. Of the gross market dwellings, 437 were houses (76%) and 138 were flats (24%). Of these, 56% of the units had two or three bedrooms. This is similar to previous years.	57% of dwellings built were two or three bedroom in 2016/17.

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
	enable accommodation for all.		
Affordable housing delivery	To deliver 300 (net) new affordable homes per annum	243 affordable units were delivered during the monitoring year. Although this is less than the target of 300 completions per annum, this is a significant uplift on recent years, principally reflecting the increase in completions overall.	The number of affordable homes delivered increased (136 in 2016/17).
Affordable housing consents	To secure 40% affordable housing on relevant sites.	The council secured policy-compliant affordable housing on all six market housing developments. 398 affordable units were secured on four market housing sites (40% of total dwellings), in addition to offsite contributions of more than £820,000 on two further sites.	The number of affordable homes secured was increased (231 in 2016/17).
Housing for older people and people with support needs	Where there is an unmet need in the local area, large-scale residential developments (of 200 or more homes) should incorporate specially designed housing/specialist accommodation for older people and people with support needs.	Two planning applications were approved with more than 200 dwellings. Hounsme Fields was required to provide 15% of homes built to enhanced accessibility and adaptability standards. The conversion of Churchill Plaza could not be required to provide specialist accommodation as it was an office conversion under permitted development rights.	Not tested in 2016/17.
Self-build and custom housebuilding	To grant sufficient development permissions to meet the demand for self-build and custom housebuilding in the borough.	26 people joined the council's self-build register between 31 October 2017-30 October 2018 (base period 3 for self-build registers, as defined by Housing and Planning Act 2016). As of 30 October 2018 there were 223 individuals on the council's self-build register. The Right to Build requires LPAs to grant sufficient development permissions to meet the demand for self-build housing on a rolling	Before the monitoring year, no serviced plots of land had been made available.

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
		three year basis. 127 serviced plots of land were granted planning permission, which meets the borough's requirement to October 2019.	
Gypsy and traveller accommodation	To make provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople, as indicated in the most recent Gypsy and Traveller Needs Assessment.	Four gypsy and traveller pitches were granted consent during the monitoring year. Two pitches were allowed at land north of Pelican Road, Pamber Heath. Two pitches were granted outline consent at Hounsome Fields. The council is unable to demonstrate a five year supply of pitches.	One pitch was provided in 2016/17.
Housing delivery through neighbourhood planning	To deliver new homes in the borough's smaller settlements, in line with the requirements of Local Plan Policy SS5.	Local communities continue to make progress with meeting the housing delivery requirements in smaller settlements, as set out in Local Plan Policy SS5. Of the four neighbourhood plans made over the monitoring year, Sherborne St John and Whitchurch include site allocations to meet their SS5 housing requirement. Sherfield-on-Loddon's plan facilitated development to meet their target, and St Mary Bourne did not need to allocate a site as their dwelling requirement had already been met through windfall development. Of the 18 settlements named in the policy, 13 have now met their policy requirement.	Three of the five large settlements had met the policy requirement. Eight of the smaller settlements had met the policy requirement.
Design of housing monitored through building for life assessments	The majority of large developments (by unit number) will be of a high-quality, and based upon a robust design-led approach.	Four large sites (139 homes) were able to be assessed against the nationally recognised Building for Life criteria. All of these sites were rated as 'average'. These schemes were approved prior to the adoption of the Local Plan. The council is committed to raising design quality, including through the adoption of a new Design and Sustainability SPD in July 2018.	62% of dwellings were rated as good, 14% average, 24% as poor in 2017.

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
Environmental Management and Climate Change			
New development in strategic gaps	To only allow development in strategic gaps in the exceptional circumstances, set out in Local Plan Policy EM2.	Three planning applications for new buildings or structures were allowed in a strategic gap, as defined in the ALP under Policy EM2. These proposals were considered to not affect the integrity or openness of the gap.	Two planning applications approved were the strategic gap in 2016/17.
SSSIs and SINCS	To not permit development that would cause harm to SSSIs and SINCS in accordance with Local Plan Policy EM4.	No applications were granted for the development of land within Sites of Specific Scientific Interest (SSSI) or Sites of Importance for Nature Conservation (SINC) which are protected under ALP Policy EM4.	No planning applications were approved within SSSIs or SINCS in 2017.
Habitat enhancements	To secure opportunities for biodiversity enhancement where possible	Habitat enhancements were secured on five planning applications to create or restore habitats and to achieve a net gain in biodiversity.	Habitat enhancement schemes were secured by condition on 15 planning consents in 2016/17.
Thames Basin Heaths Special Protection Area (SPA)	To provide appropriate mitigation for developments within 5km or 7km of the Thames Basin Heaths Special Protection Area in accordance with Policy EM3.	No dwellings were approved within 5km of the SPA. 12 dwellings were approved within 7km of the SPA. These were not required to provide SPA mitigation as they were part of small schemes.	No dwellings were approved within 5km of the SPA in 2016/17. No large developments for which mitigation would be required were permitted within 5-7km of the SPA.
Green Infrastructure	To protect and enhance the quality and extent of public open space.	Four planning applications were approved on land within the green infrastructure network. The proposals were either directly related to	Five planning applications were approved on land within

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
		the principal use of that green space or found to be acceptable when assessed against Local Plan Policy EM5.	the green infrastructure network in 2016/17.
Water quality	To work in partnership to protect, manage and improve the water quality of the borough's water environment, particularly with regards to the requirements of the Water Framework Directive (WFD).	The Environment Agency monitors water quality on a triennial basis. No new data has been received for this monitoring year. The next classification will be undertaken in 2019.	The borough's water bodies did not show a deterioration in the Water Framework Directive band classification in 2016/17.
Managing Flood Risk	Development within areas of flood risk from will only be permitted if it is demonstrated to be appropriate in that location.	No planning applications were granted permission contrary to advice from the Environment Agency. No applications for new homes were approved in Flood Zone 2 or 3.	No planning applications were granted contrary to advice from the Environment Agency in 2017. Two applications were approved in flood zones 2 and 3 in 2017.
Sustainable energy and water use	To encourage commercial generation of energy from renewable and low carbon resources unless there are adverse environmental, economic or social impacts.	No planning applications were approved for commercial renewable energy generation. The council requires new dwellings and non-commercial buildings to meet water efficiency standards set out in Local Plan Policy EM9.	No planning applications were approved for commercial renewable energy generation in 2017.

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
Air quality	To ensure development is not detrimental to quality of life and does not, pose an unacceptable risk to health or the natural environment.	No new Air Quality Management Areas were declared.	No new Air Quality Management Areas were declared in 2016/17.
Historic Environment	To ensure development conserves or enhances the quality of the borough's heritage assets in a manner appropriate to their significance.	The Kingsclere Conservation Area Appraisal and Management Plan SPD was adopted during the monitoring year Work is underway on the Overton, Old Basing and Whitchurch Conservation Area Appraisals.	Three conservation areas were under review in 2017.
Economic Development			
Employment land	To secure sufficient employment land to meet the borough's need.	<p>There was a net loss of 41,672sqm employment floorspace across the borough, principally due to the redevelopment of the Ely Lilly site for housing.</p> <p>There is approximately 28ha of available employment land in the borough, which is a reduction of approximately 3 hectares from 2016/17. The council's evidence indicates that there is scope for intensification on existing sites to meet the borough's office floorspace needs over the plan period. However, new land would be needed in order to meet needs for industrial, storage and distribution floorspace.</p> <p>The vacancy rate for industrial, storage and distribution premises has fallen by 1% to 5%, indicating that supply is tight. The office vacancy</p>	<p>There was a net loss of approx. 23,000sqm in 2017.</p> <p>Approximately 31ha of floorspace was available in 2017.</p>

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
		rate has increased from 14% to 16%, indicating that there is still an oversupply of offices in the borough.	
Job creation	The Local Plan will aim to support the creation of between 450-700 (net) jobs per annum.	Employment levels have remained relatively stable since 2009. This indicates that the job creation target is not being met. However, the borough continues to have a very low unemployment rate with a claimant count of 1.2% (October 2018).	The BRES data showed an increase, in part due to a change in methodology.
Basing View	Basing View will be protected as a high quality employment site for employment use (B1 class), as well as containing a mix of town centre uses and residential (300 units).	Construction of a new office building (Florence House) was underway at 1 April 2018. Planning applications were submitted for a new hotel and a further 11,000sqm of office floorspace.	Permission was granted for a new office building in 2016/17.
Retail	To support the vitality and viability of centres.	No new retail floorspace was completed over the monitoring period. The policy demonstrated flexibility to allow non-retail uses in Basingstoke town centre where they would not undermine the vitality or viability of the town centre. There were eight applications approved for new retail floorspace, including 15,426sqm of out of centre floorspace at the former Smith's Industries site. The application satisfied the sequential test and provided information to demonstrate that it would not have a significant adverse impact upon designated centres.	47sqm of retail floorspace was completed in 2016/17. Six planning applications for new retail floorspace were approved.
Rural Economy	Development proposals for economic uses in the countryside will be permitted	22 planning applications were granted that would support economic development in the countryside.	Nine applications were permitted in 2016/17.

Policy Indicator	Target	Performance in 2017/18 (at 1 April 2018)	Comparison with 2016/17
	where they accord with policy EP4.		
Leisure and Tourism	New and improved leisure facilities will be permitted at Basingstoke Leisure Park where there is no significant adverse impact on existing town or district centres within Basingstoke.	No planning applications were submitted on the Leisure Park.	No planning applications were submitted on the Leisure Park.
Infrastructure			
Facilities and services	To protect, provide and improve facilities and services where they are required.	15 planning applications were granted that resulted in new or enhanced community facilities and local services. No applications were approved for the loss of essential facilities or services. The policies were used to refuse an application that would have resulted in the loss of the Red Lion Inn in Overton (an essential facility), and to dismiss an appeal to convert the Old House at Home PH in Newnham to a dwelling.	Seven planning applications were granted for additional community facilities and services in 2017. Two planning applications were approved for the loss of essential facilities and services in 2017.
Delivery of new infrastructure	To provide and contribute towards the provision of additional services, facilities and infrastructure.	New transport, education, community and green infrastructure continue to be delivered across the borough.	New transport, education, community and green infrastructure was delivered in the borough.

Section 1: Introduction

- 1.1 The Authority Monitoring Report (AMR) covers the period from **1 April 2017 until 31 March 2018**.
- 1.2 The purpose of the AMR is to monitor progress with the council's Local Development Documents (as set out in the Local Development Scheme (LDS)) and to monitor the effectiveness of the council's planning policies. The contents of this document meet the requirements set out in Section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 The AMR also reports on progress with the preparation of planning documents (including neighbourhood plans and the Community Infrastructure Levy (CIL)), and how the council is meeting the duty to cooperate.
- 1.4 The AMR reviews the effectiveness of the policies in the Local Plan 2011-2029, which was adopted in May 2016, including how the borough council is meeting its housing requirement of 850 dwellings per annum.
- 1.5 This AMR is the first to monitor the performance of the made neighbourhood plans in the borough, and reviews those plans that have been in force for more than a year. Appendix 6 provides monitoring reports for the neighbourhood plans in Oakley and Deane, Overton and Bramley. In each case, the monitoring indicators and the outcomes of the monitoring have been agreed with the relevant parish councils.
- 1.6 This AMR will provide data to assess the effectiveness and continuing relevance of these plans and, if necessary, to trigger alterations to the plans and policies to reflect changing circumstances.
- 1.7 Where possible, performance has been assessed against indicators and targets in the Local Plan or other council strategies, and where relevant, it has been compared to previous years.

Section 2: Key contextual characteristics of Basingstoke and Deane

Spatial characteristics of the borough

- 2.1 Basingstoke and Deane borough covers an area of over 63,000 hectares (245 square miles), and comprises 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 115,000¹. The second largest settlement in the borough is Tadley on the northern borough boundary, with a population of approximately 13,700². There are also a number of small towns and larger villages including Whitchurch, Oakley, Overton, Bramley and Kingsclere.
- 2.2 Almost 75% (47,500 hectares) of the borough is covered by agricultural land or other land in non-wooded greenfield use and a further 15% of the borough is covered by woodland or forest. Much of the western part of the borough falls within the North Wessex Downs Area of Outstanding Natural Beauty.

Population

- 2.3 The latest official estimate of the borough's total population stands at approximately 175,340³.
- 2.4 Compared to the South East of England and the national average, the borough has a relatively young population, with a higher proportion of young residents, and a lower proportion of pensioners⁴. The borough's population profile has aged in recent years and this trend will continue into the future. In 2016, 16.7% of the population was aged 65 or over. By 2041, this is projected to increase to 24.9%⁵.

Dwellings and households

- 2.5 In 2017, it was estimated that there were 73,920⁶ dwellings in the borough. The council's Local Plan (2011-2029) sets a requirement to deliver 850 net new dwellings per annum to meet the borough's housing needs.

Housing affordability prices and rents

- 2.6 Basingstoke and Deane remains one of the most affordable local authority areas in north Hampshire and Berkshire (neighbouring authorities), although housing still remains unaffordable to many.
- 2.7 The average house price in Basingstoke and Deane was £311,000 from April 2017 to March 2018. This average has increased by £24,000 (8.4%) from the previous monitoring year and the rate of increase is greater than other local authorities in the South East. The South East overall figure was an increase of £14,000 (4.6%)
- 2.8 Within Basingstoke and Deane, the lower quartile house price to lower quartile work-based earnings ratio was 11.20 in 2017, the fifth highest figure in Hampshire (behind

¹ ONS, Mid Year Estimate 2017

² ONS, Mid Year Estimate 2017

³ ONS, Mid Year Estimate 2017

⁴ ONS, Mid Year Estimate 2015

⁵ ONS, Sub-national Population Projection, 2014

⁶ Hampshire County Council 2017, SAPF

Hart, Winchester, East Hampshire and New Forest). The median house price to earnings ratio was 9.48, the fourth lowest figure in Hampshire (behind Gosport, Havant and Rushmoor).

- 2.9 The median monthly private rental value for a two-bedroom property in the borough was £875, with a lower quartile of £750 and upper quartile of £995⁷. The upper quartile private rental values were below the average for the South East (£1,150), but the same as the median (£875) and higher than the lower quartile value (£700).

Education and Skills

- 2.10 The borough has 16 infant schools, 15 junior schools, 27 primary schools and 10 secondary schools, as well as two further education colleges. The borough has a well-qualified workforce and the 2011 census showed that 30.5% of the population aged 16 and over (40,793) were educated to degree level or equivalent. This compares to 29.9% in the South East and 27.4% in England. There were also fewer people in the borough with no formal qualifications (17.3%), compared to the South East (19.1%) and England (22.5%). Basingstoke and Deane has a highly skilled workforce and in 2016/17, 1,290 apprenticeships were started⁸.

Economy

- 2.11 89.9% of the borough's working age population (aged 16-64) is economically active. This remains consistently higher than the South East average (81.3%) and England average (78.6%)⁹.
- 2.12 Unemployment in the borough is low at around 2.5%. This is similar to the average rate for the South East (3.4%) and England (4.3%)¹⁰.

Health

- 2.13 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 (49.1%).

⁷ April 2017 to March 2018

⁸ <https://www.gov.uk/government/statistics/further-education-and-skills-october-2017>

⁹ ONS, Annual Population Survey, April 2017-March 2018. Economically active refers to people aged 16-64 who are either in employment or unemployed.

¹⁰ ONS, Model based estimates of unemployment, April 2017 – March 2018.

Section 3: Progress with planning documents (Local Development Scheme)

Target
To meet timescales for the preparation of documents as set out in the Local Development Scheme and published timetables.
Relevant policies
n/a
Outcome and key findings as of April 1 2018
<ul style="list-style-type: none"> • Four neighbourhood plans were made (adopted) during the monitoring year. • Three new neighbourhood plan areas were designated during the monitoring year.

3.1 A Local Development Scheme (LDS) provides a project plan identifying which planning policy documents will be produced by a council and when. The last LDS was published in September 2014 and is available to download from the council's website¹¹. Further updates to the work programme are provided on the council's website.

Local plan

3.2 The Basingstoke and Deane Local Plan 2011-2029 was adopted in May 2016, replacing the Basingstoke and Deane Borough Local Plan Review 1996-2011. The document sets out the council's vision and strategy for the borough up to 2029, and contains allocations and policies to guide the determination of planning applications.

Neighbourhood development plans

3.3 Neighbourhood planning enables local communities to decide the future of the places where they live and work and to have more say in where new development should go. Neighbourhood development plans may allocate sites for development and include more detailed development management policies, for example to define how new development should look.

3.4 Prior to the monitoring year, three neighbourhood plans had been made (adopted) across the borough in Oakley and Deane, Overton and Bramley. These plans have been monitored in conjunction with the relevant Parish Councils, and the findings are set out in Appendix 6 of this report.

3.5 During the monitoring year, four further plans were 'made':

¹¹ <https://www.basingstoke.gov.uk/LDS>

Table 3.1: Made Neighbourhood Development Plans within the monitoring period

Neighbourhood Plan Area	Date of referendum	Date 'made' (adopted at Full Council)
Sherborne St John	4 May 2017	18 May 2017
Whitchurch	14 September 2017	26 October 2017
Sherfield on Loddon	20 February 2018	22 March 2018
St Mary Bourne	20 February 2018	22 March 2018

- 3.6 This takes the total number of made plans in the borough to seven at 1 April 2018. These plans are now being used alongside the Local Plan when determining development proposals in the relevant neighbourhood plan area.
- 3.7 As of 1 April 2018, fifteen neighbourhood areas had been designated in the borough, including the following new neighbourhood areas that were designated in the monitoring year:
- Ashford Hill with Headley (1 December 2017);
 - Pamber (1 December 2017); and
 - Burghclere (26 February 2018).
- 3.8 A map showing the progress of neighbourhood plans in different parts of the borough as of 1 April 2018 is attached in **Appendix 1**.
- 3.9 Since 1 April 2018 two further neighbourhood plans have been 'made' by the council:
- Old Basing and Lychpit (19 July 2018); and
 - Kingsclere (18 October 2018).
- 3.10 A further neighbourhood area has also been designated:
- Cliddesden – designated on 5 June 2018.
- 3.11 Full details of the progress with all the neighbourhood plans across the borough can be found on the council's website at:
<https://www.basingstoke.gov.uk/neighbourhoodplansprogress>

Supplementary planning documents

- 3.12 A full review of the borough's supplementary planning guidance was undertaken following the adoption of the Local Plan, and it was determined that a number of the policies required additional guidance to support their implementation. Prior to the monitoring year, the council adopted a site-specific development brief for the Local Plan allocation at Manydown.
- 3.13 The council adopted two new SPDs during the monitoring year. The East of Basingstoke and Redlands SPD was adopted in July 2017, and this set out development principles in relation to the Local Plan site allocation. The council also adopted the Kingsclere Conservation Area Appraisal and Management Plan SPD in December 2017, which provided an appraisal of the character and special architectural and historic interest of Kingsclere Conservation Area.

3.14 Four other SPDs (relating to planning obligations, housing, parking standards and design and sustainability) were subject to consultation during the monitoring year and have since been adopted (outside the monitoring period).

Table 3.2: Proposed SPDs with consultation during the monitoring period

Name of document	Summary of content	Timeline
Section 106 Planning Obligations and Community Infrastructure	Sets out the scope and scale of planning obligations following the introduction of the Community Infrastructure Levy.	Consultation took place May – June 2017. Adoption outside of the monitoring year, alongside CIL in June 2018.
Housing SPD	A new SPD to support the housing policies of the ALP including such issues as affordable housing, starter homes, housing mix, self-build requirements and housing for the elderly.	Consultation took place between February and March 2018 with adoption outside of the monitoring year in July 2018.
Parking Standards SPD	Update and consolidation of existing guidance including residential and non-residential car parking standards for cars, motorcycles and bicycles.	Consultation took place between February and March 2018 with adoption outside of the monitoring year in July 2018.
Design and Sustainability SPD	Update of adopted SPD (2008 and 2012), to provide up to date guidance that ensures that design and sustainability are fully considered in new developments.	Consultation took place between February and March 2018 with adoption outside of the monitoring year in July 2018.

3.15 Upon the adoption of these SPDs, a number of other guidance documents were superseded and withdrawn. These are set out in full in **Appendix 2**.

3.16 The council is also progressing a number of other SPDs to support the implementation of the Local Plan, as set out below:

Table 3.3: Proposed future SPDs

Name of document	Summary of content	Timeline
Landscape and Biodiversity SPD	Update of adopted SPD (2008) to provide up to date guidance on natural environment topics including landscape, biodiversity and trees and reflect new legislation and best practice.	Consultation took place between July – September 2018, with adoption expected in Winter 2018.

Overton Conservation Area Appraisal SPD	Update the adopted Overton Conservation Area Appraisal (2003) and provide guidance in relation to Local Plan Policy EM11.	Consultation took place between July – October 2018, with adoption expected in Winter 2018.
Cufaude Farm Development Brief SPD	To set out development principles to guide development in relation to Local Plan site allocation SS3.8.	Consultation planned for Winter 2018. Adoption expected in Spring 2019.
Historic Environment SPD	Update and consolidation of current suite of historic environment related SPDs and guidance	Consultation planned for Winter 2018 with adoption expected in Spring 2019.
Basingstoke Golf Course Development Brief SPD	Will set out development principles in relation to Local Plan site allocation SS3.11.	Consultation and adoption expected in 2019/20.

Other policy and evidence base documents

3.17 The council has also developed the following documents over the monitoring year:

Table 3.4: Other planning policy documents

Name of document	Summary of content	Timeline
Statement of Community Involvement	To set out how the council will consult and engage stakeholders on planning applications and new planning policy documents.	Adopted at Full Council in March 2018.
Evidence base documents		
Gypsy and Traveller Accommodation Assessment	To identify the need for gypsy, traveller and travelling showpeople in accordance with Planning Policy for Traveller Sites (2015)	Completed in April 2017.
Brownfield Land Register (part 1)	To provide up-to-date information on brownfield land which is suitable for housing, as required by the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017	Part 1 of the register was published in December 2017. This will be reviewed annually with the next update in December 2018.
Economic Needs Assessment	To review the council's need for different types of employment land over the Plan period.	Published in February 2018.
Strategic Housing and Economic Land Availability Assessment (SHELAA)	To review the availability, suitability and achievability of land for housing and economic development.	Published in June 2018.
Green Infrastructure Strategy	To assess the nature, extent and distribution of the borough's green infrastructure network and	Draft document subject to consultation in

	set out an action plan to address the identified deficiencies	February 2018. Adoption due winter 2018.
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The Community Infrastructure Levy

3.18 The council's Community Infrastructure Levy (CIL) was progressed during the monitoring year.

3.19 Examination hearing sessions into the proposed CIL rates were held in September 2017 and January 2018. The examiner's report was received early in March 2018, and Full Council then agreed the levy on 22 March.

3.20 The Levy was brought into force on 25 June 2018 with the following rates:

Table 3.5: Adopted CIL charging rates

Location / type of residential development	Recommended Charge Rate (£ per square metre)
Zone 1 – Hounsome Fields (Policy SS3.12) and Manydown (Policy SS3.10)	£0
Zone 2 – Basingstoke Golf Course; East of Basingstoke; Upper Cufaude Farm	£80
Zone 3 – Basingstoke and Tadley	£140
Zone 4 – Rest of the Borough	£200
Care homes / extra care / sheltered housing	£0
Single dwellings	£0
Wholly flatted schemes	£0
All other forms of development (residential and non-residential)	£0

3.21 Further information about CIL in Basingstoke and Deane is available here: www.basingstoke.gov.uk/CIL

3.22 The council will monitor the amount of CIL collected annually and how it is distributed in the borough, and these figures will be published in future AMRs.

Section 4: Duty to cooperate

- 4.1 The Local Planning Authority is required to co-operate with other local planning authorities and prescribed bodies in relation to strategic matters. The Planning & Compulsory Purchase Act S33A (4) (a) (as amended by the Localism 2011 Act) defines a strategic matter as '*sustainable development or use of land that has or would have a significant impact on at least two planning areas...*' This includes the provision of strategic infrastructure.
- 4.2 The duty requires:
- Councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policy;
 - Councils to set out planning policies to address such issues; and
 - Councils to consider joint approaches to plan making.
- 4.3 In line with the regulations, the council has formally consulted the prescribed organisations during consultation periods on emerging planning documents. The council has also consulted relevant bodies informally in the development of its policies and approach.

Summary of key duty to cooperate actions and outcomes

- Ongoing input into neighbouring local authorities' plans and their evidence base to ensure appropriate cross-boundary considerations of strategic matters (relating to issues such as housing supply and employment land);
- Engagement with neighbouring local authorities about the provision of gypsy and traveller accommodation, including to inform the development of the council's Gypsy and Traveller Needs Assessment;
- Engagement with Enterprise M3 Local Economic Partnership and neighbouring local authorities in relation to the council's Economic Needs Assessment;
- Work with the Environment Agency, the water companies, and other bodies about the quality of the borough's water environment;
- Ongoing engagement with the Health and Safety Executive and the Off-Site Emergency Planning Group in relation to the Atomic Weapons Establishment (AWE) at Aldermaston and Burghfield;
- Joint working on biodiversity and green infrastructure matters with interested parties including Natural England; the Environment Agency, the North Wessex Downs AONB group; and local interest groups.
- Meetings about the protection of the Thames Basin Heaths Special Protection Area with other affected local authorities and Natural England;
- Ongoing meetings with Hampshire County Council as the Local Education Authority;
- Ongoing meetings with the Hampshire County Council and Highways England on strategic transport matters and the development of a Transport Strategy for the borough;
- Engagement with stakeholders over draft Supplementary Planning Documents; and
- Engagement with the development industry over deliverability issues.

Section 5: Housing policies

5.1 Housing delivery

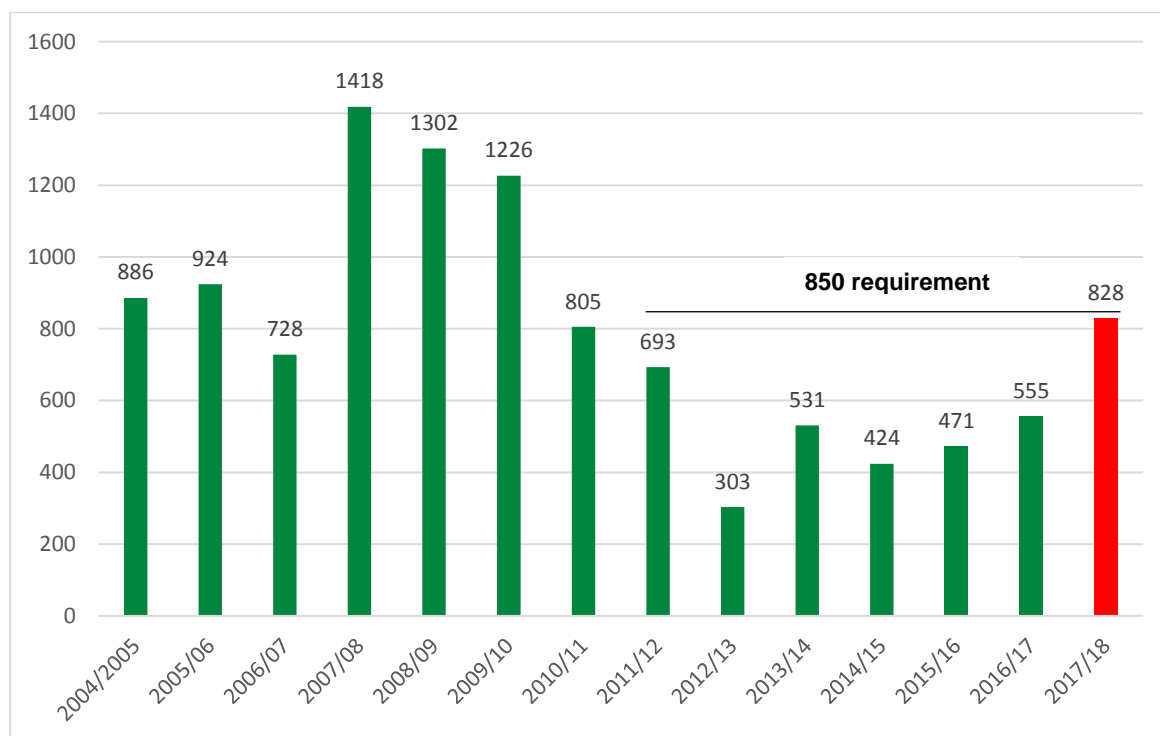
5.1 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, councils are required to report on the housing delivery that has taken place during the past monitoring year. The monitoring of housing delivery in the borough is undertaken in partnership with Hampshire County Council, in order to ensure that monitoring is consistent and robust across the county.

Number of homes built

Target
To deliver 850 net new dwellings per annum
Relevant policies
Local Plan Policy SS1 (Scale and Distribution of New Housing)
Outcome and key findings
<ul style="list-style-type: none"> 828 net additional dwellings (863 gross) were completed during the monitoring year.

5.2 A total of 828 net homes were delivered in the borough during the monitoring year (863 gross). This figure represents the highest level of completions over the last five years but falls slightly below the Local Plan target of 850 dwellings per annum.

Figure 5.1: Net additional new dwellings between the Local Plan period starting from 2004/05 and 2017/18



5.3 Of the new homes, 766 gross (765 net) dwellings were delivered on large sites (of 10 dwellings or more), with the greatest number of completions delivered on the greenfield site allocation at Kennel Farm (Policy SS3.2), and the brownfield site at Chapel Hill.

Table 5.1: The most significant sites for housing delivery in 2017/18 monitoring year

Housing Site	Planning Reference	Site type	Completions
Kennel Farm (Local Plan Policy SS3.2)	15/00905/RES	Greenfield site	117
Land at Chapel Hill	15/03667/RES	Redevelopment	115
Land North of Marnel Park (LP Policy SS3.4)	BDB/75762 and 16/01794/RES	Greenfield site	89
Razors Farm (Local Plan Policy SS3.3)	15/02513/RES, 16/03842/RES and 16/04520/FUL	Greenfield site	74
Land at Beggarwood Lane (Area N)	14/02752/FUL	Greenfield site	56
Sun Alliance House	15/00503/GPDOFF and 15/01309/FUL	Part brownfield and part PD office conversion	50

5.4 As shown above, greenfield sites made a significant contribution towards housing delivery in 2017/18 and the increased housing delivery reflects a number of the Local Plan site allocations coming on-stream. In addition to sites around Basingstoke, first completions were recorded at Overton Hill (18 dwellings, Local Plan Policy SS3.5), and land South of Blosswood Lane, Whitchurch (28 dwellings).

5.5 Office to residential conversions under permitted development rights contributed 45 new homes (5% of net completions), including 36 units at Sun Alliance House¹² (15/00503/GPDOFF) and 8 units at 2-4 Market Place (15/01507/GPDOFF). As shown in Table 5.2, these made less of a contribution to the borough's housing supply than in previous monitoring years. However, 340 permitted development conversions were underway at the end of the monitoring year (including 283 dwellings at Churchill Plaza (17/00416/GPDOFF), suggesting that the impact of permitted development rights in the borough remains notable.

Table 5.2: Homes delivered from office to residential conversions under permitted development (since permitted development rights introduced in 2013).

Year	No of schemes completed	New dwellings delivered	% of total housing delivery (net)
2013/14	0	0	0
2014/15	0	0	0
2015/16	8	203	44%

¹² At Sun Alliance House 36 units were delivered under permitted development rights (15/00503/GPDOFF). A further 14 units were delivered as part of a full application to extend the building.

2016/17	9	84	15%
2017/18	2	45	5%
Total	19	332	-

Five year housing land supply position

Target
To maintain a five-year supply of housing on deliverable sites
Relevant policies
Local Plan Policy SS4 (Ensuring a supply of deliverable sites)
Outcome and key findings
<ul style="list-style-type: none"> A housing land supply of 5.3 years can be demonstrated.

- 5.6 National planning policy requires Local Planning Authorities (LPA) to actively manage their housing land supply, and demonstrate that they can identify a supply of specific deliverable sites for the next five years, and a supply of specific developable sites or broad locations for growth for the next ten years and where possible for 15 years.
- 5.7 The ALP (2011-2029) sets out the strategy for meeting the borough's identified housing need in full over the plan period. As such, it makes provision to deliver 15,300 dwellings over an 18 year period, or 850 dwellings per annum.
- 5.8 The annual local housing requirement of 850 dwellings equates to a five year housing requirement of 4,250 units. To date, within the Local Plan period (2011-2029) a total of 3,805 homes have been completed, including 828 in 2017/18 (see Figure 5.1). Over the plan period this amounts to a shortfall of 2,145 units, leaving a requirement of 11,495 units over the remaining 11 years. The council expects to meet the overall shortfall in delivery over the remainder of the plan period. This means that in the next 5 years, some 975 dwellings ($2,145/11 \times 5$) will need to be achieved, in addition to a basic requirement for another 4,250 dwellings (850×5). The resulting five year housing requirement is 5,225 dwellings.
- 5.9 The National Planning Policy Framework ("NPPF") requires a buffer (moved forward from later in the plan period) to be added to the supply that is provided to meet the identified housing requirement. The minimum buffer is 5% but this increases to a buffer of 20% where there has been significant under delivery of housing over the previous three years to improve the prospect of achieving the planned supply (paragraph 73 of the NPPF).
- 5.10 Adding a 5% buffer to the supply needed to meet a basic requirement of 5,225 dwellings would increase the supply needed to 5,486. Adding a 20% buffer would increase it to 6,270.

5.11 **Appendix 4** identifies that, as of the base date of 1 April 2018, the council can identify a supply of sites which can be developed within the next 5 years to deliver 6,693 dwellings. The largest part of the supply (77% or 5,184 dwellings) comprises sites with planning permission with the next largest part (18% or 1,208 dwellings) comprising of Local Plan and 'made' Neighbourhood Plan allocations. Therefore, using a 5% buffer, the 5 year HLS is 6.1 years. Whilst it is a matter of planning judgement, the council is of the view that there is evidence (as matters currently stand) of 'persistent under delivery' in the borough which justifies the use of a 20% buffer when calculating the housing land requirement. The table below shows the impact of applying the 20% buffer to the borough's land supply position. This shows that 5 years of supply can still be demonstrated (5.3 years of supply).

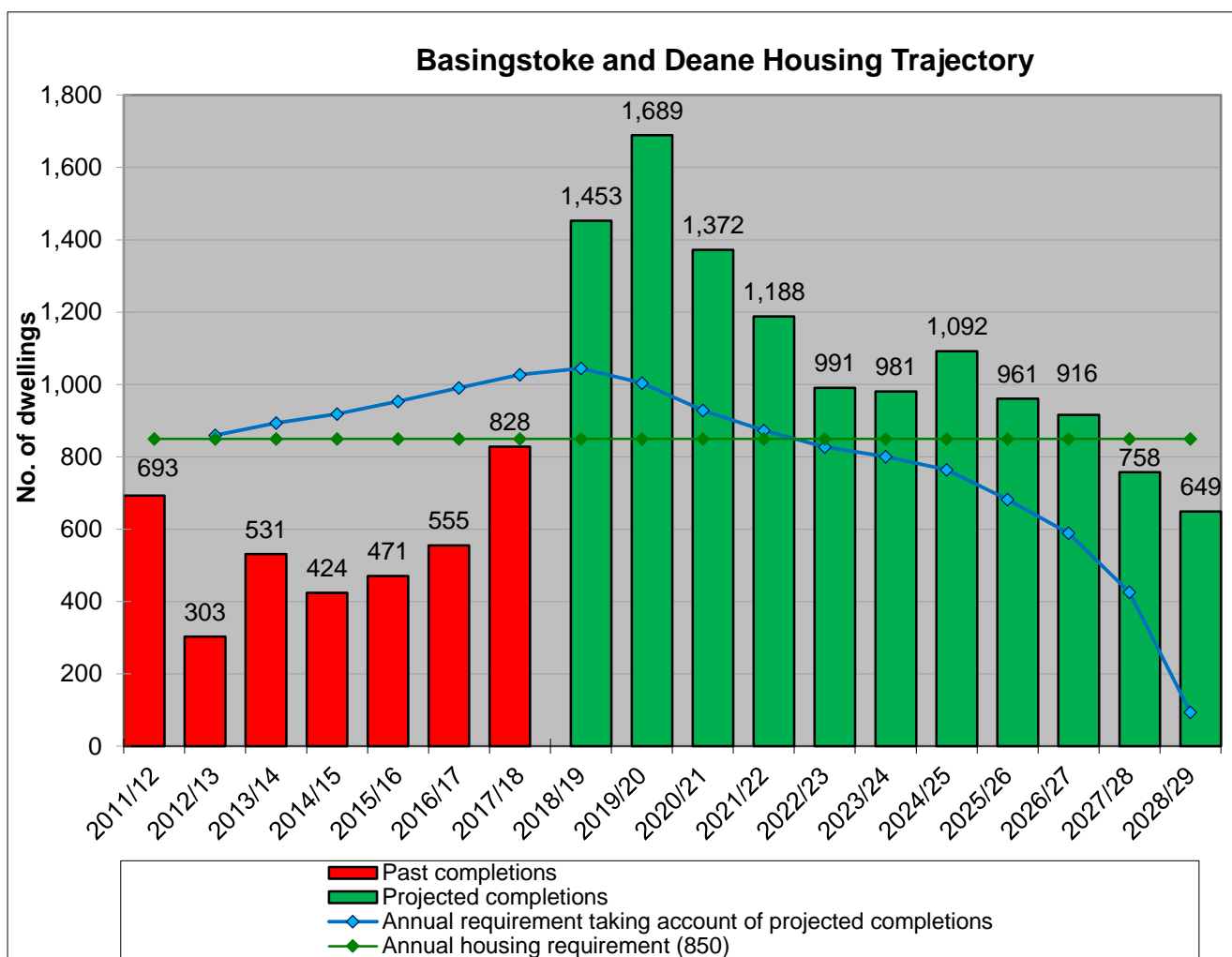
Table 5.3 Housing land supply calculation, applying a 20% buffer.

Total Requirement (2011 to 2029) – (850dpa x18 years)	15,300
Completions (2011 – 2018)	3,805
Shortfall (2011-2018)	2,145 [5950 – 3805]
Requirement (2018 – 2023)	4,250 [850x5]
Requirement plus proportionate amount of shortfall (2,145/11x5)	5,225 [4,250+975]
Requirement Plus 20%	6,270 [5,225 + 1045]
Revised Annual Requirement (2018 – 2023)	1,254 [6270 ÷ 5]
Supply	6,693
Years Supply	5.3 Years [6,693 ÷ 1,254]

Trajectory

5.12 The NPPF requires LPAs to illustrate the expected rate of housing delivery (both market and affordable) through a housing trajectory for the Local Plan period. The adopted Local Plan includes a trajectory (page 60), with a base date of 1 April 2015. The following updated trajectory outlines the predicted delivery rates of the borough's housing supply over the plan period, at a base date of 1 April 2018, and shows how the level of delivery affects the borough's housing target year on year.

Figure 5.2: Housing Trajectory



Planning consents

5.13 Within the monitoring year, planning permission was granted for 1,781 net (and 1,817 gross) new dwellings. This includes full and outline planning consents, but does not include reserved matters to avoid double counting. The most notable site permissions are listed in the table below.

Table 5.4: Largest residential planning applications granted in 2017/18

Housing Site	Planning application ref	Site type	Gross dwellings
Honsome Fields	15/04503/OUT	Greenfield site (Local Plan site allocation)	750
Churchill Plaza	17/00416/GPDOFF	Office conversion	283
Redlands	16/02457/OUT	Greenfield site (Local Plan site allocation)	150
Land adjoining the Spinney	BDB/74447	Greenfield site	122

The White Building (Former Eli Lilly)	17/02279/FUL	Brownfield Site	96
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5.14 The number of units with a current planning permission remains high in the borough and continues to rise, reflecting the positive and proactive approach being taken by the council to housing delivery and the progress that developers have made in taking forward key sites, including Local Plan allocations.

Table 5.5: Number of units with planning permission

Date (1 April)	Number of units with planning permission
2014	2,530
2015	4,668
2016	4,896
2017	5,525
2018	5,680

Delivery of Local Plan allocations

5.15 Local Plan Policy SS3 plans for the delivery of approximately 7,500 new homes on greenfield sites across the plan period, comprising a significant proportion of the borough's housing supply. The council is actively managing the delivery of the Local Plan sites to bring forward these sites as quickly as possible. The table below provides a high-level summary of progress on these sites as of 31 March, with a brief overview of the status on 1 September 2018. More detailed information about the sites' progress at 1 September 2018 is provided in the Land Supply Schedule (**Appendix 4**).

Table 5.6: Summary of progress with sites allocated in Local Plan

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2017/18	Total units delivered by 31/3/18	Comment on progress at 31/3/18	Comment on progress at 1/9/18
SS3.1	Swing Swang Lane (Approx 100 homes)	17/02846/OUT	0	0	Outline planning application for up to 100 homes submitted in August 2017 (17/02846/OUT).	Application received a resolution to approve at planning committee in June 2018.
SS3.2	Kennel Farm (Approx 310 homes)	BDB/77382 Reserved matters: 15/00905/RES (310 dwellings)	117	147	The site was under construction and delivering new homes.	Under construction.
SS3.3	Razor's Farm (Approx 420 homes)	BDB/77341 Reserved Matters: 15/02513/RES (137 dwellings) 16/03842/RES (157 dwellings) 17/02302/RES (131 dwellings)	74	83	The site was under construction and delivering new homes.	Under construction.
SS3.4	North of Popley Fields, Basingstoke (Approx 450 homes)	BDB/75761 and BDB/75762 Reserved matters: 16/01794/RES (250 dwellings)	89	93	The site was under construction and delivering new homes.	Under construction

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2017/18	Total units delivered by 31/3/18	Comment on progress at 31/3/18	Comment on progress at 1/9/18
SS3.5	Overton Hill (Approx 120 homes)	13/00197/OUT Reserved matters: 16/00626/RES (120 dwellings)	18	18	The site was under construction and delivering new homes.	Under construction
SS3.6	South of Bloswood Lane (Approx 150 homes)	BDB/77828 (83 dwellings) 17/00148/OUT (90 dwellings)	28	28	First phase (83 dwellings, BDB/77828, approved in 2014) under construction with the first completions recorded on site. An outline planning application for the second part of the allocation (90 dwellings) of the allocation had been submitted (17/00148/OUT).	First phased under construction. Outline application for second phase (90 dwellings) granted in June 2018.
SS3.7	Redlands (Approx 165 homes)	16/02457/OUT 18/00606/OUT	0	0	Outline planning application for up to 150 dwellings (Ref: 16/02457/OUT) approved in September 2017. Planning application (16/04727/FUL) for 17 dwellings on Land North of Redlands submitted and withdrawn.	Outline application for 16 dwellings on Land North of Redlands resubmitted (18/00606/OUT) and awaiting determination.
SS3.8	Upper Cufaude Farm (Approx 390 homes)	n/a	0	0	Progress being made on the site specific SPD for the site, in consultation with relevant stakeholders including the developer and landowner.	SPD continues to progress to consultation stage. Technical studies being progressed to inform a planning application which is expected in late 2018.
SS3.9	East of Basingstoke	n/a	0	0	An EIA scoping request for 450 dwellings was submitted (Ref: 17/01711/ENS) and technical studies	Technical studies being progressed to inform a planning application.

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2017/18	Total units delivered by 31/3/18	Comment on progress at 31/3/18	Comment on progress at 1/9/18
	(Approx 450 homes)				being progressed. Site specific SPD adopted in July 2017.	
SS3.10	Manydown, Basingstoke (Approx 3,400 homes)	17/00818/OUT	0	0	<p>Planning application for a residential-led development with up to 3,520 homes submitted on the principal site (17/00818/OUT) and awaiting determination.</p> <p>Prior to the monitoring year, an application for an EIA screening/scoping opinion was submitted for 300 dwellings at Worting Park (Ref 16/02559/ENSC). No update.</p>	Additional information submitted as part of planning application (17/00818/OUT) with additional consultation. Planning application due to be determined in winter 2018/19.
SS3.11	Basingstoke Golf Course (Approx 1,000 homes)	n/a	0	0	Council continued to work with the club and its representatives in terms of future progress on the site.	Council continued to work with the club and its representatives in terms of future progress on the site.
SS3.12	Hounsome Fields (Approx 750 homes)	15/04503/OUT Reserved matters: 18/00873/FUL 18/02443/FUL	0	0	Outline planning permission granted for up to 750 dwellings in September 2017 (15/04503/OUT).	<p>Two reserved matters applications submitted for:</p> <p>Gypsy and traveller pitches (18/00873/FUL, submitted in March 2018); and</p> <p>The construction access (18/02443/FUL, submitted in August 2018).</p>

Homes built on previously developed land

Target
To make effective use of land by reusing land that has been previously developed
Relevant policies
Local Plan Policy SS1 (Scale and Distribution of New Housing).
Outcome and key findings
<ul style="list-style-type: none"> 31% of gross new homes were built on previously developed land.

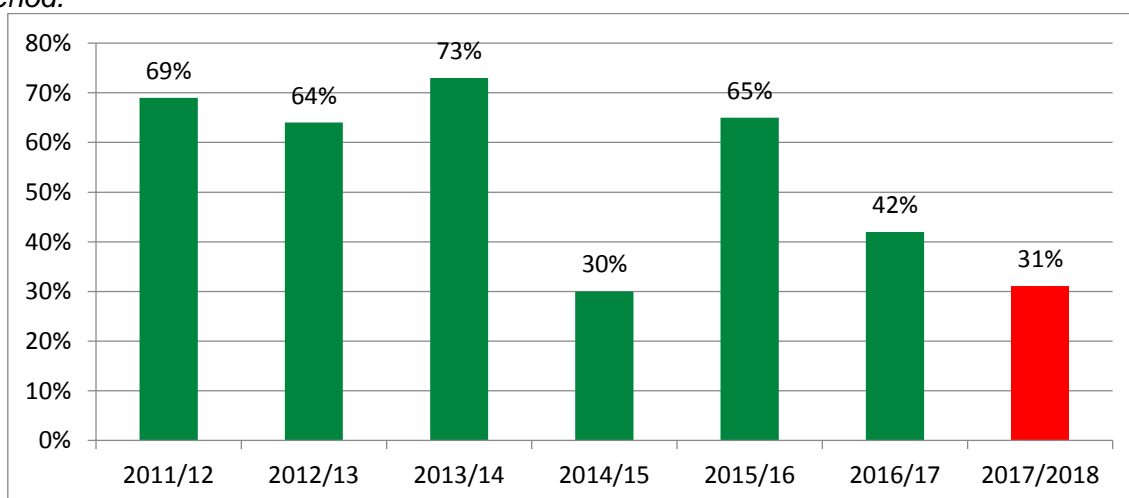
5.16 The National Planning Policy Framework (NPPF) defines Previously Developed Land (PDL) as 'land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'. The definition then goes on to state a number of specific exclusions including, 'land in built-up areas such as private residential gardens'.

5.17 There are no national or locally set targets for the amount or proportion of development that should be delivered on brownfield land. Paragraphs 117 and 118 of the NPPF support the delivery of homes and other uses on previously developed land and Local Plan Policy SS4 supports development on appropriate brownfield sites.

5.18 Of the 863 (gross) new homes delivered, 271 (31%) were built on previously developed land. This is lower than recent monitoring years (with the exception of 2014/15) and reflects the increased proportion of new homes delivered on greenfield Local Plan allocations including Kennel Farm, Land North of Marnel Park, and Razors Farm, and the reduced number of office to residential PD conversions.

5.19 The largest PDL developments in 2017/18 were the redevelopment of the Eli Lilly site at Chapel Hill (115 units), Daneshill Court (the conversion of an existing listed building, 14 units) and office to residential conversions in Basingstoke town centre.

Figure 5.3: Percentage of new dwellings (gross) on previously developed land over the plan period.



5.20 The Housing and Planning Act 2016 introduced a requirement for local planning authorities to compile and maintain a register of brownfield land suitable for housing, and a legal duty was placed on all Local Planning Authorities to have a brownfield register in place by 31 December 2017.

5.21 The council published its first brownfield land register in December 2017. This identified 48 sites covering an area of 54.82 hectares with the potential to deliver 2,073 net dwellings. A number of included sites already had planning permission, with the mixture of sites including those in ownership of the council and others in private ownership. The register will be updated annually by 31 December in line with statutory requirements. More information on the Brownfield Land Register is available to view here: <https://www.basingstoke.gov.uk/brownfield-register>.

Windfall sites

Target
To support the delivery of new homes from windfall sites where they accord with Local Plan policy and to deliver 50 units a year on qualifying small windfall sites.
Relevant policies
Local Plan Policy SS1 (Scale and Distribution of New Housing).
Outcome and key findings
<ul style="list-style-type: none"> • Large windfall sites continue to come forward and to contribute housing supply over and above that planned for by the Local Plan. • 45 net new dwellings were completed on small scale windfall sites (excluding garden land) in the monitoring year. Since the adoption of the Local Plan, an average of 48 dwellings per annum have been delivered on such sites, which falls slightly below the Local Plan's allowance of 50 dwellings per annum. • When dwellings on garden land are included, 63 net new dwellings were completed on small scale windfall sites over the monitoring year. Since 2011, average completions on small sites (inc garden land) is 63 dwellings per annum.

5.22 Windfall sites are those that come forward for development that have not been specifically identified as available through the Local Plan process. Windfall sites can be classified as both small sites (fewer than 10 dwellings) or large sites (10 or more dwellings).

5.23 The NPPF (Para. 70) states that an allowance may be made for windfall sites as part of anticipated supply where this is supported by compelling evidence that they will provide a reliable source of supply. It continues, 'Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends'. It is therefore necessary to monitor housing completions.

5.24 The Planning Practice Guidance (PPG) was updated in September 2018 to also include a requirement to annually review the permissions granted for windfall development by year and to compare this with any windfall allowance (Reference ID: 3-048-20180913).

Windfall from large sites

5.25 A number of large windfall sites (10 or more dwellings) have been granted planning permission and developed in the borough in recent years. The approval of such sites partly reflects the period where the council was not able to demonstrate a 5-year housing land supply, meaning that development sites outside settlement policy boundaries were able to come forward more readily. In addition, permitted development rights allowing office buildings to be converted to residential have enabled a significant number of new dwellings to come forward on sites previously in employment use.

5.26 In 2017/18, 594 dwellings were granted planning permission on large windfall sites (including 283 dwellings at Churchill Plaza and 122 dwellings on land adjoining the Spinney in Rooksdown). 311 dwellings were completed including 115 units on the former Eli Lilly site at Chapel Hill (15/03667/RES)¹³.

5.27 This shows that large windfall sites continue to come forward and make a significant contribution to housing delivery over and above that planned for by the Local Plan. Windfall consents continue to be granted, indicating that such sites will continue to make a contribution to housing delivery in the future.

Table 5.7: Planning permissions for housing on large windfall sites.

Year	2011 - 12	2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17	2017 - 18	Annual average (Plan Period)
Net new dwellings approved on large windfall sites	191	30	216	1210	559	685	594	498
Net new dwellings approved on all large sites	1090	30	1102	2550	643	755	1556	1104
Large site windfall as % of total large site consents	18%	100%	20%	47%	87%	91%	38%	57%

Table 5.8: Housing delivery from large windfall sites (sites of 10 or more units)¹⁴

Year	2011 - 12	2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17	2017 - 18	Annual average (Plan Period)
Net completions from large windfall sites	78	14	174	84	260	267	311	170
Total net completions	693	303	531	424	471	555	828	544

¹³ The development at Worting Farm (16/00391/FUL) has not been included as windfall as it falls within the red line boundary of the Manydown site allocation (SS3.10).

¹⁴ Delivery from windfall sites is calculated by assessing completions and consents in the borough against the Development Plan. Local Plan or neighbourhood plan site allocations and development on garden land are excluded from windfall calculations.

Large site windfall as % of total completions	11%	5%	33%	20%	55%	48%	38%	31%
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Windfall from small sites

5.28 The Local Plan makes an allowance for 50 units a year to come forward on small-scale windfall sites (ten units or fewer).

5.29 In 2017/18, 232 new homes were consented on small windfall sites, and 63 new homes were completed.

5.30 The NPPF 2012 clearly stated that windfall allowances should not include residential gardens¹⁵. However, the NPPF 2018 (para 70) is not explicit in this regard and (in the context of explaining how the windfall allowance should be calculated), it states that 'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'. There is therefore no longer a clear presumption in national policy against the development of garden land or removing it from windfall calculations.

5.31 The table below shows that since 2011 (the beginning of the Plan period), the average number of homes permitted on small windfall sites is 152. The average number of homes delivered on small sites is 63 dwellings per annum which is in excess of the Local Plan allowance of 50 dwellings per annum. When dwellings on garden land are excluded, the average is 48 dwellings per annum, which falls slightly below the Local Plan allowance.

Table 5.9: Planning permissions for housing on small windfall sites.

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Annual average (over plan period)
Net new dwellings approved on small windfall sites	74	98	103	122	197	235	232	152

Table 5.10: Housing delivery from small windfall sites

Year	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Annual average (over plan period)
Net completions from small windfall sites	43	61	54	55	73	91	63	63
Net completions from small sites on garden land	19	15	9	13	10	20	18	15
No of completions with garden land excluded	24	46	45	42	63	71	45	48

¹⁵ NPPF (2012) para 48.

Regeneration sites

Target
To deliver 200 net additional dwellings through regeneration up to 2029.
Relevant policies
Policy SS2 (Regeneration)
Outcome and key findings
<ul style="list-style-type: none"> • The regeneration scheme at Freemantle and Taverner (Norden Ward) was completed during the previous monitoring year (2016/17). • The council is continuing to work proactively with partners to identify other regeneration opportunities, including in Winklebury and Norden.

5.32 Policy SS2 (Regeneration) sets out the council's support for the regeneration of neighbourhoods across Basingstoke. It identifies priority areas in Buckskin, South Ham and Norden. The regeneration scheme at Freemantle and Taverner (in Norden Ward) was completed in 2016/17, delivering 100 new homes.

5.33 In November 2016, the council adopted a Community Investment Framework¹⁶ to support the regeneration of communities and ensure that the council's resources were focussed on the areas of greatest need and co-ordinated with partner organisations in the most effective way. The action plan sitting alongside the framework identified that initial work should focus upon regeneration opportunities in western Basingstoke, and in particular in Winklebury, Buckskin and South Ham.

5.34 The council is therefore working on the regeneration of the Winklebury ward with partners including Hampshire County Council, VIVID and the North Hampshire Clinical Commissioning Group. Work is also informed by a community-led plan¹⁷ which was published in November 2017 by Winklebury Community Action Group (WCAG).

5.35 In Norden, the redevelopment of the brownfield site at Chapel Hill has enabled developer contributions of £2.2 million to come forward to support regeneration within the ward. The council is working with the local community and two main housing associations to development environmental projects in partnership. The next steps are to identify improvement projects and prepare an implementation plan¹⁸.

5.36 The council is also working on a number of other redevelopment schemes to provide housing. This includes the release of Harlech Hall (18/01184/FUL, 7 dwellings) and Chineham House (17/04259/FUL, 10 dwellings) for local housing.

5.37 The council is therefore continuing to work in partnership with local housing associations and other partners to explore suitable regeneration opportunities and is anticipating the delivery of approximately 200 units through regeneration in the period up to 2029, as set out in Policy SS2 of the adopted Local Plan.

¹⁶ BDBC Community Investment Framework: <https://www.basingstoke.gov.uk/community-investment-framework>

¹⁷ Available to view: <https://www.basingstoke.gov.uk/communityplans>

¹⁸ <https://www.basingstoke.gov.uk/norden-regeneration>

Density of residential development

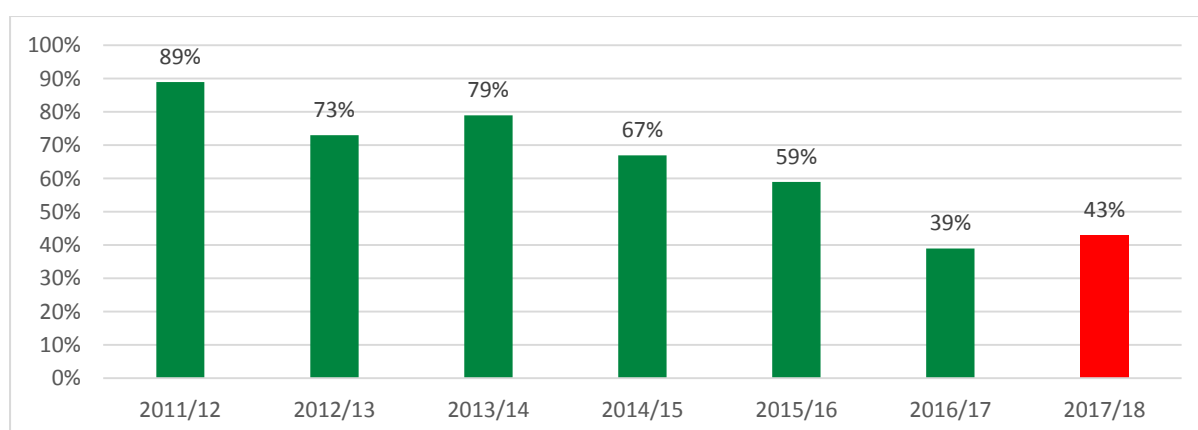
Target
To make efficient use of land whilst responding to local context.
Relevant policies
Policy EM10 (Delivering High Quality Development)
Outcome and key findings
<ul style="list-style-type: none"> 374 dwellings (43%) were built at a density exceeding 30 dwellings per hectare (dph). Density of development responded to local context.

5.38 The NPPF states that planning policies and decisions should support development that makes efficient use of land. Although the Local Plan does not include specific density standards, this is reflected in Local Plan Policy EM10 (Delivering High Quality Development) which requires development to promote the efficient use of land and achieve appropriate housing densities which respond to the local context.

5.39 In 2017/18, 43% of new homes (374 dwellings) were built at a density exceeding 30 dwellings per hectare. The figure is slightly higher than the previous monitoring year, but considerably lower than the start of the plan period when a number of high density schemes were implemented.

5.40 This year's relatively low figure is reflective of the number of completions on greenfield sites, which are generally built at lower densities than urban brownfield land. For example, Kennel Farm is being built out at 25dph and Minchens Lane, Bramley is 29dph. However, not all greenfield developments have densities below 30dph, and higher density development was provided on phases 3 and 5 of Merton Rise (31dph), and Phase 6 of Merton Rise (38 dph).

Figure 5.4: Proportion of dwellings delivered on sites with a density exceeding 30dph



5.2 Location of new housing

New homes in the countryside

Target
To only allow development in the countryside in exceptional circumstances.
Relevant policies
Local Plan Policy SS6 (New Housing in the Countryside).
Outcome and key findings
<ul style="list-style-type: none">• 81 gross (60 net) new dwellings were delivered outside settlement policy boundaries.• 209 net new dwellings were permitted outside settlement policy boundaries across the monitoring year.• Seven appeals were determined that related to the principle of development in the countryside, and they were all dismissed.

5.41 The spatial strategy set out in the Local Plan seeks to maintain and develop sustainable communities, with the majority of new homes to be built in and around the borough's main settlements. The Local Plan defines the boundary between the built up areas of the borough's more sustainable settlements and the surrounding countryside through the delineation of Settlement Policy Boundaries (SPB).

5.42 Policy SS6 allows a limited number of exceptions to be made to the general policy restraint on housing in the countryside. These include where they are located:

- a. On previously developed land (PDL)
- b. Form a rural exception site for affordable housing
- c. For the re-use of a redundant or disused building
- d. For a replacement dwelling
- e. Meet a locally agreed need
- f. Linked to an existing rural business
- g. Allocated in a made neighbourhood plan.

Completions

5.43 Of the 863 gross completions in 2017/18, 81 dwellings (9%) were delivered outside of Settlement Policy Boundaries (SPB). The majority of these dwellings were on small sites, and received planning permission prior to the adoption of the new Local Plan, at a time when the council was unable to demonstrate a five year supply of deliverable sites. The only large site delivering new dwellings outside a defined SPB was Minchens Lane in Bramley.

Consents

5.44 In 2017/18, the council granted planning permission for 232 gross (209 net) new dwellings in the countryside (excluding reserved matters applications). This is slightly fewer than the previous year on account of the fact that the council had an up-to-date Local Plan throughout this whole monitoring year and could better resist speculative development.

Table 5.11: Number of new dwellings approved in the countryside¹⁹

	No of dwellings approved in the countryside in 2016/17	No of dwellings approved in the countryside 2017/18
Gross	297	232
Net	277	209

5.45 Only two large sites have been approved for new development in countryside locations. These were:

- Land west of Sapley Lane (16/03057/OUT) – An outline planning application for the erection of up to 55 dwellings. The application complied with SS6 (g) as it was an allocation in a made neighbourhood plan.
- Hurstbourne Station, Stoke Lane (16/02664/FUL) – This was a mixed residential and commercial development including 44 dwellings. The site was previously developed land (a commercial recycling operation) and had extant consent for 30 dwelling and B1 office space. The application was approved on a planning balance with weight given to the fact that the proposal would make effective use of brownfield land.

5.46 Other new homes were permitted as part of smaller applications including proposals for redevelopment on previously developed land, conversions of existing buildings and replacement dwellings. These applications were assessed against the requirements of ALP Policy SS6 and any other material considerations.

5.47 The following appeals for new dwellings in the countryside were determined by the Planning Inspectorate over the course of the monitoring year. In all cases, the appeals were dismissed.

Table 5.12: Appeal decisions received for new homes in the countryside (2017/18)

BDBC reference (and date of decision on planning app)	Site name	Proposal	Appeal decision (and date of appeal decision)	Reason for appeal decision
15/03423/FUL 13 December 2016	Land at The Street, Bramley	Erection of two no 4 bedroom dwellings with detached garages	Dismissed 25 April 2017	The inspector concluded that the site would not be sustainable and would conflict with LP policy SS1 and SS6 (e) as a locally agreed need had not been demonstrated.
16/01238/FUL 20 December 2016	The Forge, West End, Sherborne St John	Erection of 2 no. 2 bed semi-detached dwellings	Dismissed 5 June 2017	The inspector noted that no locally agreed need had been submitted to support the application which was in the SSJ Conservation Area. The proposal was found to be in conflict with Local Plan Policies SS1 and

¹⁹ Excluding reserved matters planning applications.

				SS6(e), and to also have a harmful impact on character and appearance.
16/02187/FUL 1 December 2016	Nately Scures House, Scures Hill	Erection of 3 no four bed dwellings and garages	Dismissed 12 September 2017	The inspector concluded that the proposal would be out of keeping with the surrounding area and that it would not meet the requirements of either Policy SS6(a) or SS6(e).
16/04106/FUL 10 February 2017	Land at Boars Bridge, Little London	Erection of dwelling Change of use of equestrian land to residential.	Dismissed 12 July 2017	The inspector concluded that the applicant had not provided sufficient evidence to demonstrate a locally agreed need and so would not meet the requirements of Local Plan Policy SS6(e).
16/04200/FUL 3 February 2017	Kenmare, Penwood	Erection of a 3 bed dwelling, and creation of new access	Dismissed 8 December 2017	The inspector noted that the proposal would be in an isolated location and would not meet the requirements of Local Plan policy SS6(a).
16/03850/FUL 11 May 2017	Land adjacent to Nately Towers, Nately Scures	Erection of 1 5 bed dwelling and creation of a new access	Dismissed 28 February 2018	The inspector noted that the proposal had not adequately demonstrated a locally agreed housing need as required by Policy SS6(e).
17/01482/FUL 19 June 2017	Old Camps, Newbury Road, Headley	Erection of a new dwelling	Dismissed 28 February 2018	The inspector concluded that the site was not PDL and that a locally agreed need had not been demonstrated. The proposal therefore did not meet the requirements of Local Plan Policy SS6.

5.48 Overall, the monitoring suggests that ALP Policy SS6 provides a suitably flexible framework to allow new dwellings in the countryside where they are appropriate, but is sufficiently strong to prevent unacceptable development (including new dwellings in isolated locations).

New homes around nuclear installations

Target
To only allow development within the off-site emergency planning area where the Off Site Nuclear Emergency Plan can accommodate the needs of the population in the event of an emergency.
Relevant policies
Local Plan Policy SS7 (Nuclear Installations – Aldermaston and Burghfield).
Outcome and key findings
<ul style="list-style-type: none"> 9 net (10 gross) dwellings were delivered within the off-site emergency planning area in 2017/18.

- 12 gross (10 net) new homes were granted consent within the AWE off-site emergency planning area in 2017/18, as it was demonstrated that they could all be accommodated within the off-site emergency plan.
- No planning applications were approved contrary to advice from the Office of Nuclear Regulation.

5.49 Local Plan Policy SS7 (Nuclear installations – Aldermaston and Burghfield) recognises the need for land uses to be managed in the interests of public safety around the two licensed nuclear installations at Tadley and Burghfield, which are both located close to the borough boundary.

5.50 The Office of Nuclear Regulation (ONR) define Radiation Emergency Preparedness and Public Information Regulations (REPPiR) off-site emergency planning areas around each site. Within this area, development needs to be assessed to determine whether it would have any implications upon the Off-Site Nuclear Emergency Plan in conjunction with the ONR.

Completions

5.51 The gross number of new homes built within the REPPiR off-site emergency planning area for AWE (as redefined in September 2016) was 10 (9 net). The majority of the applications for these dwellings were approved before the adoption of the current Local Plan.

5.52 These were all small planning applications that ONR determined could be accommodated within the off-site emergency plan.

Consents

5.53 Over the monitoring period, 10 net (12 gross) new homes were approved within the REPPiR off-site emergency planning area. These were all small planning applications that ONR determined could be accommodated within the off-site emergency plan.

5.54 Permission was also granted for a 120 bed care home at Bishopswood Golf Course (15/03090/FUL) within the off-site emergency planning area. It was determined that in light of the self-contained operation of the proposed care home and its location and scale, a condition could be used to secure a comprehensive emergency plan for the site. This would ensure that development would not impact upon the functioning of the Off-Site Nuclear Emergency Plan. The condition has not yet been discharged.

5.55 It is therefore clear that the policy is working well and is allowing new development where appropriate.

5.3 Type of housing delivered

Market housing mix and type

Target
To provide new housing which incorporates a mix of tenure, size, and type to meet the borough's needs and enable accommodation for all.
Relevant policies
CN3 (Housing Mix for Market Housing)
Outcome and key findings
<ul style="list-style-type: none"> • Development provided a mix of dwelling sizes including a significant proportion of two and three bedroom dwellings (56%). • 76% of the new homes were houses and 24% were flats.

5.56 The Local Plan 2011-2029 sets the objective of providing 'new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all...' and Policy CN3 (Housing Mix for Market Housing) requires development to 'include a range of house type and size to address local requirements'.

5.57 Since the end of the monitoring year, the council has adopted a Housing Supplementary Planning Document (July 2018) which provides additional guidance to support this policy. Appendix 3.1 of this document provides the most up-to-date evidence about housing needs, and highlights a particular borough-wide requirement for homes with two and three bedrooms.

5.58 Within the monitoring year, a mix of dwellings sizes was delivered and more than half the units had two or three bedrooms (56%). This is similar to the previous monitoring year when 57% of market units had two or three bedrooms. The following table shows the net proportion of different size homes provided each year since the adoption of the Plan. Continuing the pattern of 2016/17, a balanced mix of dwelling sizes has been delivered over the last year.

Table 5.13: Percentage of market dwelling completions by number of bedrooms (net)²⁰

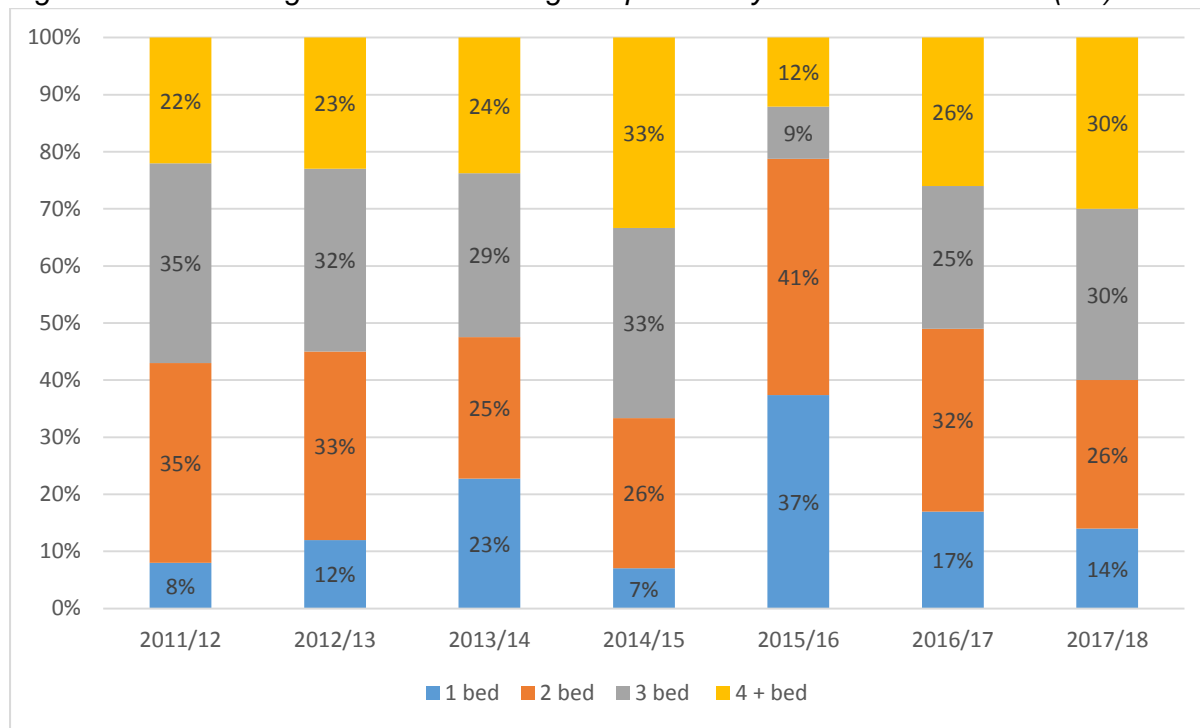
Monitoring year	Total market dwellings	1 bed	% of total	2 bed	% of total	3 bed	% of total	4+ bed	% of total	Not known ²¹
2011/12	384	31	8%	142	35%	141	35%	88	22%	-18
2012/13	276	33	12%	95	33%	92	32%	64	23%	-8
2013/14	493	116	23%	129	25%	147	29%	123	24%	-22
2014/15	262	20	7%	76	26%	95	33%	96	33%	-25

²⁰ Percentages relate to known net changes in the housing stock.

²¹ The 'not known' figure is negative because this represents dwellings that are demolished in the borough each year, but their size is not known. The %s are calculated on the known net change in the housing stock each monitoring year.

2015/16	398	153	37%	169	41%	37	9%	51	12%	-12
2016/17	447	76	17%	139	32%	107	25%	113	26%	-11
2017/18	585	85	14%	154	26%	178	30%	179	30%	-11

Figure 5.5: Percentage of market dwelling completions by number of bedrooms (net).



5.59 Of the net market dwellings delivered in the monitoring year, 437 were houses (76%) and 138 dwellings were flats (24%).

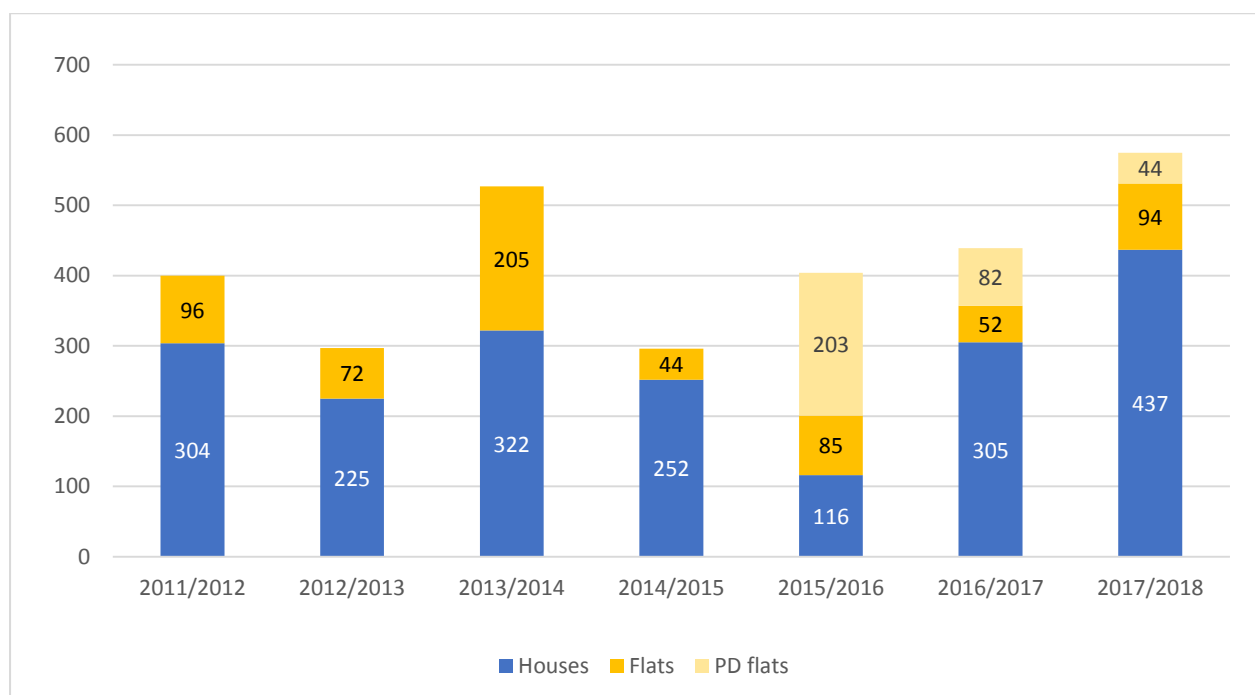
Table 5.14: Market dwellings by dwelling type (net)

House type	1 bed	2 bed	3 bed	4 bed	5 bed	Total ²²	%
Houses	8	81	172	145	31	437	76%
Flats	65	72	1	0	0	138	24%
Total	73	153	173	145	31	575	100%

5.60 Of the flats, 32% (44 dwellings) were delivered through office to residential conversions that were approved under permitted development rights. Figure 6.11 illustrates the contribution that PD rights have made to the supply of flats in the last three years.

²² 9 completions and/or losses for houses were unknown. Further 17 dwellings did not precisely fall into the category of house or flat.

Figure 5.6: Number of market housing and flats delivered from 2011-12 to 2017-18, showing the contribution of office to residential PD conversions.



5.61 A number of the adopted neighbourhood plans also include local housing mix policies. For those neighbourhood plans adopted prior to 1 April 2016, an assessment of these policies can be viewed in Appendix 6.

Affordable housing

Target
To maximise the delivery of affordable housing: <ul style="list-style-type: none"> To deliver 300 (net) new affordable homes per annum; and To secure 40% affordable housing on relevant sites.
Relevant policies
Local Plan Policy CN1 (Affordable Housing), CN2 (Rural Exceptions for Affordable Housing), BDBC Housing Strategy 2016-2020.
Outcome and key findings
<ul style="list-style-type: none"> 243 net and gross affordable units were delivered. The council secured policy-compliant affordable housing on all six qualifying market housing developments. 398 affordable homes were secured on four market housing sites (40% of total dwellings), in addition to off-site contributions of more than £820,000 on two further sites.

Completions

5.62 243 gross affordable units were completed in the borough during the monitoring period²³. This is equivalent to 29% of all the homes delivered. Many developments are not required to provide affordable housing if they fall below the size threshold set out in national planning guidance or if they are permitted development.

5.63 The delivery in this monitoring year is less than the target of 300 completions per annum. The Housing and Homeless Strategy 2016-20, which sets the target of 300, recognises that this target may not be achievable initially due to delivery and development constraints but that it should be achieved by 2020. The completions recorded this year are however higher than the previous monitoring period (when there were 136 gross completions). It is also predicted that affordable housing completions will increase next year in line with the increase in overall housing delivery.

5.64 A significant proportion of the affordable housing was completed on Local Plan site allocations including at Kennel Farm (47), Razors Farm (35) and Land north of Marnel Park (34). The following sites delivered the most affordable homes during the monitoring year:

Table 5.15: Sites delivering the most affordable homes in 2017/18.

Sites	Number of affordable homes
Kennel Farm	47
Land at Chapel Hill	36
Razors Farm	35
Land North of Marnel Park	34

5.65 Of the affordable completions, 44% (108 dwellings) were flats, and 56% (135 dwellings) were houses, with a particular focus on two bedroom properties.

Table 5.16: Affordable dwelling completions by dwelling type and number of bedrooms for 2017/18 (figures based on gross number). Source: Hampshire County Council

Dwelling size	Flat	House	Total
1 bed	39	2	41
2 bed	69	64	133
3 bed	0	62	62
4 bed	0	7	7
Total	108	135	243

5.66 In terms of tenure, 139 of the affordable units completed were rented (57%) and 104 units (43%) were for shared ownership. The high proportion of shared ownership (relative to the Policy requirement for 70% rented and 30% intermediate) reflects the phased manner in which affordable housing has come forward on sites. For example,

²³Based upon BDBC housing monitoring using completion figures provided by Registered Providers.

all 19 of the AHs delivered at Kennel Farm were shared ownership, whereas the site will also deliver rented homes.

Consents

5.67 The Planning Practice Guidance introduced national thresholds for the delivery of affordable housing in May 2016, which supersede the thresholds set out in Local Plan Policy CN1. As a result of this, affordable housing could only be sought on developments of 11 or more units (or on developments with a floor area exceeding 1,000sqm). As an exception to this, schemes of 6-10 net dwellings in the AONB would be required to make an off-site financial contribution.

5.68 During 2017/18, six market housing schemes were eligible to provide affordable housing. Of these six schemes, four provided policy compliant schemes of 40% affordable housing, totalling 398 affordable homes. Financial contributions (towards off-site provision) were accepted on the other two schemes in Hurstbourne Priors and St Mary Bourne. These contributions were calculated using 'equivalence' principles, thereby reflecting the same cost/value that would have arisen had the affordable housing been provided on-site.

5.69 An off-site contribution was accepted at Hurstbourne Station (16/02664/FUL) due to the lack of an identified need within the Parish or in the neighbouring settlements. There was also a concern about the appropriateness of the site to serve those in housing need with limited means, given its remote location. The calculation of the contribution was based upon an independent valuation undertaken by the LPA, taking into account the abnormal costs of the site.

5.70 At Bank Top, in St Mary Bourne (17/00965/FUL), off-site provision was agreed due to a Vacant Building Credit adjustment. When the Vacant Building Credit was taken into account, there was an affordable housing requirement for just 0.9 affordable dwellings.

5.71 A further five units were permitted at Paddock Road (17/01207/FUL), which provided 100% affordable housing (shared ownership).

Table 5.17: Affordable housing secured from planning applications in 2017/18 (excluding reserved matters approvals)

Site Name	Planning application reference	Number of market dwellings	Number of affordable dwellings	% of total homes
Market sites providing on-site affordable housing				
Redlands	16/02457/OUT	150	60	40%
Hounsome Fields	15/04503/OUT	750	300	40%
West Sapley, Overton	16/03057/OUT	55	22	40%
White Building, Chapel Hill	17/02279/FUL	40 (net)	16 (net)	40%
TOTAL			398	40%

Market sites providing an off-site contribution				
Hurstbourne Station, Hurstbourne Priors	16/02664/FUL	44	Offsite contribution of £723,000	
Bank Top, St Mary Bourne	17/00965/FUL	8	Offsite contribution of £98,685	
TOTAL			£821,685	

Sites providing 100% affordable housing				
96 Paddock Road, Basingstoke	17/01207/FUL	0	5	100%

5.72 In terms of tenure mix, the approvals on the market housing sites reflected the 70% rented/30% intermediate tenure split required by Local Plan Policy CN1.

5.73 The Local Plan has therefore been successful in securing affordable homes from market housing planning applications. The rate of delivery is often dependent upon the rate of construction and sale of market homes and this year marks a notable increase in delivery from both tenures within the borough. This increase is predicted to continue next year.

Housing for older people and people with support needs

Target
Where there is an unmet need in the local area, large-scale residential developments (of 200 or more homes) should incorporate specially designed housing/specialist accommodation for older people and people with support needs.
Relevant Policies
Local Plan Policy CN4 (Housing for older people/specialist housing)
Outcome
<ul style="list-style-type: none"> Two planning applications were approved for residential development which met the size threshold for applying Local Plan Policy CN4. On the site at Hounsome Fields, 15% of homes were secured with enhanced accessibility and adaptability standards. The conversion of Churchill Plaza could not be required to provide specialist accommodation as it was an office to residential conversion under permitted development rights.

5.74 Demographic projections show that the borough's population will age over the Plan period. Older residents will have a variety of housing needs that will be met both through the provision of suitable mainstream housing and specialist accommodation, for example, sheltered accommodation, housing with care, and residential/nursing care homes. Policy CN4 supports the provision of specifically designed housing for older people and specialist housing, and requires large new residential developments (with more than 200 homes) to incorporate specially designed accommodation where there

is a local need. This requirement has been further explained through the Housing SPD that was adopted outside the monitoring period in July 2017.

5.75 Two planning applications were permitted during the monitoring year for more than 200 residential units:

- The Local Plan site allocation at Hounsome Fields (15/04503/OUT) was approved for 750 dwellings. A condition was placed on the application requiring that at least 15% of the dwellings should be built to enhanced accessibility and adaptability standards.
- 283 units were permitted in the office to residential conversion at Churchill Plaza (17/00416/GPDOFF). However, as this was allowed under permitted development rights, the application could not be assessed against the Local Plan and older persons' provision could not be sought.

Completions

5.76 Six (C2 use class) completions were completed during the monitoring year:

- Four completions at Kings Lodge, Worting Road which was approved in March 2015 for the erection of an eight bed care home (15/00885/FUL); and
- Two self-contained apartments were completed as part of an extension of an existing care home at Fairview in Baughurst (14/02944/FUL).

Consents

5.77 An application for a 120 bedroom care home at Bishopswood Golf Course in Tadley, which included lounges, dining rooms and a day centre gained a resolution to approve in September 2017 (and formal consent was issued outside the monitoring period in May 2018). As required by Policy CN4, the application was supported by a Care Needs Assessment which demonstrated that there was a need for the facility in this location, and information to demonstrate that the proposal complied with the policy's locational requirements.

5.78 The council routinely uses planning conditions to require developments to deliver 15% adaptable and accessible homes, as required by Local Plan policies CN1 (Affordable Housing) and CN3 (Housing Mix for Market Housing). Further guidance on these standards is provided by the Housing Supplementary Planning Document²⁴.

²⁴ <https://www.basingstoke.gov.uk/housing-spd>

Self-build and custom housebuilding

Target
To grant sufficient development permissions to meet the demand for self-build and custom housebuilding in the borough.
Relevant Policies
CN3 (Housing Mix for Market Housing) and SS3 site allocation policies (SS3.9 East of Basingstoke; SS3.10 Manydown; SS3.11 Basingstoke Golf Course; SS3.12 Hounsome Fields)
Outcome
<p><u>Demand:</u></p> <ul style="list-style-type: none"> • 26 individuals joined the self-build register during base period 3 (31 October 2017 - 30 October 2018). There are now 223 individuals on the council's register. <p><u>Supply:</u></p> <ul style="list-style-type: none"> • 127 self-build/custom build units were granted consent on two sites during the monitoring year. • No self-build units were completed during the monitoring year. <p><u>Demand v Supply Balance:</u></p> <ul style="list-style-type: none"> • Under the Right to Build, the council has a duty to grant permission to 119 self/custom build plots by 30 October 2019 (the number of individuals joining the Self-Build Register from October 2016-October 2017). The council has already met this requirement through the consents granted over this monitoring year.

Demand

5.79 The Housing and Planning Act 2015 (as amended by the Housing and Planning Act 2016) defines self-build and custom housebuilding as:

'...the building or completion by - (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.'

5.80 In accordance with the Self-build and Custom Housebuilding Act 2015, the LPA established a Self-build Register in March 2016 where households could register an interest in finding a plot for self-build or custom build housing in the borough. The register collects information on the types, sizes and locations of the plots sought, and the individual circumstances of prospective builder.

5.81 In May 2017, in line with the Self-build and Custom Housebuilding Regulations 2016, the council introduced a local connection test. This enabled the register to be split into two parts:

- Part 1 comprises individuals who joined the Register prior to May 2017, and individuals or associations living within the borough or with a connection to it; and
- Part 2 for all other individuals or associations.

5.82 The Right to Build imposes a legal duty on the council to grant sufficient development permissions to meet the demand for self-build and custom housebuilding in their area (as indicated by part 1 of the register) on a rolling three-year basis.

5.83 To calculate this demand, each entry onto the register falls within a 'base period'. The first base period is calculated from the first day on which the register was established by the LPA (23 March 2016) until 30 October 2016, and subsequent base periods run annually from 31 October.

5.84 119 individuals joined the self-build register in the first base period (between 23 March – 30 October 2016), 78 individuals joined in base period 2 (31 October 2016 – 30 October 2017), and 26 further individuals joined in base period 3 (31 October 2017 – 30 October 2018).

5.85 The AMR's monitoring year straddles base period 2 and 3 (as base period 2 runs from 31 October 2016- 30 October 2017 and base period 3 runs from 31 October 2017 – 30 October 2018). However, as base period 3 was complete prior to publication, and to ensure this report is as up to date as possible, the AMR includes information about demand on the register from both base periods.

Table 5.18: Demand for plots for self-build and custom build housing (Source: BDBC self-build and custom build Housing Register)

Date of joining register	Base Period 1 (23 March – 30 October 2016)	Base Period 2 (31 October 2016 – 30 October 2017)	Base Period 3 (31 October 2017 – 30 October 2018)	Total
No of individuals added to Part 1 of Register	119	76	24	219
No of associations on Part 1 of Register	0	0	0	0
No of individuals on Part 2 of Register	0	2	2	4
No of associations on Part 2 of Register	0	0	0	0
Total	119	78	26	223

5.86 The council also collects information about the preferences expressed by those on the Register. However, it should be recognised that these preferences are stated without commitment and may be aspirational.

Preferred number of bedrooms

Table 5.19: Preferred number of bedrooms

Bedrooms	1	2	3	4+
Number of preferences identified in Base Period 1	2	11	47	59
Number of preferences identified in Base Period 2	0	3	32	43
Number of preferences identified in Base Period 3	0	1	8	17
Total	2	15	87	119

Preferred house type

Table 5.20: Preferred house type

Number of preferences identified	Detached	Semi-detached	Terraced	Flat	No preference
Base Period 1	107	0	2	0	10
Base Period 2	70	2	0	0	6
Base Period 3	24	1	0	0	1
Total	201	3	2	0	17

Preferred build path²⁵

Table 5.21: Preferred build path

Number of preferences identified	Self-build only	Custom build only	Either Self-build or custom build	Self-build/custom build affordable housing	Not decided
Base Period 1	38	21	46	12	13
Base Period 2	24	9	38	11	6
Base Period 3	17	14	16	0	3
Total	79	44	100	23	22

Preferred location

5.87 Although the Right to Build requires the council to meet the overall demand for plots rather than match specific locational preferences, it is helpful to understand the preferences expressed through the Register. Of the 223 individuals registered, 132 indicated they would be interested in a plot *anywhere* in the borough, with 36 individual expressing an interest in areas in or adjacent to Basingstoke town.

5.88 The other locations that were most commonly specified by applicants as a preference are set out below:

²⁵ Multiple choices permitted by the application form

Table 5.22: Preferred locations for self-build and custom-build properties

Location	Number of applicants choice in Base Period 1 (23 March – 30 October 2016)	Number of applicants choice in Base Period 2 (31 October 2016 – 30 October 2017)	Number of applicants choice in Base Period 3 (31 October 2017-30 October 2018)	Total for all three base periods
Cliddesden Parish	9	5	4	18
Oakley and Deane Parish	9	5	2	16
Laverstoke and Freefolk Parish	7	6	3	16
Overton Parish	8	5	5	18
Bramley Parish	9	3	5	17
Silchester Parish	7	4	5	16
Candovers Parish	7	3	4	14
Mortimer West End Parish	6	4	4	14
North Waltham Parish	5	5	3	13
Old Basing and Lychpit Parish	7	3	2	12
Sherfield on Loddon Parish	7	3	4	14
Whitchurch Parish	5	5	3	13

Supply

5.89 Over the 2017/18 monitoring year, 127 serviced plots of land for self-build or custom housebuilding were granted planning permission, as set out below. The council's Housing SPD provides additional detail to developers on how plots should be marketed to those on its register. The plots at The Spinney went on sale in 2018 and the council notified people on the self-build register that these plots were available to purchase.

Table 5.23: Self build sites with planning permission

Site	Description / Comment	Number of self-build and custom build plots
The Spinney, Park Prewett (BDB/74447)	Site has outline consent for 122 dwellings. Reserved matters application approved for 122 self-build and custom build units in February 2018 (17/02383/RES). Plots went on sale in 2018.	122
Hounsome Fields (15/04503/OUT)	Local Plan allocation for 750 homes. The site was approved in September 2017 (15/04503/OUT). The S106 requires individuals on the council's self-build register to be given the right of first refusal to purchase a self-build plot.	5
Total		127

Responding to demand

5.90 The Right to Build requires LPAs to grant sufficient development permissions to meet the demand for self-build and custom housebuilding in their area on a rolling three year basis.

5.91 By 30 October 2019, it is therefore necessary for the council to grant planning permission for as many plots as there were people on the register on 30 October 2016.

5.92 As shown in the table below, the council has already met this obligation as 127 self-build and/or custom build plots have already been granted planning permission.

Table 5.24: Table showing short term demand as informed by the council's self-build register

Base period	Individuals	Associations	Planning permission for plots required by	Requirement met?
1 (25 March 2016-30 October 2016)	119	0	30 October 2019	Yes – 127 plots granted permission at 30 October 2018.
2 (31 October 2016- 30 October 2017)	78	0	30 October 2020	-
3 (31 October 2017-30 October 2018)	26	0	30 October 2021	-
Total	223	0		

Gypsy and traveller accommodation

Target
To make provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople, as indicated in the most recent Gypsy and Traveller Needs Assessment.
Relevant Policies
CN5 (Gypsies, Travellers and Travelling Showpeople) and Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) 2017.
Outcome
<ul style="list-style-type: none"> Two pitches were provided in the borough during the monitoring period due to a retrospective planning application being allowed on appeal at land north of Pelican Road (15/02627/FUL). Two pitches were granted outline consent as part of the residential-led development at Housome Fields (15/04503/OUT). The council is unable to demonstrate a five year supply of pitches.

5.93 In April 2017 the council published a new Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA), which updated the previous Gypsy and Traveller Needs Assessment (GTNA) published in August 2015. The updated GTAA was necessary in order to respond to the changes in the definition of gypsies and travellers which was set out in the amended version of the relevant national level planning guidance, Planning Policy for Traveller Sites (PPTS), published after the completion of the GTNA 2015. As a result of the new definition of gypsies and travellers, which does not include those who have permanently ceased to travel, the revised GTAA splits the need requirement into 3 categories:

- Travellers who meet the new definition

- Unknowns - these are individuals who may meet the PPTS definition, but whose status and needs have not been clearly established
- Travellers not meeting the new definition.

5.94 These different categories produce the following need requirements:

- Travellers who meet the new definition: 7 pitches required up to 2029 (5 in the first 5 years i.e. up to 2022).
- Unknowns: Potential for up to 7 pitches (up to 2029), though this will need to be proven by applicants on a case by case basis.
- Travellers not meeting the new definition: this category would give rise to a need for 3 pitches up to 2029, but given that these travellers do not meet the definition, they do not result in a specific need for gypsy pitches.

Demand

5.95 The total need identified by the GTAA is 8 pitches over the Local Plan period, based on the 7 pitches derived from those travellers which meet the definition, and 1 from the unknown category (based on the methodology set out in the GTAA). As per paragraph 5.41 in the ALP, this new figure updates the number of pitches set out in policy CN5. There is no requirement for additional Travelling Showpeople accommodation.

Supply

5.96 Seven planning applications were received during the monitoring year for gypsy and traveller accommodation. Of these, one was approved, four were refused, and two were appealed for non-determination. Full details about how these applications were determined is set out in Table 5.25.

5.97 Two gypsy and traveller pitches were also granted outline consent as part of an application for residential-led development at Hounsome Fields (in line with Local Plan Policy SS3.12). Following on from the grant of outline consent, outside the monitoring year, a full application has been submitted for these two gypsy and traveller pitches (18/00873/FUL).

5.98 One appeal was allowed during the monitoring period on a site known as land north of Pelican Road. This was a retrospective application for the continued use of the land for 2 pitches and associated development. The appeal was against the enforcement notice, with planning permission granted by the Inspector. The permission granted was for permanent consent.

Supply and demand balance

5.99 In light of the two pitches allowed on appeal at Pelican Road, the number of pitches required over the five year period has reduced from five to three pitches by 2022.

5.100 The pitches granted as part of the outline consent at Hounsome Fields will help to meet the council's need for pitches, and will reduce the level of longer term need down to 4. However, currently, it is considered that these pitches would not reduce the short-term need requirements, as there remains some uncertainty regarding whether they will be provided over the next five years. It may be possible to count them towards the short-term need once full planning permission for the pitches has been granted.

Table 5.25: Planning applications determined during the monitoring period.

Planning reference	Site name	Proposal	Decision / Status at 1/3/18	Commentary
15/04503/OUT	Hounsome Fields	Outline application for up to 750 residential units land for up to two pitches to accommodate Gypsies and Travellers.	Grant	Permission was granted for the Local Plan site allocation. A legal agreement to secure two gypsy and traveller pitches on site was completed in September 2017.
18/00006/RET	4 Cufaude Lane, Bramley	Proposed use of land for gypsy/ traveller family comprising stationing of 3 no. touring caravans, the erection of a utility room.	Refused – currently at appeal	The reasons for refusal related to the location of the site within flood zone 3, highways impacts, and the impact on the character of the area. The LPA also consider that it would result in an isolated form of development.
17/04276/FUL	Land At Cufaude Lane, Bramley	Change of use of site as a private gypsy site for one family comprising two mobile homes and touring caravans.	Refused – currently at appeal	The reasons for refusal related to the intentional unauthorised occupation of the site, location of the site within flood zone 3, highways impacts, and the impact on the character of the area. The LPA also consider that it would result in an isolated form of development.
17/02123/FUL	Land At Dixon Road, Sherfield-on-Loddon	Change of use of land for the stationing of a caravan and a mobile home for residential purposes, for 1 no. gypsy pitch.	Refused – currently at appeal	The proposal was refused due to a conflict with policy EM1 and EM12 of the Local Plan, owing to detrimental landscape impact and health and safety risks (stemming from the previous use of the land for military purposes).
17/00942/FUL	Land Adjacent To The Oaks, Cufaude Lane	Change of use of site as a private gypsy site for one family comprising a mobile home, utility room and touring caravan.	Appeal against non-determinati on lodged	The deemed reasons for refusal were on the basis of intentional unauthorised occupation of the site, location of the site within Flood Zone 3, highways impacts, location of the site within what the LPA consider to be an isolated location and detrimental impact on the character of the area.
16/04440/FUL	The Stables, Church End, Sherfield-On-Loddon	Erection of 2 no. day rooms, creation of horse manage and siting of 4 No. gypsy pitches.	Refuse	The application was refused on the basis of highway safety and detrimental impacts in relation to character of the area and trees.
17/00653/RET	Land Adjacent To And Rear Of Culhams Mill, Silchester	Change of use of land to residential caravan site comprising 13 plots including day rooms.	Appeal against non-determinati on lodged	The deemed reasons for refusal included the principle of development, intentional unauthorised occupation of the site, isolated nature of location, visual impact, damage to natural environment, lack of information regarding highways, odour, noise and surface water management.

Unauthorised encampments

5.101 Outside the monitoring period, the council was granted an interim injunction, which prevents encampments on unauthorised sites in the borough. The interim injunction covers Basingstoke town plus areas of Bramley and Silchester and a small parcel of land at Stratfield Turgis.

5.4 Housing delivery through neighbourhood planning

Target
To deliver new homes in the borough's smaller settlements in line with the requirements of Local Plan Policy SS5.
Relevant Policies
Local Plan Policy SS5 (Neighbourhood Planning)
Outcome
<ul style="list-style-type: none">• The four neighbourhood plans made over the monitoring year met their Policy SS5 requirement in some form.• Of the five largest settlements identified in Policy SS5, four have met their requirement in full, subject to the delivery of sites.• Of the 13 smaller settlements, nine have met their requirement in full, subject to the delivery of sites in some cases.

5.102 Local Plan Policy SS5 (Neighbourhood Planning) seeks to deliver sustainable growth in the borough's smaller settlements and identifies the minimum number of dwellings that each settlement should provide.

5.103 The Local Plan identifies what types and sizes of development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

5.104 In monitoring planning permissions and completions, the LPA will not count the following developments towards settlement targets:

- Sites allocated by the adopted Local Plan;
- Sites that are not within or adjacent to those settlements' Settlement Policy Boundaries; and
- Planning permissions granted before 1 April 2011 (including reserved matters where the outline consent was granted before this date).

5.105 The council considers that the requirement of Policy SS5 has been met when sufficient sites have been allocated through Neighbourhood Plans or sufficient planning permissions have been granted. The council will monitor progress with delivery to

ensure that the allocations and planning consents result in new dwellings being delivered.

5.106 The progress of each area towards their SS5 target is set out in the following tables. The column of 'total qualifying consents' includes schemes which have been implemented but not those for which planning permission has lapsed. In terms of the Plans made in 2017/18, Sherborne St John and Whitchurch both included site allocations to meet their SS5 housing requirement. Sherfield-on-Loddon's plan facilitated development to meet their requirement, and St Mary Bourne did not need to allocate a site as their SS5 requirement had already been met through windfall development.

5.107 The council continues to work proactively with neighbourhood planning groups and communities across the borough, to provide advice and assistance to help them develop their plans and meet the Local Plan requirement. At 1 April, 11 of the 18 parishes listed in Policy SS5, have met their requirement in full, subject to the delivery of sites in some cases, with a further two areas meeting their requirement outside of the monitoring period. Burghclere, Cliddesden, Dummer, North Waltham and Preston Candover are yet to meet their Local Plan housing allocation.

Table 5.26: Progress with Housing Delivery through Neighbourhood Planning – Large settlements

Settlement	Target for plan period (at least)	Planning permissions		Completions		SS5 met at 31/3/18?	Comments (as of April 18)
		Qualifying consents in 17-18 monitoring year	Total qualifying consents 1/4/2011-31/3/18	Qualifying completions in 17-18 monitoring year	Total qualifying completions 1/4/2011-31/3/18		
Bramley	200	0	315	29	56	Y	Policy SS5 requirement met by planning permissions for 200 dwellings at Minchens Lane (14/01075/OUT, granted March 2015), 50 dwellings at land north of Sherfield Road (15/02708/OUT, granted April 2016) and 65 dwellings at land adj. The Street (15/02682/OUT, granted May 2016). 56 qualifying completions at Minchens Lane.
Kingsclere	50	0	8	0	8	N	The Kingsclere Neighbourhood Plan had been submitted by the end of the monitoring year. The Plan was adopted in October 2018 and allocates three sites to meet its requirement. This will be reflected in the 2019 AMR.
Oakley	150	0	113	0	0	Y	The Oakley and Deane Neighbourhood Plan allocates five sites to meet their SS5 requirement. Permission has been granted for 85 dwellings on the allocated site at Land at Beech Tree Close (14/00963/OUT, granted March 2016) and three other windfall sites, with consents for 113 dwellings in total.
Overton	150	55	55	0	0	Y	The Overton Neighbourhood Plan allocates four sites to meet their SS5 requirement. Planning permission has been granted for 55 dwellings on the site allocation at Land West of Sapley Lane (16/03057/OUT).
Whitchurch	200	0	134	2	2	Y	The Whitchurch Neighbourhood Plan contains site allocations to meet their Policy SS5 requirement. Two dwellings (of 100) were completed on the Land by Winchester Road site in 2017/18.
Total	750	55	625	31	66		

Table 5.27: Progress with Housing Delivery through Neighbourhood Planning – Small settlements

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/18?	Comments (as of April 18)
		Qualifying consents in 17-18 monitoring year	Total qualifying consents 1/4/2011-31/3/18	Qualifying completions in 17-18 monitoring year	Total qualifying completions 1/4/2011-31/3/18		
Ashford Hill	10	0	35	0	0	Y	Policy SS5 requirement met by planning permission for 35 units at Little Knowl Hill (15/01224/FUL, granted March 2016).
Burghclere	10	0	6	0	0	N	6 consents provided by permission at Sandham House (15/02236/FUL, granted February 2016). At least 4 dwellings are still required. Burghclere was designated as an area for neighbourhood planning in February 2018.
Cliddesden	10	0	0	0	0	N	At 1 April 2018, no neighbourhood planning area had been designated.
Dummer	10	0	0	0	0	N	At 1 April 2018, no neighbourhood planning area had been designated.
North Waltham	10	0	0	0	0	N	Neighbourhood planning area designated in August 2015.
Old Basing	10	0	24	0	24	Y	Requirement met by planning permission for 24 dwellings at Peacock House 14/02153/GPDOFF), which has been completed.
Preston Candover	10	0	0	0	0	N	At 1 April 2018, no neighbourhood planning area had been designated.
Sherfield on Loddon	10	0	0	0	0	N	The Neighbourhood Plan was made in March 2018 but does not allocate sites. A planning application for 15 dwellings on the Field adjoining White Hart (17/03849/FUL) received a resolution to approve after the monitoring period.

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/18?	Comments (as of April 18)
		Qualifying consents in 17-18 monitoring year	Total qualifying consents 1/4/2011-31/3/18	Qualifying completions in 17-18 monitoring year	Total qualifying completions 1/4/2011-31/3/18		
St Mary Bourne	10	0	11	11	11	Y	Requirement met through planning permission for 11 dwellings at Bells Field (14/02936/FUL) which was completed in 2017/18.
Sherborne St John	10	0	0	0	0	Y	The Neighbourhood Plan was made in May 2017 and allocates a site for approximately 18 units. A planning application for 18 units on this site at Cranes Road (16/04110/OUT) received planning permission after the monitoring period.
Tadley, Baughurst and Pamber Heath	10	0	151	0	115	Y	Requirement met by completions at Boundary Hall (115 homes, completed), and consent at Burnham Copse (36 homes, 14/02200/OUT granted March 2016).
Upton Grey	10	5	22	0	0	Y	Requirement met by planning permissions for 5 units on land adjacent to Meadowside (17/00847/FUL, granted August 2017) and 17 units at Weston Road (16/03058/FUL, granted in February 2017).
Woolton Hill	10	0	65	13	52	Y	Requirement met by planning permission and completions at Harwood Paddock (14/00861/RES).
Total	130	5	315	24	202		

Additional protection for Neighbourhood Plans that allocate sites

5.108 The Government's strong support for neighbourhood planning has been reiterated in the 2018 National Planning Policy Framework (NPPF), with the approach set out in the 2016 written ministerial statement on Neighbourhood Development Plans (NDPs) now being enshrined in paragraph 14 of the Framework. This gives additional protection from speculative development to areas with new neighbourhood plans, where all of the following circumstances arise at the time a decision on a planning application is made:

- The neighbourhood plan has been part of the development plan for two years or less;
- The neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- The local planning authority can demonstrate a three-year supply of deliverable housing sites; and
- The local planning authority had delivered at least 45% of its required number of dwellings over the previous three years (the 'Housing Delivery Test', applicable from November 2018 onwards).

5.109 The table below, therefore sets out whether made neighbourhood plans qualify for this protection, and if so, what date it ends. Three of the made Plans will not be afforded the additional protection as they do not contain policies or allocations to meet the identified housing requirement.

5.110 The Neighbourhood Planning Act 2017 enacted legislation that meant that a post-referendum neighbourhood plan formed part of the development plan after a positive referendum from 27 April 2017. It therefore forms the start date for the two years' protection for the borough's latter plans, as set out below.

Table 5.28: Position for made neighbourhood plans under paragraph 14 of the NPPF at 1 April 2018.

Name of Plan	Date Neighbourhood Plan formed part of development plan	Qualify for protection under NPPF para 14b on 31 March 2018?	Date Plan's additional protection ends
Oakley and Deane	26 May 2016	Yes	11 Dec 2018 under para 216 (a)
Overton	21 July 2016	Yes	11 Dec 2018 under para 216 (a)
Bramley	30 March 2017	No	
Sherborne St John	5 May 2017	Yes	5 May 2019
Whitchurch	15 September 2017	Yes	15 September 2019
St Mary Bourne	21 February 2018	No	
Sherfield on Loddon	21 February 2018	No	

5.5 Housing design quality

Target
To achieve high quality development on large sites. The majority of large developments (by unit number) will be of a high-quality, and based upon a robust design-led approach.
Relevant Policies
EM10 (Delivering Good Design)
Outcome
<ul style="list-style-type: none"> None of the four schemes assessed were rated as good or very good. 100% of the completed dwellings have been rated as 'average'. These schemes were approved prior to the adoption of the Local Plan.

5.111 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 Caba. Each housing scheme is assessed by officers against 12 Building for Life criteria which were introduced in 2012.

5.112 For the monitoring period, four sites (with a total of 139 completions) were eligible to be assessed by Building for Life. Housing sites are only assessed where there are 10 or more new dwellings and once the whole development or a large phase has been completed.

5.113 The following completed developments or phases of developments were assessed:

- Bells Field, St Mary Bourne (11 houses)
- Daneshill Court, Basingstoke (14 houses and flats)
- Kempshott Park Industrial Estate, Basingstoke (57 houses and flats)
- Minchens Lane (Phase 1) (57 houses and flats)

5.114 All of these schemes have been rated as 'average'. The lack of 'good' or 'very good' developments is partly a reflection that these schemes have not expressed locally distinctive character quite as successfully as they could have done and that car parking is often an overly intrusive feature of the streetscene.

5.115 The decrease in the proportion of dwellings rated 'poor' down to zero from last year partly reflects that there have been no change of use schemes from office to residential. These types of development typically score poorly.

Table 5.29: The number and proportion of housing completions with Building for Life ratings

Rating	2016/17		2017/18	
	Number	Proportion (%)	Number	Proportion (%)
Very good	0	0%	0	0%
Good	190	62%	0	0%
Average	42	14%	139	100%
Poor	73	24%	0	0%
Total	305	100%	139	100%

5.116 It is recognised that the detailed design and layout of these schemes were approved prior to the adoption of the current Local Plan. The council is currently reviewing best practice in how to secure good design, building upon the Design Quality Initiative work that had previously been undertaken. This will be supported by the new Design and Sustainability SPD (adopted in July 2018), which provides guidance to support the achievement of high quality sustainable development.

5.117 The chart below shows how there has been an overall improvement in Building for Life ratings since 2009/10 when the monitoring of design quality in large housing schemes was first undertaken. The general trend since 2009/10 has been an increased number of schemes rated as 'Average' or 'Good'. No 'Very Good' schemes have been recorded in the borough over the nine year monitoring period.

Figure 5.7: Summary of Building for Life ratings 2009-18



Section 6: Environmental management and climate change

6.1 Biodiversity, geodiversity and nature conservation

6.1 The AMR focuses upon the effectiveness of the planning policy framework on biodiversity, geodiversity and nature conservation. The Hampshire Biodiversity Information Centre (HBIC) provides data to monitor changes in key habitats, designated sites and selected notable species and this is reported through the council's Living Landscapes Update.

New development in strategic gaps

Target
To only allow development in strategic gaps in the exceptional circumstances set out in Local Plan Policy EM2.
Relevant policies
Policy EM2 (Strategic Gaps)
Outcome and key findings
<ul style="list-style-type: none"> • Three planning applications for new buildings or structures were permitted in the strategic gap during the monitoring year. These proposals were considered to not affect the integrity or openness of the gap.

6.2 Local Plan Policy EM2 (Strategic Gaps) seeks to prevent the coalescence and maintain the separate identity of individual settlements. Paragraph 6.16 of the supporting text states that small scale development will be permitted when it is in keeping with the rural nature of the gaps, provided that it is appropriately sited and designed to minimise the impact on the openness of the gap.

6.3 In the 2017/18 monitoring year, three planning applications which related to new buildings or structures were approved in the borough's strategic gaps. These related to:

- The erection of a three-bedroom detached house at 6 Sunnyside Cottages, near Sherborne St John (17/01418/FUL). It was recognised that as the site was located in-between existing dwellings, the development would not reduce the openness or integrity of the gap;
- The erection of four dwellings on previously developed land to the rear of Aubrey Place, near Sherborne St John (17/03625/FUL). It was considered that the proposal would have been viewed in the context of the surrounding built form and would not adversely impact the openness of the surrounding fields.
- The erection of an agricultural barn for housing livestock near Baughurst (17/01500/FUL). The proposal was similar to another barn that had extant consent and was located adjacent to a similar building. The proposal would not adversely affect the integrity of the gap.

Sites of Special Scientific Interest (SSSI) and Sites of Importance for Nature Conservation (SINC)

Target
To not permit development that would cause harm to SSSIs and SINC in accordance with Local Plan Policy EM4.
Relevant Policies
EM4 (Biodiversity, Geodiversity and Nature Conservation)
Outcome
<ul style="list-style-type: none"> No planning applications were approved for new development within any SSSIs or SINC.

6.4 A number of sites are designated for their importance for biodiversity and geodiversity. These include nationally designated Sites of Special Scientific Interest (SSSIs) and locally designated Sites of Importance for Nature Conservation (SINC), which are protected by Local Plan Policy EM4.

6.5 No planning applications were submitted on SSSIs. One planning application was submitted to change the use of land which formed part of Petty's Copse SINC to a garden in Chineham (17/01319/FUL). The application was withdrawn due to biodiversity objections relating to the harm to the SINC which was ancient woodland.

Habitat enhancements

Target
To secure opportunities for biodiversity enhancement where possible
Relevant Policies
EM4 (Biodiversity, Geodiversity and Nature Conservation)
Outcome
<ul style="list-style-type: none"> Habitat enhancement schemes were secured by condition on five planning applications to create or restore habitats and to achieve a net gain in biodiversity.

6.6 Local Plan Policy EM4 and the NPPF require that new development should avoid significant harm to biodiversity and/or geodiversity, or if that is not possible it should be adequately mitigated. The council also sought that, where possible, a net gain in biodiversity through the creation, restoration, enhancement and management of key habitat types²⁶.

6.7 Where development is likely to affect a sensitive habitat or species, ecological information is required with the planning application. Where such applications are approved, development is conditioned to comply with mitigation strategies contained within the supplied information. The council may also impose species-specific requirements, for example bat surveys.

²⁶ Subsequent to this monitoring period, the publication of the NPPF 2018, introduced a requirement for development to deliver a net gain in biodiversity.

6.8 In circumstances where there are multiple or complicated species issues an ongoing management need and/or a need for widespread habitat retention or enhancement on or adjacent to the site, and these details have not been supplied as part of initial survey reports, the council may impose a condition requiring the applicant to provide a Habitat Enhancement Scheme (HES). The purpose of the Habitat Enhancement Scheme is to detail habitat creation (where a habitat type is created on a site that does not already contain it) or restoration (where already present poor quality habitat is managed in such a way as to increase its species diversity and richness) in order to achieve a net gain for biodiversity. Further information about habitat enhancement is provided in the emerging Landscape, Biodiversity and Trees SPD which will be adopted in late 2018.

Table 6.1: Habitat enhancement schemes required as part of applications approved in 17/18

Ref	Site Name	Summary of proposal	Detail, including habitat types
16/02664 /FUL	Hurstbourne Station, Hurstbourne Priors	Mixed residential and commercial development for 44 dwellings and 6 commercial units with parking and landscaping.	Condition to secure dormouse protection and mitigation measures; and a habitat enhancement scheme containing recommendations in the bat survey including the installation of bat access features.
16/01175 /FUL	Cheam School, Headley	Construction of a synthetic hockey pitch with covered spectator area.	Condition to secure Great Crested Newt protection measures. Condition for wildlife protection and enhancement measures to be carried out including: <ul style="list-style-type: none"> • Bird boxes and bat boxes; • Creation of new reptile habitat; and • Buffer vegetation along the site boundary.
17/02856 /FUL	Land East of Church Brook, Tadley	Erection of 3 new dwellings.	Condition to submit a habitat enhancement scheme prior to the commencement of development.
17/03218 /FUL	Langdale, Cliddesden	Erection of 4 new dwellings.	Condition to secure a Habitat Enhancement Plan to mitigate impact upon birds and reptiles.
17/00965 /FUL	Bank Top, St Mary Bourne	Erection of 8 no. dwellings	Condition to secure a habitat and species enhancement scheme in line with the ecological appraisal submitted with the application.

Thames Basin Heaths Special Protection Area

Target
To provide appropriate mitigation for developments within 5km or 7km of the Thames Basin Heaths Special Protection Area (SPA) in accordance with Local Plan Policy EM3.
Relevant Policies
EM3 (Thames Basin Heaths Special Protection Area)
Outcome
<p><u>Completions</u></p> <ul style="list-style-type: none"> Six homes were completed within 7km of the Thames Basin Heaths SPA. <p><u>Consents</u></p> <ul style="list-style-type: none"> No new homes were permitted within 5km of the Thames Basin Heaths SPA 12 dwellings were approved within 5-7km of the SPA. These were not required to provide SPA mitigation as they were part of smaller schemes.

6.9 The Thames Basin Heaths Special Protection Area (TBH SPA) is recognised under the EC Birds Directive as it has been identified as an internationally important breeding habitat for three rare species of bird populations. No part of the TBH SPA is within the borough, but mitigation may be required for new residential development within 7km of the SPA.

6.10 Policy EM3 requires new residential development which is likely to have a significant effect on the ecological integrity of the TBH SPA to demonstrate that any potential adverse impacts are fully mitigated. Net additional residential development within a 5km area of the SPA must provide relevant mitigation measures in line with the Thames Basin Heaths Delivery Framework. Applications for large scale residential development (over 50 dwellings) within 5-7km of the SPA are assessed individually with bespoke mitigation, if required.

6.11 Six new dwellings were completed within 7km of the SPA during the monitoring year. These consisted of two single dwellings in Nately Scures, and four new dwellings at Highview Business Park in Newnham. These were permitted prior to the adoption of the Local Plan.

6.12 No planning applications for new dwellings were approved within the Thames Basin Heaths SPA 5km area. Six planning applications for new homes were approved within the 5-7km zone, however these were all small applications (a total of 12 dwellings) and so were not required to provide mitigation in line with the requirements of Policy EM3.

6.2 Green infrastructure

Target
To protect and enhance the quality and extent of public open space.
Relevant Policies
EM5 (Green Infrastructure)

Outcome

- Four planning applications were approved on land within the green infrastructure network as defined by the Green Infrastructure Strategy. The proposals were either directly related to the principal use of that open space, or found to be acceptable when assessed against Local Plan Policy EM5.

6.13 The council's Green Infrastructure Strategy²⁷ aims to manage, protect and restore existing green infrastructure; and expand and reconnect green infrastructure where there is an identified deficit or where housing growth is planned and additional provision is needed. The Strategy is currently being updated and a new version is expected to be adopted in late 2018.

6.14 Four planning applications were allowed on land within the green infrastructure network (as identified in the Green Infrastructure Strategy 2013-29), that increased the footprint of the built form. The reasons that these were permitted are explained below:

Table 6.2: Planning applications approved on land within the green infrastructure network (as identified in the Green Infrastructure Strategy 2013-29)

Site	Reference	Proposal	Type of GI	Reason approved
Russell Howard Sports Pavilion, Basingstoke	17/01222/FUL	Extension to pavilion	Parks and Gardens	Enhance infrastructure supporting sports facilities.
Sports Ground Car Park, Overton	16/03835/FUL	Additional parking spaces and erection of 6m high golf ball netting	Recreation Grounds and Playing Fields	Enhance sports facilities.
Rooksdown Park, Park Prewett Road	17/02380/BPA3	Construction of a skateboard park	Parks and Gardens.	Improve recreational provision.
Land adjacent to allotments, Old Beggarwood Lane	18/00197/BPA3	Erection of 20 allotments with supporting infrastructure	Parks and Gardens	Allotments would meet a local need.

6.15 In relation to completions of new green infrastructure on larger developments, the council requires developers to submit a practical completion certificate²⁸ as part of the Section 106 legal agreement. Only one site received a practical completion certification in the 2017/18 monitoring year at Kempshott Industrial Estate (13/00155/FUL). Upon completion, this development provided 1,800m² of open space (gross).

²⁷

<https://www.basingstoke.gov.uk/content/page/27401/1%20Green%20Infrastructure%20Strategy%20-%20Final%20Adopted%20Version.pdf>

²⁸ A practical completion certificate marks the point at which the contractor has completed their contractual obligations and can hand over the works to the client. Generally the works will be substantially completed and available for use.

6.3 Water quality

Target
To work in partnership to protect, manage and improve the water quality of the borough's water environment, particularly with regards to the requirements of the Water Framework Directive (WFD).
Relevant Policies
SS4 (Ensuring a Supply of Deliverable Sites); EM6 (Water Quality)
Outcome
The Environment Agency monitors the Water Framework Directive on a triennial basis. No new data has been received in the 2017/2018 monitoring year. The next classification will be undertaken in 2019.

- 6.16 The River Loddon, that rises in the borough, is classified as a high quality chalk river, therefore requiring special protection for both water quality and ecology. The River Test also rises in the borough and its river valley is a Site of Special Scientific Interest (SSSI). There are also several other water bodies in the borough that are tributaries to the River Loddon, River Test and River Kennet.
- 6.17 The borough's water environment should be protected and monitored to ensure that there is no deterioration in quality, particularly as a result of new housing development. The council is committed to supporting the objectives of the Water Framework Directive (WFD) and the actions set out in Thames river basin district River Basin Management Plan (RBMP) and the South East RBMP.
- 6.18 The Local Plan contains two policies which relate to water quality and are linked to monitoring to ensure that water quality is protected. Policy EM6 (Water quality) and Policy SS4 (Ensuring a supply of deliverable sites) will be used to ensure that where there is likely to be deterioration in water quality WFD band class, further allocated sites will not be released or planning permissions granted until measures have been taken to improve water quality.
- 6.19 The Environment Agency's previous annual monitoring indicated that between 2015 and 2016, there was no deterioration in the overall WFD classification or ecological or chemical classifications in any of the water bodies in the borough. In 2016-17 there were no changes in the overall classification of these water bodies and there was an improvement in the overall WFD classification of part of the Loddon in Basingstoke (Basingstoke to River Lyde confluence to Hartley Wespall) and also the Silchester Brook due to an improvement in its overall ecological classification.
- 6.20 During the 2016-2017 monitoring year, the Environment Agency (EA) took the decision to change their approach to classifying the monitoring data collected for the purpose of the WFD and classification of water bodies. It is now to be undertaken on a triennial basis rather than every year. Therefore there is no new data for the 2017-2018 monitoring year. The next classification will be in 2019 and reported in the appropriate AMR.
- 6.21 The new approach is considered by the EA to be more 'agile monitoring' and will help to ensure 'true deterioration' can be identified, taking into account month by month and

season by season variations. The EA does, however, continue to undertake monitoring of the borough's water bodies throughout the year.

- 6.22 The council will continue its partnership working with the EA and other organisations to protect, manage and improve the water quality of the borough's water environment. This includes if the EA indicate there is likely to be deterioration in an individual element's band status of a water body(ies) in the borough.

6.4 Managing flood risk

Target
Development within areas of flood risk from will only be permitted if it is demonstrated to be appropriate in that location.
Relevant Policies
EM7 (Managing Flood Risk)
Outcome
<ul style="list-style-type: none"> • No planning applications were granted permission contrary to advice from the Environment Agency (EA). • No new homes were approved in Flood Zone 2 and/or 3 during the monitoring year.

- 6.23 Local Plan Policy EM7 (Managing Flood Risk) takes into account the evidence in the council's Strategic Flood Risk Assessment (2010 and 2012) and seeks to direct new development to areas at the lowest risk of flooding.

Completions

- 6.24 Twelve dwellings were completed in Flood Zones 2 or 3 (areas at the highest risk of flooding).
- 6.25 Eleven dwellings were completed in Flood Zone 3 (functional floodplain) at Bells Field, St Mary Bourne (15/00904/FUL). The applicant submitted a sequential test (to demonstrate that they had considered reasonable alternative sites) and an exception test (to demonstrate that the rural exception site provided wider sustainability benefits), and provided a Flood Risk Assessment to demonstrate that the site would be safe for its lifetime and not increase flood risk elsewhere. The Environment Agency therefore did not object to the application, and it was approved subject to flood mitigation conditions. One further dwelling was completed at L'Ancrese in St Mary Bourne (14/00430/FUL), which was a replacement dwelling which did not substantially increase the built footprint within the flood plain.

Consents

- 6.26 The LPA is required to consult the Environment Agency on certain types of major applications. During the monitoring year, the EA objected to eight planning applications on the grounds that their Flood Risk Assessments were not acceptable. All of these applications were either refused or withdrawn by the applicant.
- 6.27 No planning applications were granted consent for residential development in Flood Zones 2 or 3.

6.5 Sustainable energy and water use

Target
To encourage commercial generation of energy from renewable and low carbon resources unless there are adverse environmental, economic or social impacts.
Relevant Policies
EM8 (Commercial Renewable/ Low Carbon Energy Generation); EM9 (Sustainable Water Use)
Outcome
<ul style="list-style-type: none"> No planning applications were approved for commercial renewable energy generation. The council requires new dwellings and large non-residential commercial buildings to meet the water efficiency standards set out in Local Plan Policy EM9.

6.28 Local Plan Policy EM8 (Commercial Renewable/Low Carbon Energy Generation) supports proposals for commercial generation of energy from renewable and low carbon resources (excluding wind turbines) so long as they do not create any adverse environmental, economic or social impacts.

6.29 As smaller renewable energy installations (such as solar PV) usually do not require planning permission (or are approved as part of larger residential developments), it is more useful to monitor their uptake using national statistics. The table below shows a slight increase in the number of sites with photovoltaic panels. There has been an increase in renewable energy generation over the last year as a result of additional energy from sewage gas.

Table 6.3: Number of renewable Energy Installations in Basingstoke and Deane (Department of Business, Energy and Industrial Strategy, September 2017, <https://www.gov.uk/government/statistics/regional-renewable-statistics>)

Date	31 December 2014	31 December 2015	31 December 2016	31 December 2017	Change from 2016/17
Photovoltaics	1,710	1,958	2,031	2,078	+47
Wind	1	1	1	1	-
Anaerobic Digestion	3	4	4	4	-
Municipal Solid Waste	1	1	1	1	-
Other	3	3	3	4	+1
Total energy generated (MWh)	35,891	81,460	55,785	69,155	+13,370

6.30 The Council commissioned consultants to explore the opportunity to provide district heating schemes for existing and new developments centred on Basingstoke, which

generate revenue, support local business and deliver the Council’s ambitions to meet national renewables and carbon reduction targets. The recommendations of the study are now being taken forward by the council and project partners. More information can be found via: <https://www.basingstoke.gov.uk/climatechange>

- 6.31 Local Plan policy EM9 (Sustainable Water Use) sets water efficiency standards for new commercial and residential development. The council achieves compliance with these standards through the use of planning conditions.

6.6 Air quality

Target
To ensure development is not detrimental to quality of life and does not pose an unacceptable risk to health or the natural environment.
Relevant Policies
EM12 (Pollution)
Outcome
No new Air Quality Management Areas were declared within the borough.

- 6.32 Air Quality Management Areas (AQMAs) may be declared when there is an exceedance or likely exceedance of an air quality objective. After declaration, the authority must prepare an Air Quality Action Plan (AQAP) within 12 – 18 months setting out measures it intends to put in place. There are currently no AQMAs in the borough. The council monitors air quality in various locations around the borough. Full information about air quality can be viewed in the council’s [Air Quality Annual Status Report](#)²⁹ which was published in March 2018. Up to date information on national air quality is available by visiting <http://uk-air.defra.gov.uk/>.
- 6.33 In March 2018, DEFRA issued BDBC and 32 other local authorities to undertake and submit a Targeted Feasibility Study (TFS) to identify the causes of air quality issues along the A339 and identify any measures that could be taken to meet the required standard within the shortest possible time. The TFS can be viewed on the DEFRA website³⁰.

²⁹ Available via: <https://www.basingstoke.gov.uk/air-quality>

³⁰ https://uk-air.defra.gov.uk/library/assets/documents/no2ten/Basingstoke_and_Deane_FINAL.pdf

6.7 Historic environment

Target
To ensure development conserves or enhances the quality of the borough's heritage assets in a manner appropriate to their significance.
Relevant Policies
EM10 (Delivering High Quality Development) and EM11 (The Historic Environment).
Outcome
The Kingsclere Conservation Area Appraisal and Management Plan SPD was adopted during the monitoring period. Work is underway on the Overton, Old Basing and Whitchurch Conservation Area Appraisals.

6.34 There are more than 40 conservation areas in the borough. These areas vary greatly in character, size and history, from densely built-up urban areas of central Basingstoke to peaceful rural villages and parkland. The council has produced a conservation area appraisal for each of the borough's conservation areas, and has adopted these as supplementary planning guidance³¹. Some small or neighbouring conservation areas share an appraisal.

6.35 The council is currently reviewing and updating the conservation area appraisals in line with a prioritisation timetable. Following the completion of the Basingstoke Town Conservation Area Appraisal³² and Management Plan SPD in 2015, the Kingsclere Conservation Area Appraisal and Management Plan SPD³³ was adopted in November 2017. The conservation area appraisals for Overton, Old Basing and Whitchurch are currently being reviewed. The council is also drafting a new Historic Environment SPD, which it expects to adopt in early 2019.

Table 6.4: Conservation area review status

Conservation Area	Review Status
Overton	Under review. Consultation with the local community in July – October 2018.
Old Basing	Under review. Consultation with the local community expected in early 2019.
Whitchurch	Under review. Consultation with the local community expected in early 2019.

³¹ <https://www.basingstoke.gov.uk/conservationappraisals>

³² <https://www.basingstoke.gov.uk/content/page/24256/Conservation%20area%20appraisal.pdf>

³³ <https://www.basingstoke.gov.uk/content/page/54814/Kingsclere%20Conservation%20Area%20Appraisal%20SPD.pdf>

Section 7: Economic development

- 7.1 The Local Plan seeks to maintain and enhance the borough's position as a prosperous, economic centre by:
- enhancing existing and enabling the provision of high quality employment space;
 - directing new employment to appropriate locations;
 - supporting key employment sectors;
 - protecting and enhancing the role, vitality and vibrancy of the borough's town, district and local centres; and
 - supporting economic development in the borough's smaller settlements and the countryside.

7.1 Employment land and vacancy rates

Target
To secure sufficient employment land to meet the borough's needs.
Relevant Policies
EP1 (Economic Growth and Investment), EP2 (Employment Land and Premises), EP4 (Rural Economy)
Outcome
<ul style="list-style-type: none"> • 939m2 of gross employment floorspace was completed in the borough during the monitoring year. • The net change in employment floorspace was a loss of 41,672m2. This was principally due to the redevelopment of the Eli Lilly site for housing. • There is 27.74 ha of available employment land in the borough (land within allocated strategic employment areas and with planning permission). This is a decrease of 3.34 ha over the position on 1 April 2017. • The vacancy rate for industrial, storage and distribution premises has fallen by 1% to 5% over the last 18 months, indicating that supply remains tight. The office vacancy has increased from 14% to 16%, indicating that there is still an oversupply of office space in the borough.

- 7.2 The council monitors the creation and loss of employment floorspace and the amount of available employment land. This year, the council has also started monitoring commercial vacancy rates. These measures provide an indication of how well the local economy is functioning.

Change in amount of employment floorspace

- 7.3 A total of 939 m2 (gross) of new employment floorspace was completed during the monitoring year. This was delivered on two sites:
- 533 m2 floorspace completed at May and Schofield Limited, Stroudley Road following the erection of an industrial unit; and
 - 406 m2 floorspace completed at Andwell Trout Farm following the erection of 2 B1C/B2 industrial buildings.

Table 7.1: Floor space developed for employment uses (m2) (Source: Hampshire County Council)

	B1 – Business	B2 – Industrial	B8 – Storage	B1-B8	Total (m2)
Gross	0	0	0	939	939
Net	-39,325	0	-2889	542	-41,672

- 7.4 However, there was an overall net loss of 41,672m2 employment floorspace (gross loss of 42,611m2), which was principally due to the redevelopment of the former Eli Lilly site at Chapel Hill for housing which commenced during the monitoring year.
- 7.5 The data also shows that almost 3,000m2 of floorspace has been lost on sites that are in the process of being redeveloped for alternative employment uses. This included the loss of 2,449m2, comprising 1188 m2 of office and 1261 m2 Industrial (B2) at Marbaix House in Basingstoke, where the site is being redeveloped for B1a offices (978 m2) and storage and distribution (1766 m2) (15/00607/FUL). The re-development is currently under construction so the floorspace lost will be replaced over future monitoring years. The data also shows that approximately 1,584m2 of floorspace was lost to residential through permitted development schemes (which will provide 33 new homes).

Table 7.2: Developments resulting in the loss of employment floorspace (Source: Hampshire County Council)

Ref	Site Address	Summary of proposal	Est. floors pace loss (m2)	In a SEA (Y/N)	Reason for allowing
Loss of floorspace through office to residential permitted development					
15/01507/G PDOFF	2-4 Market Place, Basingstoke	Notification of proposed change of use of B1a to C3 consisting of 8 apartments	302	N	Permitted development rights.
17/02486/G PDOFF	St Pancreas House, Jacobs Yard	Change of use from B1a to C3 consisting of 20 flats	504	N	Permitted development rights.
16/04684/G PDOFF	5-9 Summerlea Court	Change of use class B1a to 5 C3 dwellings.	778	N	Permitted development rights.
Loss of employment floorspace to residential (not permitted development)					
14/00865/OU and 15/03667/RES	Land at Chapel Hill, Kingsclere Road	Reserved matters for the erection of 578 dwellings including conversion of White Building	37,230	Y	Council was unable to demonstrate a 5yr supply of deliverable housing sites. The application was supported by an Employment Land Report which demonstrated a lack of market demand.
17/00224/FUL	Highview Business Park, The Barracks	Erection of four dwellings.	511	N	The site had extant consent.

16/02685/F UL	Land adjoining the Sheiling, Westridge	Demolition of former agricultural building in B8 use and erection of 1 dwelling.	440	N	Two extant permissions on site to replace the building with a residential dwelling. Previously used for storage for an existing business had ceased trading.
Loss of employment floorspace that would be replaced by new employment floorspace					
15/00607/F UL	Marbaix House, Wella Road, Basingstoke	Demolition of existing buildings and erection of a combined office (B1a) and four smaller commercial units (B8) together with associated parking and alterations to access.	2,449	Y	The loss would be temporary and result in new employment uses.
13/00937/F UL	Andwell Trout Farm, Andwell Lane	Erection of two B1c light industrial/B2 general industrial buildings comprising of 5 no. units following the closure and demolition of the existing trout breeding centre.	353	N	The proposal would diversify an existing rural business. The loss would be temporary until the redevelopment is complete.
14/02011/F UL	May and Schofield, Stroudley Road	Erection of industrial unit on existing industrial site.	44	Y	The new industrial unit required the demolition of part of an existing unit.

Employment land availability

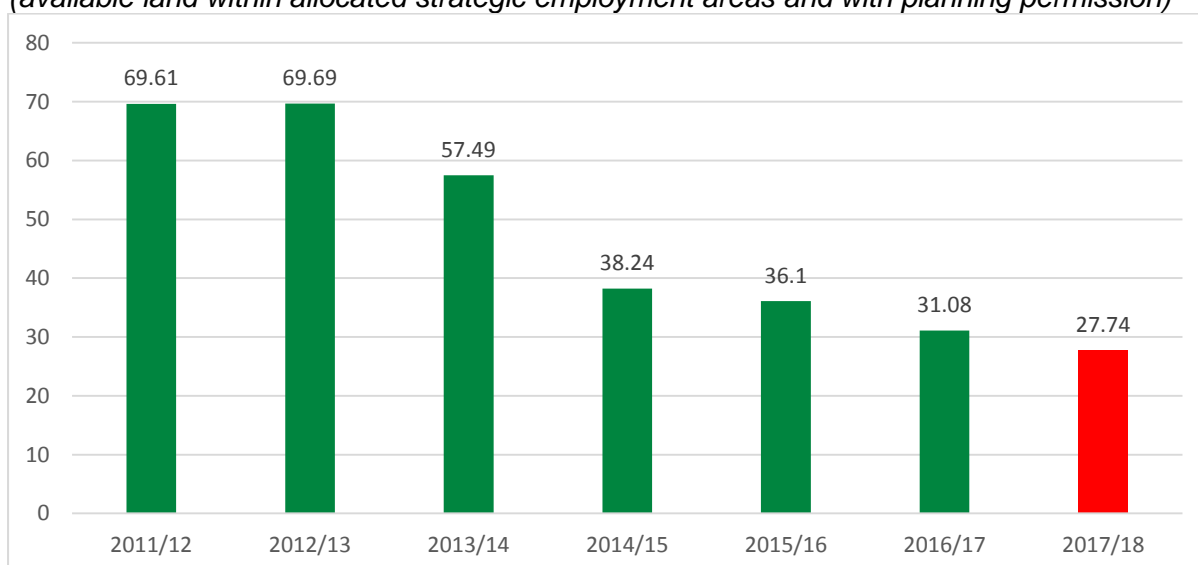
- 7.6 The amount of available employment land (vacant land within allocated strategic employment areas, and land with planning permission) at 31 March 2018 was 27.74ha, a decrease of 3.34ha from the previous monitoring year.
- 7.7 The decrease was principally due to a reduction in the amount of employment land that was assumed to have been available on the land north of Ardglen Road in Whitchurch. The approval of a new planning application (16/03220/OUT) specified a smaller area of employment land when compared with earlier planning applications and the employment allocation in the previous Local Plan.

Table 7.3: Comparison of the total amount of employment land available by type in 2017 and 2018 (available land within allocated strategic employment areas and with planning permission) (Source: Hampshire County Council)

Hectares	B1	B1a	B1b	B1c	B2	B8	B1-B8	Total
March 2017	10.57	11.06	0	0	0.28	0.48	8.69 ³⁴	31.08
March 2018	10.57	11	0	0	0.28	0.69	5.20	27.74

³⁴ March 2016/17 data adjusted to take account of reclassification of Logistics City, Houndmills as available.

Figure 7.1: Total amount of employment land available each year over the plan period (available land within allocated strategic employment areas and with planning permission)



7.8 Although the area of vacant land available for employment uses is reducing, evidence suggests that there is scope for intensification on existing employment sites. The council’s Economic Needs Assessment (2018) concluded that there is broadly sufficient office space to meet demand over the Plan period and that there could be a modest requirement for additional industrial floorspace.

7.9 There is a potential requirement to provide new storage and distribution floorspace. However, the Local Plan contains a policy against which relevant applications for storage and distribution floorspace can be considered outside allocated employment land, should such proposals come forward.

Vacancy rates

7.10 Commercial vacancy rates provide a good indication of the health of the local economy. The rates compare the total amount of floorspace in the borough (provided by the VOA), with the amount of floorspace that is available and vacant (provided by the Estates Gazette, and adjusted with local knowledge). A vacancy rate of 8% is considered to reflect a healthy economy as it provides for a degree of choice and churn in the local market.

Table 7.4: Commercial vacancy rates

Vacancy rate	February 2017 (as reported in ENA, 2018)	August 2018
Office	14%	16%
Industrial and Storage and Distribution	6%	5%

7.11 The data shows a tight supply of floorspace for industrial and storage and distribution premises. As explained above, the council’s Economic Needs Assessment recognises that it may be necessary to allocate additional sites in the future to address this demand.

7.12 It also shows a continuing over-supply of office premises. Over the last 18 months a number of office buildings were removed from the vacant stock through re-occupation

or conversion. However, this was counter-balanced by the vacating of two large office buildings at Unity Place, Chineham (former Shire Building, c. 7,500sqm, fully vacated June 2018), and the partial vacation of Mountbatten House, Basing View (c. 8,000sqm, vacant since July 2017), which due to their size, actually resulted in the office vacancy rate increasing.

7.13 However, the council's recently completed Economic Needs Assessment takes a longer term view of office needs and indicates that there could be a shortage of supply by the end of the Plan period. In light of this, and in order to protect the borough's best quality sites, the Council made an Article 4 Direction restricting commercial to residential permitted development rights on Basing View, Chineham Business Park and Hampshire International Business Park in September 2018 (outside the monitoring period), which will come into force in September 2019.

7.14 It should be noted that it is important to treat this data with caution. There are approximately 440,000sqm of offices in the borough, and the gain or loss of one or two large buildings (as has happened over the last 18 months) can significantly skew the data. It is therefore recommended that vacancy rates are viewed over the longer term.

7.2 Job creation

Target
The Local Plan will aim to support the creation of between 450-700 (net) jobs per annum.
Relevant Policies
EP1 (Economic Growth and Investment).
Outcome
<ul style="list-style-type: none"> • There is general stability in terms of the number of jobs provided in the borough. • The borough continues to have a very low unemployment rate.

7.15 The Local Plan includes a job target range of between 450-700 net new jobs per annum over the plan period.

7.16 The Business Register and Employment Survey (BRES) provides information on employee job numbers and employment numbers (employment includes the number of employees plus the number of working owners). BRES is a sample survey estimating the number of employees and employment, and as such, the results are indicative of trends rather than actual numbers. In order to smooth out the year on year fluctuations inherent in the data due to sampling variability, a new time series showing a 3 year moving average has been created, with the resultant employee and employment numbers rounded to the nearest hundred.

7.17 The comparison of year-on-year data is further complicated by recent changes in its methodology. In January 2016, the BRES calculation method was amended to include Pay As You Earn (PAYE) businesses which resulted in a higher number of people in employment and employees.

7.18 Although the provisional BRES data indicates a reduction in the number of employees and people in employment, the three year moving average shows an increase. It is therefore difficult to draw any firm conclusions. However, when viewed over the longer

term, there is a general stability in terms of the number of jobs provided in the borough, with minor year on year fluctuations. It should be recognised that the borough has a very low unemployment rate, with a claimant count of 1.2% in October 2018. The council will continue to monitor the change annually.

Table 7.5: BRES data for employees and employment (Source: BRES, 2017³⁵)

Year	Employees (annual)	Employees (3 year moving average)	Change in employees	Employment (annual)	Employment (3 year moving average)	Change in employment
2009	82,400	82,100		85,200	85,400	
2010	82,300	82,700		84,700	85,900	
2011	83,700	82,800		86,600	85,500	
2012	79,900	81,900	-900	82,100	84,500	-1000
2013	81,900	81,800	-100	84,500	84,400	-100
2014	77,800	79,900	-900	79,800	82,100	-300
2015	79,300	79,700	-200	80,800	81,700	-400
2016	83,000	80,000	+300	84,900	81,800	+100
2017	82,000	81,400	+1,400	84,000	83,200	+1,400

7.3 Basing View

Target
Basing View will be protected as a high quality employment site for employment use (B1 class), as well as containing a mix of town centre uses and residential (300 units).
Relevant Policies
SS8 (Basing View)
Outcome
<ul style="list-style-type: none"> Construction of 5,600sqm of new office floorspace (Florence House) was underway at 1 April 2018. Planning applications were submitted for a new hotel and a further 11,000sqm of office floorspace in the monitoring year.

7.19 The Local Plan identifies the aim to regenerate Basing View as a ‘21st century business location’, and that it will be protected as a ‘high quality strategic employment site’. Policy SS8 identifies three sub-areas within Basing View and the types of uses that will be permitted in each area.

³⁵ Source:

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/datasets/localauthoritydistrictbusinessregisterandemploymentsurveybrestable6>

- 7.20 The vision for Basing View includes a mix of new office space; a business class hotel; and other supporting facilities to ensure Basing View is a first class destination. As the freeholder of Basing View, the council is working with development partner Muse to help promote and stimulate new investment in the area, and to invest in the long term future of Basing View. Basing View was designated as an Enterprise Zone on 1 April 2017.
- 7.21 At 31 March 2018, construction was underway on a new 5,600sqm office building known as Florence House.
- 7.22 Two other major planning applications were submitted during the monitoring year. These related to:
- A new hotel on Plot W, in the mid-town sub-area of the site, which was submitted in December 2017 (17/04186/FUL). The proposal included 153 bedrooms and supporting facilities including a business hub, health and fitness club, bar, restaurant and coffee shop.
 - New offices at Plots K and K1 (to the west of Florence House) (17/04197/OUT). This was a hybrid application with detailed consent for a 5,800sqm five storey office block with A1/A3 uses at ground level, and outline consent for a further five storey (5,200sqm) office block to the north.
- 7.23 Both applications were approved in summer 2018 (outside the monitoring period) and the new hotel is expected to be open in Autumn 2019.

7.4 Retail

Target
To support the vitality and viability of centres.
Relevant Policies
EP3 (Town, District and Local Centres)
Outcome
<ul style="list-style-type: none"> • No new retail floorspace was built over the monitoring period. • Approximately 77sqm new floorspace was permitted in town and local centres, in line with the Local Plan. A further c.15,000sqm was permitted in out of centre locations but in each case was considered to satisfy relevant policy requirements. • The policy provided flexibility to allow non-retail uses in Basingstoke town centre in appropriate locations that would not undermine the vitality, viability or character of the frontage.

- 7.24 Local Plan Policy EP3 (Town, district and local centres) designates a hierarchy of town, district and local centres which are protected in accordance with national policy. Basingstoke Town Centre is the principal centre of the borough. District centres (serving day-to-day needs of the local populations) are identified at Brighton Hill, Chineham, Overton, Tadley and Whitchurch; and a local centre is identified in Kingsclere.

Completions

7.25 No new retail floorspace was completed during the monitoring period.

Consents

New floorspace in accordance with the development plan

7.26 Local and national policy supports the principle of new retail development in the centres designated by the Local Plan. The following planning applications were approved over the monitoring period that were in accordance with the Development Plan and resulted in new A1 floorspace.

Table 7.6: Permissions for new retail floorspace in Town, District or Local Centres, and in line with development plan allocations.

Permissions changing retail floorspace within Town, District or Local Centres				
Planning Application reference	Site Address	Proposal	Proposed floorspace change (sqm)	Reason allowed
New retail facilities within town, district and local centres				
17/03854/FUL	15 London Street, Basingstoke	Change of use from D2 Bingo use to Flexible A1 Retail, D2 Bingo and AGC (Adult Gaming Centre) use	+77	A1 floorspace in town centre supported by Local Plan Policy EP3.
17/03085/FUL	14 - 16 Wote Street, Basingstoke	Change of use of the first floor from A2 to mixed use A1 and Sui Generis use class (beauty treatments)	+ 141 (A1)	Additional A1 floorspace supported in town centre by Local Plan Policy EP3.
Development plan allocations				
15/04503/OUT	Hounsme Fields	Outline application for 750 residential units including community centre, children's nursery, local retail facilities and three form entry primary school.	400 (A1)	The outline consent for this residential-led mixed use development included 400sqm of retail floorspace within its centre. This complied with the site allocation Policy SS3.12. The quantum of floorspace was also considered appropriate to the size of the development.
16/04110/OUT	Land south of Cranes Road, Sherborne St John	Outline planning application for the erection of 18 dwellings and village shop	111 (A1)	Requirement for a shop in Sherborne St John Neighbourhood Plan

7.27 Permission was also granted for two other new main town centre uses (not retail) within Basingstoke town. These related to the change of use of office space to a dental practice (17/0210/FUL) and for the change of use of a former nightclub to a new

trampoline centre (17/01139/FUL). Both units were vacant and their change of use was not considered to undermine the vitality of the district centre.

Retail floorspace not in accordance with an up-to-date plan

7.28 Whilst local and national policy seek to direct new development to designated centres, new retail floorspace may be permitted where it satisfies the sequential test (which seeks to identify whether there are any preferable sites for the proposed use in existing centres), and the impact test (which identifies whether there are likely to be significant adverse impacts from development upon designated centres). Relevant decisions are listed below.

Table 7.7: Planning applications approved for new retail floorspace outside town, district or local centres.

Retail approved outside of Town, District or Local Centres				
Planning Application reference	Site Address	Proposal	Proposed Floorspace Gain (sqm)	Reason:
Applications resulting in additional retail in out of town locations				
16/04208/FUL	St Michaels Retail Park The Harrow Way, Basingstoke	New retail park (Class A1 and A3/A5 units).	14,190 (A1) 1,236 (A3)	The proposal satisfied the sequential test and it was demonstrated that the development would not have a significant adverse impact, either individually or cumulatively, upon any designated centres, (including Brighton Hill district centre and Basingstoke town centre).
17/00382/FUL	Brighton Hill Retail Park Winchester Road, Basingstoke	Erection of a pod unit (Use Class A3) within the existing retail park.	167 (A3)	Justified as a complementary use to support the increasing size of the retail offer in the retail park.
17/04247/FUL	Preston Candover	Construction of a new Community Village Store (Use Class A1).	86	Principle established through extant consent. The store would also be a community facility, supported in principle by Local Plan Policy CN7.
17/02647/FUL	Conkers Garden Centre, Old Basing	Erection of single storey extension to existing garden centre shop and demolition of existing covered retail structure.		The proposal would enable expansion of the existing rural business and was supported by Policy EP4.

7.29 A planning application was also submitted for mezzanine floors (that would provide an additional 5,300sqm of retail floorspace) at Brighton Hill Retail Park (17/00383/FUL) during the monitoring period. However, this had not been determined at 31 March 2018.

Retail floorspace losses

7.30 The following retail floorspace was lost over the monitoring period:

Table 7.8: Applications resulting in retail floorspace loss.

Loss of retail within town, district and local centres				
17/01721/FUL	14 - 16 Chelsea House Festival Place, Basingstoke	Change of use from A1 (shops) to part A3 (restaurants and cafes), and part D2 (assembly and leisure) use classes	-963sqm (A1 use) +443sqm (A3 use) +520sqm (D2 use)	The unit had been vacant for 2 years and it was considered that the commercial re-use would not have a detrimental impact upon the vitality, viability or character of the primary shopping frontage.
Loss of out of town retail				
16/04436/FUL	D H Watergardens Wildmoor Lane, Sherfield-on- Loddon	Change of use from Retail (A1) to Adventure Golf course (D2) with landscaping and associated works		Land was previously in used as a retail display area. The change of use to leisure was supported by Local Plan Policies EP4 and CN8.

7.5 Rural economy

Target
Development proposals for economic uses in the countryside will be permitted where they accord with policy EP4.
Relevant Policies
EP4 (Rural Economy), EP5 (Rural Tourism)
Outcome
<ul style="list-style-type: none"> 22 planning applications were granted that support economic development in the countryside.

7.31 Policy EP4 supports suitable development in the countryside which contributes towards economic growth. The Plan recognises that rural jobs can enhance the vitality of rural communities and meet identified needs. The following planning applications proposed uses that would benefit the rural economy and were found to be acceptable when judged against the plan as a whole and other material considerations.

Table 7.9: Permission granted for rural economy sites during the monitoring year.

Planning Application reference	Site Address	Proposal
16/04436/FUL	D H Watgardens Wildmoor Lane, Sherfield-on-Loddon	Change of use from Retail (A1) to Adventure Golf course (D2) with landscaping and associated works
17/04247/FUL	Preston Candover	Construction of a new Community Village Store (Use Class A1)
17/00545/FUL	Browninghill Green, Baughurst	Change of use to glamping site comprising the placement of 6 no. glamping pods/living vans
17/00742/FUL and 17/03437/FUL	McDonalds Drive Thru, Tot Hill Services, Burghclere	Refurbishment of existing restaurant including extension to provide an additional drive thru booth and alterations to elevations.
17/00577/FUL	Woodside Farm Buildings, Woodside Farm	Replacement of existing cattle kennels with new clear span building
17/02580/FUL	Unit 1 and 3 Weybrook Farm, Aldermaston Road	Change of use of agricultural store to commercial B8 use
17/02647/FUL	Conkers Garden Centre, Old Basing.	Erection of single storey extension to existing garden centre shop and demolition of existing covered retail structure.
17/04138/GPDAG	Barn at Manydown Park, Worting	Notification of proposed change of use of agricultural building to a flexible commercial use falling within a class B8 and Class B1c (Offices).
17/04281/FUL	Manor Farm Yard, Upton Grey Road.	Change of use from agricultural to B1 (Office) or B8 (storage or distribution) use
17/03507/FUL	Shell Tothill Services, A34 Burghclere	Erection of new sales building with ATM, associated additional parking and new bin store following demolition of existing.
17/03881/FUL	The Barn, Old Basing	Change of use from offices (B1), to letting rooms (C1), with staff accommodation over, and alterations to doors and windows
17/03768/FUL	Latchmere Green Barn, Little London	Change of use of barn from B8 storage and retention of portacabin to use as dog daycare, grooming and training centre to include use of vacant field as dog walking area.
17/02004/FUL	Bow Brook Farm, Vyne Road	Change of use of equestrian haystore and menage to use as a stables, riding school and livery
17/03110/FUL	Preston Farms, Preston Candover	Erection of a new agricultural building for the purpose of drying and storing 1500 tonnes of grain produced on the estate
17/01568/FUL	Cob Cottage, Aldermaston Road	Erection of a cattery following demolition of outbuildings
16/03557/FUL	Lower Link Farm, St Mary Bourne	Erection of single storey extension to provide additional floorspace for the processing of salad products
17/03147/GPDAG	Manor Farm, Upton Grey	Notification of proposed change of use of agricultural building to a flexible use - Class B1 or B8
17/02529/FUL	Little Chef, Popham Services	External alterations to former Little Chef building including the creation of seating area with pergola over to facilitate new operato

16/03835/FUL	Sports Ground Car Park, High Street, Overton	Creation of additional parking spaces and turning area and erection of 6m high golf ball netting
17/01821/FUL	The Derrydown Estate, St Mary Bourne	Erection of a block of 5 no. stables with associated tack room and hard standing.
17/00043/FUL	Land adjacent to A339, Headley	Erection of agricultural barn
17/03506/GDPAG	Land at Breach Farm Lane, Dummer	Prior approval for change of use of agricultural building to gymnastics facility.

7.6 Leisure

Target
New and improved leisure facilities will be permitted at Basingstoke Leisure Park where there is no significant adverse impact on existing town or district centres within Basingstoke.
Relevant Policies
SS9 (Basingstoke Leisure Park)
Outcome
<ul style="list-style-type: none"> No planning applications were submitted on the Leisure Park site during the monitoring year.

7.32 Basingstoke Leisure Park is the borough's prime leisure destination. The site is owned and managed by the council. Policy SS9 designates the Leisure Park as a focus for new and improved recreation and leisure facilities with the potential to attract visitors from across the borough and wider area. The boundary for the Leisure Park is defined on the Policies Map³⁶.

7.33 The council has signed a development agreement with NewRiver REIT plc to redevelop the Leisure Park. However, no planning applications were submitted on the Leisure Park site during the monitoring year.

³⁶ Available via:

https://www.basingstoke.gov.uk/content/page/45104/2_BASINGSTOKE%20TOWN%20AREA%20WEST.pdf

Section 8: Infrastructure

8.1 Facilities and services

Target
To protect, provide and improve facilities and services where they are required.
Relevant Policies
CN7 (Essential Facilities and Services), CN8 (Community, Leisure and Cultural Facilities)
Outcome
<ul style="list-style-type: none"> • 15 planning applications were granted that would result in additional or enhanced community facilities or local services • No planning applications were granted for the loss of essential facilities or services during the monitoring year. • One planning application for the change of use from a public house to a dwelling was refused. One appeal for the change of use from a public house to a dwelling was dismissed.

8.1 The retention and improvement of essential facilities and services is a key issue, particularly for residents outside Basingstoke Town. Local Plan Policy CN7 (Essential Services and Facilities) seeks to protect and enhance facilities that meet residents' day to day needs, such as health care facilities, shops, post offices, pubs, educational facilities, places of worship, community buildings and cemeteries. Policy CN8 (Community, Leisure and Cultural Facilities) supports the retention and enhancement of community, leisure and cultural facilities and services which enrich and ensure the vitality of communities.

8.2 The following applications were approved for new or enhanced local facilities during the monitoring year:

Table 8.1: Approved applications for change of use to new facilities and services

Planning application reference	Site Address	Change of use from	Change of use to	Within settlement ? (Y/N)	Reason permitted
17/04154/FUL	Aurora House, Crockford Lane, Chineham	B8 (Storage and Distribution)	D2 (Assembly and Leisure)	Y	Cheerleader training facility which would advance health and supported by Policy CN8.
17/02101/FUL	Ground Floor, Unit 1 Chineham Point, Crockford Lane Chineham	B1/B8	D2	Y	Health and fitness training facility and workshop for golfers. Not contrary to ALP Policy EP2.
17/01385/FUL	Whitchurch Sports And Social Club, Whitchurch	D2	A3/A5 (Café and hot food takeaway)	Y	Change of use would allow club to operate as a cafeteria in the daytime.

Table 8.2: *Approved applications for new and enhanced facilities and services*

Planning application reference	Site Address	Proposal	In settlement?	Reason permitted
17/03291/ FUL	Land adjacent to Christ Church, Baughurst Road, Ramsdell	Erection of village hall with associated access and parking	N	New community with adaptable spaces which are suitable for use by different community groups.
17/03515/ FUL	Monk Sherborne Village Hall, Ramsdell Road	Replacement village hall	N	The proposals would increase the floor area and create a more versatile community hall.
16/01175/ FUL	Cheam School, Newbury Road	Construction of a synthetic hockey pitch with covered spectator area, perimeter fencing and associated hard and soft landscaping works	N	The proposed ATP would represent an improvement in facilities at Cheam School and accord with Policy CN8.
16/04107/ FUL	Highclere Business Centre,	Change of use from B1/B8 (business - offices/storage and distribution) to D1 (education), to be incorporated into neighbouring Thorngrove School	N	No external changes to building and it would create a new classroom for educational uses. The policy complied with CN7.
17/01138/ FUL	Cheam School, Newbury Road	Temporary siting of a single storey modular classroom	N	Principle of development on the school grounds was acceptable and the classroom would relocate two classrooms currently located in the roof space of the school.
17/02248/ FUL	Land adjacent to Sherfield School, Sherfield on Loddon	Change of use of agricultural field to provide an extended playing field and informal soft play area ancillary to the school, including the construction of an all-weather artificial grass football/hockey pitch with associated perimeter fencing, formation	N	The facility would enable the school to provide a safe, usable surface to play sport in all conditions and increased opportunity therefore would be in compliance with CN7.
17/02074/ OUT	The Lodge, Little London Road, Silchester	Outline application with all matters reserved (except for access) for the erection of one single storey classroom following demolition of two existing outbuildings and change of use from residential and equestrian use to use for educational and respite	N	Both an education and respite care facility. Replacement classroom will be used as a classroom during the day and enable overnight accommodation.

16/03835/ FUL	Sports Ground Car Park, High Street, Overton	Creation of additional parking spaces and turning area and erection of 6m high golf ball netting	N	The proposed parking area would facilitate the level of activity associated with the golf centre and community. Therefore it complies with policy CN8 of the Local Plan.
17/00045/ FUL	St Peters Church, Pinkerton Road, Basingstoke	Erection of a detached building to form a nursery	Y	The proposal would enhance the vitality and viability of communities which is supported by Policy CN7.
15/04503/ OUT	Hounsme Fields	Outline application for up to 750 dwellings, a neighbourhood centre including community centre, nursery and local retail facility and three form entry primary school.	Y	Proposed development would provide facilities and services for residents including nursery, school, retail and community facility.
18/00197/ BPA3	Land adjacent to allotments, Old Beggardwood Lane	Erection of 20 allotments	Y	Creation of 20 allotments on site occupying 0.23ha of land for use by the community, and meet a need for those on the waiting list.
17/01807/ RET	Disused Watercress Bed Adjacent To The Bourne Valley Inn Upper Link St Mary Bourne Hampshire	Change of use of land from agricultural to use as garden ancillary to public house.	N	Retrospective planning application to extend the beer garden and includes area for BBQ and seating.
17/02642/ FUL	Mays Bounty Cricket Ground	Demolition of existing facilities and new sports changing facilities, toilets, kitchen bar and meeting room with ancillary office and storage space.	Y	Principle of demolishing and replacement of facilities supported by Policy CN8.

8.3 No planning applications were granted for the loss of essential facilities during the monitoring year. One application was refused which would have resulted in the loss of an essential facility (as protected by Local Plan Policy CN7). This was for the conversion of the Red Lion Inn, Overton into residential (17/01231/FUL). This was refused as it had not been demonstrated that it was no longer practical, desirable or viable to retain the public house, and the loss was likely to impact upon the vitality and viability of the village. It was contrary to both the Local Plan and the Overton Neighbourhood Plan.

8.4 An appeal for the change of use of The Old House at Home public house to a dwelling house was dismissed in November 2017. The Inspector agreed that it had not been clearly demonstrated that the public house was no longer practical, desirable or viable to retain, and the proposal was therefore in conflict with Local Plan Policy CN7. The pub was also listed as an Asset of Community Value.

8.2 Delivery of new infrastructure

Target
To provide and contribute towards the provision of additional services, facilities and infrastructure.
Relevant Policies
CN6 (Infrastructure), CN9 (Transport), SS10 (Chineham Railway Station), SS11 (Whitchurch Railway Station Car Park).
Outcome
<ul style="list-style-type: none"> New transport, education, community and green infrastructure was delivered across the borough to support new development.

Transport

8.5 The provision of a safe, convenient and efficient transport network in the borough is key to supporting residents, employees and visitors to the borough as well as assisting the wider economy. No transport infrastructure was delivered over the monitoring year, although improvements to the A33 commenced.

Table 8.3: Infrastructure works commenced during the monitoring year

Infrastructure	Work Commenced during the monitoring year	Expected completion	Cost
A33	Improvements to A33 including: <ul style="list-style-type: none"> Completion of works to the A33 Ringway junction Improvements to Crockford Lane and Binfields roundabouts 	Late 2018	10.6 m

Education

8.6 Two planning applications for schools were approved by Hampshire County Council, as the Education Authority, over the monitoring year:

- a new teaching block that would allow Whitchurch C of E Primary school to expand from 2FE to 2.5FE, increasing capacity from 420 to 525 pupils.
- Improvements to Overton C of E Primary School.

8.7 The council approved two further applications relating to education provision, as shown in the table below.

Table 8.4: Consents for schools during the monitoring year

Planning Reference	Address	Proposal
16/04107/FUL	Highclere Business Centre Mount Road Highclere Newbury Hampshire RG20 9QZ	Change of use from B1/B8 (business - offices/storage and distribution) to D1 (education), to be incorporated into neighbouring Thorngrove School
17/01138/FUL	Cheam School, Newbury Road, Headley	Temporary siting of a single storey modular classroom

Sports

- 8.8 The council used S106 to fund various improvements to sports facilities during the monitoring year. These included improvements to:
- The pavilion in Sherfield on Loddon;
 - The swimming pool at Testbourne Community School;
 - The pitch at Tadley Rugby Football Club;
 - The installation of goal posts and line markers in Burghclere; and
 - The installation of floodlights at Tadley Calleva Youth FC.

Community facilities

- 8.9 The Beggarwood Community Centre was completed and opened in February 2018. An extension to Heath End Village Hall was completed in November 2017 through a grant from the Local Infrastructure Fund. Section 106 contributions also funded a number of smaller local-level schemes and enhancements across the borough associated with mitigating the effect of development (including improvements to Rooksdown Community Centre and the Gill Nethercott Centre in Whitchurch).

Public open space and play

- 8.10 A number of smaller schemes were delivered across Basingstoke including new play equipment, footpaths, planting and seating. The council also allocated funding to rural parishes to allow them to undertake small schemes in their areas.

Further information

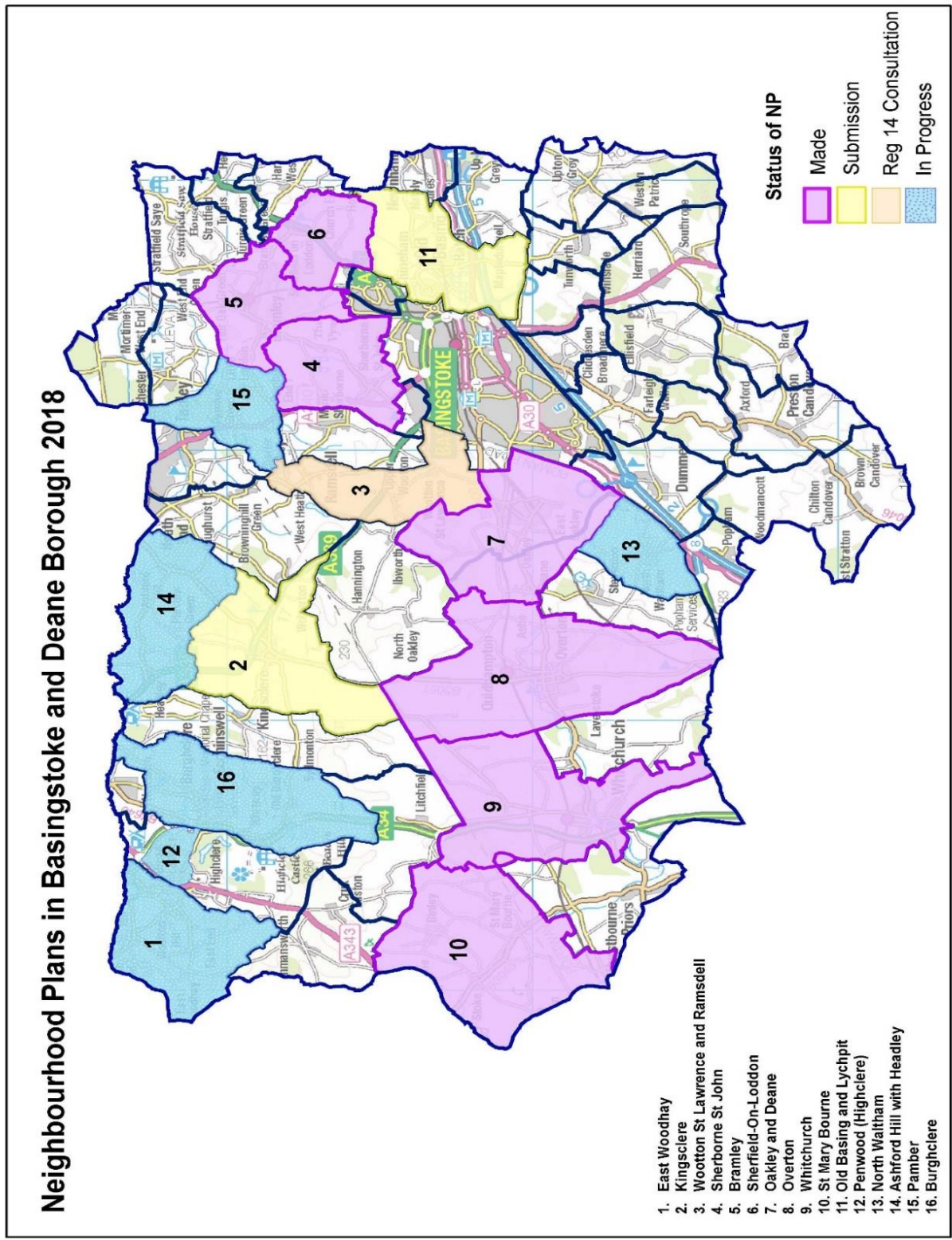
If you would like to be kept up to date with notifications regarding planning policy documents and/or neighbourhood plans in Basingstoke and Deane, please join our consultation database.

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Appendices

Appendix 1: Progress with Neighbourhood Planning (at 1 April 2018)



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Appendix 2: Withdrawn planning policy documents

The following policy documents were withdrawn in July 2018, following the adoption of the new Design and Sustainability SPD, Housing SPD and Parking SPD:

- Affordable Housing SPD (2007)
- Design and Sustainability SPD, including updates and appendices (2012)
- Housing Mix and Lifetime Mobility Standards SPD (2007)
- Residential car parking standards (2008 with updates in December 2012)
- Non-residential parking standards (2003)
- Non-residential cycle parking and motorcycle parking standards
- Mulfords Hill, Tadley Development Brief (2007)
- Central Area Action Plan (October 2003).
- North Basingstoke Action Plan (July 2003)
- Aldermaston Road Planning and Disposal Brief (June 2005)
- Central Car Park Development Brief (October 2001)
- Upper New Road Basingstoke Design Guidance
- Basingstoke Environmental Strategy for Transport (BEST) (1999)

Appendix 3: Adopted Local Plan policies

Policy Reference	Policy Name
Delivery of the Strategy	
SD1	Presumption in Favour of Sustainable Development
SS1	Scale and Distribution of New Housing
SS2	Regeneration
SS3	Greenfield Site Allocations
SS3.1	Swing Swang Lane, Basingstoke
SS3.2	Kennel Farm
SS3.3	Razors Farm
SS3.4	North of Popley Fields, Basingstoke
SS3.5	Overton Hill
SS3.6	South of Bloswood Lane
SS3.7	Redlands
SS3.8	Upper Cufaude Farm
SS3.9	East of Basingstoke
SS3.10	Manydown, Basingstoke
SS3.11	Basingstoke Golf Course
SS3.12	Hounsme Fields
SS4	Ensuring a supply of deliverable sites
SS5	Neighbourhood Planning
SS6	New Housing in the Countryside
SS7	Nuclear Installations – Aldermaston and Burghfield
SS8	Basing View
SS9	Basingstoke Leisure Park
SS10	Chineham Railway Station
SS11	Whitchurch Railway Station Car Park
Community Needs	
CN1	Affordable Housing

N2	Rural Exceptions for Affordable Housing
CN3	Housing Mix for Market Housing
CN4	Housing for older people/Specialist housing
CN5	Gypsies, Travellers and Travelling Show People
CN6	Infrastructure
CN7	Essential Facilities and Services
CN8	Community, Leisure and Cultural Facilities
CN9	Transport

Environmental Management and Climate Change

EM1	Landscape
EM2	Strategic Gaps
EM3	Thames Basin Heath Special Protection Area
EM4	Biodiversity, Geodiversity and Nature Conservation
EM5	Green Infrastructure
EM6	Water Quality
EM7	Managing Flood Risk
EM8	Commercial Renewable/Low Carbon Energy Generation
EM9	Sustainable Water Use
EM10	Delivering High Quality Development
EM11	The Historic Environment
EM12	Pollution

Economic Development

EP1	Economic Growth and Investment
EP2	Employment Land and Premises (B-Use Classes)
EP3	Town, District and Local Centres
EP4	Rural Economy
EP5	Rural Tourism

Appendix 4: Land Supply Position 2017/18 (Base date of 1 April 2018 but commentary updated to September 2018)

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
Total Completions 2011-2018																			
			3805																
Sites with Planning Permission																			
Large site commitments (10 or more units)																			
North of Popley/ Merton Rise	DET	Basingstoke	432		97	95	100	100	80	57	0	0	0	0	0	0	0	432	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. The site gained outline permission for 784 units (BDB73174) in 2012 and the landowners, Hampshire County Council (HCC), sold the site in October 2012. All of the site is within the ownership of Persimmon Homes (being built out as Persimmon and Charles Church brands). Permission was gained for reserve matters on phases 3 and 5 in June 2013 and these phases are now complete (15 units completed in 2013/14, 118 in 2014/15 and 84 units in 2015/16). A reserved matters application for 122 units on Phase 4 (14/01913/RES) was approved in August 2015 and an application for phase 6 for 147 units (15/02040/RES) was approved in March 2016. Both of these phases are now under construction. A reserved matters application for phase 2a (40 units) was approved in January 2017 (15/02040/RES). An application for Phase 2b (98 units) is currently being considered (17/04139/RES). Persimmon have confirmed that an application for Phase 2c will be submitted in Spring 2019. 60 units were completed in 2016/17 and 75 in 2017/18, in line with expectations, leading to 352 completions overall. The predicted completion rates reflect numbers of completions and starts on site at July 2018 (19 completions and 78 starts) and also the information provided by the developer (building in sales and completion rates) through the site monitoring consultation. The developer stated a delivery rate of 110dpa, slowing down to 60 and 55 in the latter two years, with the site being completed by 2022/3. A slightly more conservative approach has been used for land supply purposes and also reflect the delays that have occurred in relation to the consideration of Phase 2b regarding highway issues (which have since been resolved).
Aldermaston Road Triangle	DET	Basingstoke	69		57	60	9	0	0	0	0	0	0	0	0	0	0	69	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. A full planning application (16/00614/FUL) for 90 units was granted planning permission in December 2016. The site is currently under construction by Bovis Homes. 21 units were completed in 2017/18 generally in line with expectations. The phasing outlined reflects information provided by Bovis Homes through the site monitoring consultation (which stated that all of the remaining units will be complete in 2018/19) and the number of completions and starts on site at July 2018 (14 starts and 52 under construction). The council has moved a modest number of units into 2019/20 to reflect the number of homes under construction and to ensure a robust position.
Trumpet Junction / Squirrels Wood	DET	Basingstoke	122		0	0	30	50	42	0	0	0	0	0	0	0	0	122	The site has detailed planning permission. It meets the deliverability tests as set out in the NPPF. Outline planning permission was received in June 2017 (BDB/74447) and a reserved matters application for all of the units ((17/02383/RES) was granted in March 2018. Homes England are working with Design Your Home to deliver the scheme which is due for completion by 2022. The site has taken a significant number of years to progress through the planning process which has led to slippage in predicted completion rates over the last 5 years. However the site is now under construction and there is clear evidence that homes will be delivered within the 5 year period. Predicted completion rates are based upon information provided by Design your Home through the annual site monitoring process and are considered robust given the scale of development and the nature of the site.
Land north of Park Prewett, former golf course	DET	Basingstoke	558		51	110	130	130	130	58	0	0	0	0	0	0	0	558	The site has detailed planning permission and is under construction. The site meets the deliverability tests as set out in the NPPF. The site is owned by the HCA and gained outline consent for 585 dwellings (13/00579/OUT) in 2014. A reserved matters application for phase 1 for 300 units (15/00537/RES) was granted by the LPA in December 2015. The site is under construction and 27 homes were completed in 2017/18, leaving 558 left to build across the phases. DWH have stated, through the site monitoring, that completions for Phase 1 are expected as follows: 105 units in 2018/19, 62 in 2019/20, 56 in 2020/21 and 50 in 2021/22. This is based on live sales data from site and is considered to be more accurate than previous projections. Estimates are up from last year when just 60dpa were predicted although this was a downturn from high expectations in the previous year. Lower than expected completions in 2017/18 were due to the pre-commencement condition to deliver all on site primary infrastructure up front, which took longer than expected. However these works have all now been signed off and the predicted build out rates are more robust. Reserved matters for phase 2A (17/03356/RES) and 2B (17/03355/RES) were granted in March 2018. Barratts confirmed the following delivery rates for Phase 2A as: 39 in 2018/19, 70 in 2019/20 and 33 in 2020/21. These completion rates assume the sales market remains strong, the affordable units are sold and that more apartments come on line in 2019/20. There are currently no foreseeable constraints to delivery. Through site monitoring, Homes England have confirmed Phase 2B delivery as: 40 in 2019/20 and 103 in 2020/21. Starts on Phase 2B are planned for this winter and there are also no foreseeable constraints to delivery. When the phases are combined, the expected delivery rates are relatively high given the nature of the site and therefore these have been rounded down and flattened significantly in to ensure a more robust land supply figure. This also reflects the level of completions and starts on site at July 2018 (24 completions and 94 under construction).
Clifton House, Bunnian Place	-	Basingstoke	205		0	0	0	0	0	0	0	0	0	0	0	0	205	0	The site is suitable for housing development and had a 5 year consent for 205 units (BDB54937). It is currently let for employment use. An extension of time application (BDB/76691) was submitted and there is a resolution to grant subject to the legal agreement. However, the application has stalled and there is

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
																			currently no clear evidence that homes will be delivered on the site. The landowner (Basingstoke & Deane BC) is requiring that the building remain in office use at this time, meaning that permitted development rights to allow the conversion of the building to a residential use cannot be implemented. As a result, the site is considered to fail the NPPF deliverability tests and has also been moved into the 'unlikely to deliver' column for land supply purposes at this stage. This position will be reviewed through future housing monitoring.
Cheam Hawtreys, Newbury Road	DET	Headley	6		0	0	0	0	0	0	0	0	6	0	0	0	0	6	The site is the remainder of a larger scheme for tied staff accommodation at Cheam Hawtreys School (BDB/63103, 2006). The school has confirmed, through the site monitoring consultation that at present the delivery of the site remains uncertain. Due to this continuing uncertainty regarding the delivery of the units, the site has been phased into the 5-10 year time band as there remains a reasonable prospect that that the site is available and could be viably developed at the point envisaged. Its future delivery will continue to be reviewed through the annual monitoring process.
20 Winchester Road	DET	Basingstoke	15		15	15	0	0	0	0	0	0	0	0	0	0	0	15	The site has detailed planning permission and is under construction. The site meets the deliverability tests as set out in the NPPF. Planning permission was granted in October 2013 for the conversion of the upper floors of the building to form 14 residential units (BDB/75489). A further application was granted for one additional flat (16/02676/FUL) in September 2016. The site is under construction (Fishnet Buildings Limited) and is due to be completed in 2018/19, as confirmed by the agent through the site monitoring consultation.
North of Marnel Park/Spiers Meadow	DET	Basingstoke	275		65	90	90	50	45	0	0	0	0	0	0	0	0	275	The site has detailed planning permission and is under construction. The site meets the deliverability tests as set out in the NPPF. The site was allocated in the Adopted Local Plan (2011-2029) (May 2016) and was granted outline planning permission at appeal in September 2013 for 450 units (BDB/75761) along with detailed permission for 200 units (BDB/75762). The reserved matters application for phase 2, for 250 units, (16/01794/RES) was granted in October 2016. The first phase is under construction and 86 units were completed in 2016/17. A further 89 units were completed in 2017/18, which was slightly quicker than expected. Both phases are being constructed by David Wilson Homes. Current delivery rates reflect information submitted by the developer (David Wilson Homes Southern) through the site monitoring consultation, although figures have been rounded down and extended over to a fourth year to reflect recent delivery rates, the number of completions and starts on site at July 2018 (17 completions and 94 under construction) and the general trend of decreased delivery rates as sites move towards completion. These rates are notably higher than last year's predictions which reflected issues at the time with sourcing materials and skilled labour. Such issues have been resolved although DWH have noted that in order to achieve the predicted rates, support from the LPA is required in terms of discharging conditions.
Kennel Farm	DET	Basingstoke	163		82	90	73	0	0	0	0	0	0	0	0	0	0	163	The site has detailed planning permission and is under construction. The site meets the deliverability tests as set out in the NPPF. The allocation from the adopted Local Plan (2011-2029) (Policy SS3.2) was granted outline planning permission at appeal in January 2014 for up to 310 units (BDB/77382). The reserved matters application was granted in September 2015 (15/00905/RES). The land is in the ownership of Linden Homes. 30 units were completed in 2016/17 with 117 units in 2017/18, a significantly higher rate of delivery than expected. Current delivery rates generally reflect the approach of the developer, as reflected in their build programme and as confirmed through the site monitoring process (92 units in 2018/19 with the remainder in 2019/20), in addition to the number of completions and starts on site at July 2018 (23 complete and 81 under construction). Linden have confirmed that they are not aware of any delays affecting delivery, although they require the support of the LPA for clearing conditions in order to prevent delay.
Razors Farm	DET	Basingstoke	349		114	100	90	90	69	0	0	0	0	0	0	0	0	349	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. The site is allocated for approximately 420 units in the Adopted Local Plan (2011-2029) (Policy SS3.3). Outline planning permission was granted on appeal in September 2014 for up to 425 residential units (BDB/77341) with a further 7 units in May 2017 (16/04520/FUL). Phase 1 reserved matters was approved in January 2016 for 137 dwellings (15/02513/RES) and a reserved matters application for phase 2 (157 units -16/03842/RES) was approved in March 2017. Phase 3 for 131 dwellings (17/02302/RES) gained permission in November 2017. The site is in the ownership of Croudace Homes and all key infrastructure and approvals are in place to support delivery. 9 homes were delivered in 2016/17 and 74 units in 2017/18. Current delivery rates reflect completions and homes under construction (13 units were complete by July 2018 with a further 112 units under construction) information given by Croudace through the site monitoring process and also past levels of delivery from the developer on similar sites in the borough such as Sherfield Park. More conservative rates have been used for land supply purposes than suggested by the developer (over 120 completions predicted for 2018/19) which reflect rates of sale. Croudace have confirmed that the site will be complete by 2021/22. Rates have been slightly lower than expected in the past due to limitations on the availability of sub-contractor resources (in particular bricklayers) but this is no longer considered to be a constraint to build out rates. They suggest that any further delays can be prevented through timely approval of applications to discharge planning conditions.
Wella (GB)	DET	Basingstoke	70		0	0	70	0	0	0	0	0	0	0	0	0	0	70	The site meets the deliverability tests as set out in the NPPF. A prior notification was approved for the conversion of the building to residential use (14/02433/GPDOFF) encompassing 12 units. However, a new application for 70 units on the site (15/03170/FUL) was granted permission in December 2016. The site was cleared as of 1 April and the site is now under construction. Through site monitoring, the agent has confirmed that the site continues to meet the deliverability tests set out in the NPPF and that the homes will be delivered in 2019/20, one year later than that predicted last year. All of the pre-commencement conditions have been cleared and there are no identified constraints to delivery.
Bloswood Lane	DET	Whitchurch	55		34	35	20	0	0	0	0	0	0	0	0	0	0	55	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. The site is allocated as part of a larger allocation in the adopted Local Plan (2011-

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
																			2029) for 150 units (Policy SS3.6) but will be built out separately. Full planning permission was granted to Bewley/Banner Homes for this part of the site in October 2014 (BDB/77828). Construction is underway and 28 units were completed in 2017/18. Through the site monitoring process, Bewley Homes have provided predicted delivery rates which exceed previous delivery forecasts and anticipate the completion of all remaining units this financial year (2018/19). A more conservative approach has been taken for the purposes of land supply reflecting past delivery rates and also completions and starts on site at July 2018 (7 completions and 30 under construction)
Eli Lilley/ Chapel Hill	DET	Basingstoke	491		223	140	140	140	71	0	0	0	0	0	0	0	0	491	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. 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 January 2012. Both the Victoria site and the Eli Lilley site have since been purchased by Sentinel Housing Association who gained outline planning permission for 578 units (14/00865/OUT) in January 2015. Reserved matters consent for the full 578 units (15/03667/RES) was granted in May 2016. The site is owned by Vestal Developments Ltd, and is a joint venture between Barratt Homes and Vivid Homes (formerly Sentinel). Work has commenced on site and the first 12 units were completed in 2016/17 with 115 units being delivered in 2017/8, in line with predictions. 56 of the units are to be delivered in the existing 'white building' which is a building of local heritage interest, and an application to increase this to 96 units (17/02279/FUL) was granted in March 2018. The current predicted rates reflect the approach of the developer and Barratts' up-to-date delivery projections, the high level of completions and starts on site at July 2018 (64 completions and 181 under construction), and the dense, urban character of the scheme. Barrett do not foresee any delays or constraints to delivery and suggest that the site should be complete by 2021/22.
Fairfield House	PA	Basingstoke	37		30	0	37	0	0	0	0	0	0	0	0	0	0	37	The site meets the deliverability tests as set out in the NPPF. A prior notification was approved for the conversion of the building to residential use (14/03542/GPDOFF) for 29 units in January 2015 with a further 2 units added through an application in January 2016 (15/03960/FUL). An application for 7 units on an additional floor was granted in December 2016 (16/00971/FUL). The development is under construction. Delivery rates have been informed by the response of Equity Real Estate through the housing monitoring process (predicted completions in 2018/19), although a more conservative rate has been used for land supply purposes with completions pushed back to 2019/20 to ensure a more robust position.
Worting Farm/Becketts Rise	DET	Basingstoke	66		59	55	11	0	0	0	0	0	0	0	0	0	0	66	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. Full Planning permission was granted on appeal in January 2015, for 70 units (13/02553/FUL). An amended layout was permitted in December 2016 (16/00391/FUL). Extensive site preparation works have taken place (including a new access roundabout), and the developer (Redrow homes) commenced work on the new homes in July 2017. 4 units were completed during 2017/18. Redrow have stated, through the site monitoring process that the site is due to be complete in 2018/19, based on standard build rates. Past delays to the project have been caused by planning consent issues, roundabout construction and service diversions but no further constraints are foreseen. Remaining completions have been spread over two years to ensure a robust approach for land supply purposes. The level of completions for 2018/19 is supported by the number of completions and starts on sites at July 2018 (17 completions and 46 under construction)
Overton Hill	DET	Overton	102		61	65	37	0	0	0	0	0	0	0	0	0	0	102	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. It is allocated for approximately 120 units in the adopted Local Plan (Policy SS3.5). Outline planning permission was granted on appeal for 120 units in February 2015 (13/00197/OUT) and the reserved matters application (16/00626/RES) was granted for 120 units in June 2016. The site has been purchased by Bellway Homes and construction on site commenced in December 2016. 18 units were completed in 2017/18 which was slower than predicted. Bellway have explained that this was due to technical matters related to site levels and associated groundworks and the need to build blocks of flats. However, no further delays/ constraints are foreseen and the current phasing directly reflects Bellway's updated programme of work, as provided through the site monitoring process. The level of completions for 2018/19 is supported by the number of completions and starts on sites at July 2018 (7 completions and 72 under construction).
Main Hall, Park Prewett	DET	Basingstoke	19		19	0	19	0	0	0	0	0	0	0	0	0	0	19	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. Planning permission was granted for a net gain of 19 units in March 2015 (13/02321/FUL). A planning application has been submitted to provide an additional 9 units in the hall (17/00565/FUL), but was withdrawn in December. The developer (Taylor Wimpey) has stated, through the site monitoring consultation, that the units will be delivered in 2018/9. However, a more conservative approach has been used here to ensure a robust land supply position and completions have been pushed back to 2019/20. There are no identified constraints to delivery.
Minchens Lane /St James Park	DET	Bramley	144		6	40	50	40	14	0	0	0	0	0	0	0	0	144	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. Outline consent for 200 residential units was granted in March 2015 (14/01075/OUT) and Phase 1 reserved matters for 57 dwellings (15/02304/RES) was permitted in February 2016. A reserved matters application for the second phase (54 units) was granted in August 2017 (16/03524/RES) with the reserved matters application for phase 3 (6 units) being granted in May 2017 (16/04505/RES). The site is on track with Phase 1 nearly finished and work on phase 3 about to commence. A reserved matters application for phase 4 (83 units) has been submitted (17/04282/RES) and amended plans are currently under consideration. 27 homes were completed in 2016/17 and 29 in 2017/18. The developer (Persimmon Homes) has stated, through the site monitoring consultation, that there will be 50 completions in 2018/19 and 60 in 2019/20. The current delivery predictions take these

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
																			rates into account in addition to progress on site (24 completed between April and September and a further 33 under construction) and past completion rates on the site. This is considered a robust position for land supply purposes.
Caesers Way	OUT	Whitchurch	34		0	0	0	34	0	0	0	0	0	0	0	0	0	34	The site meets the deliverability tests as set out in the NPPF. Outline planning permission was granted on appeal for up to 34 units in March 2015 (13/01522/OUT). The site continues to be progressed and a reserved matters application for the 34 units (18/00672/RES) is currently being considered by the LPA. Amended plans were submitted in July 2018. The site's planning agent (Provision) has indicated that there are no constraints to delivery and have confirmed that all 34 completions are expected in 2019/20. However, given that the site does not have detailed planning permission currently, this has been pushed back to 2020/21 for the purposes of land supply. There is clear evidence that the site is being progressed and that completions will begin on site within 5 years. Progress is being made towards detailed planning permission and there are no known ownership, viability or infrastructure constraints to the delivery of this relatively small site. There is also a preferred bidder now associated with the site.
Normandy House	PA	Basingstoke	153		0	0	0	0	0	0	0	0	0	0	0	0	153	0	A prior notification was approved for the conversion of the building to residential use (15/00526/GPDOFF) in April 2015 for 153 units. Further prior notifications have since been approved for 114 units (18/00867/GPDOFF) and 150 units (18/00866/GPDOFF). The applicant is keen to convert the building as soon as possible but the landowner (Basingstoke & Deane BC) is requiring that the building remain in office use. Therefore, the permitted development rights allowing the conversion of the building cannot currently be implemented. As a result, the site is considered to fail the NPPF deliverability and developability tests at this stage and has been removed from the borough's land supply. This position will be reviewed through on-going housing monitoring.
Land at Weston Road	DET	Upton Grey	17		0	0	0	0	0	17	0	0	0	0	0	0	0	17	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. Full planning permission was granted for 14 units on the greenfield site in September 2015 (15/00571/FUL). A further application for 17 units (16/03058/FUL) was granted in February 2017. There are no constraints to the delivery of the development and there is a developer (Millgate Homes.) associated with the site. The site is wholly owned by Millgate Homes and through the most recent site monitoring consultation, they have confirmed that the site is ready to develop. However, the council has been informed that the approved unit mix is not currently viable, reflecting present weak market conditions for the consented housing type (large detached properties) which is a current national issue. As such, Millgate Homes have confirmed that they will be submitting a new full planning application for 22 units soon to better reflect current house sizes in the village. The site remains deliverable as there is a realistic prospect that the site will be viable and be delivered within five years, and there is clear evidence that the site is being progressed by an active developer. However, the site has been pushed towards the back end of the 5 year period to reflect the desire to submit a new application. Millgate have confirmed that they will implement the application for 17 units if a new application is refused.
Spectrum House	PA	Basingstoke	18		0	0	0	0	18	0	0	0	0	0	0	0	0	18	The site meets the deliverability tests as set out in the NPPF. Prior notification was approved for 13 flats on the site in December 2015 (15/03777/GPDOFF). A different owner purchased the site and a new application for a change of use from office to 15 studio and 3 no. one bed flats (17/02605/GPDOFF) was approved in September 2017. A further application to create 28 no. flats (17/04283/FUL) is currently being considered and amended plans/information has been submitted regarding highways matters and to address new parking standards. Additional viability work has also been completed which has been subject to an independent review which concluded that the scheme is viable. The yield on this site may therefore change. Delivery rates reflect other conversion schemes, but a relatively conservative approach has been taken to provide sufficient time for the new application to be considered etc. The agent (Bell Cornwell) was unable to provide further delivery information through the annual site monitoring process.
Area N	DET	Basingstoke	40		38	40	0	0	0	0	0	0	0	0	0	0	0	40	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. Planning permission was granted for 96 units on the pdl site in February 2016 (14/02752/FUL). 56 homes were completed in 2017/18, in line with predictions. The developer (Bellway Homes Ltd) has stated, through the site monitoring consultation that the last 40 units will be completed by July/August 2018. The NHBC data confirms that the site was completed in July 2018.
Recycling Yard, Hurstbourne Station	DET	Hurstbourne Priors	44		0	0	0	10	20	14	0	0	0	0	0	0	0	44	The site has detailed planning permission and meets the deliverability tests set out in the NPPF. Outline planning permission was granted for 30 units on the site in February 2016 (14/02489/OUT). The site then changed hands and a new application (16/02664/FUL) for 44 dwellings was consented in November 2017. There have been delays with progressing the site in light of contamination issues and a new contamination report is required to discharge the relevant condition. Further information is being prepared by the applicant (Cleaslate Ltd) The expected delivery rates reflect information provided by the agent through the housing monitoring process although this has been pushed back a year for land supply purposes to provide a more robust position in light of the current contamination issues.
Little Knowl Hill	DET	Ashford Hill	35		7	10	25	0	0	0	0	0	0	0	0	0	0	35	The site has detailed planning permission and is under construction. The site meets the deliverability tests as set out in the NPPF. Full planning permission was granted for 35 units on the greenfield site in March 2016 (15/01224/FUL). The developer (Persimmon) has stated, through the site monitoring consultation, that the site is deliverable and that construction is underway. Their predicted completions - 16 in 2018/19 and 19 in 2019/20, have been reduced for 2018/19 to take account of progress on site (7 units were under construction at July 2018). Persimmon have based the delivery projections on build rates (taking into account the availability of material and construction labour), sales rates and achieving all relevant approvals and there are no known constraints to delivery.

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Innovation Court, New Street	PA	Basingstoke	35		0	0	35	0	0	0	0	0	0	0	0	0	0	35	The site meets the deliverability tests as set out in the NPPF. A prior notification was approved for the conversion of the building to residential use (16/00031/GPDOFF) in March 2016 for 35 flats. The lease expired in autumn 2016 and the site was sold. Through the latest site monitoring consultation, the owners, Equity Real Estate Developments, confirmed that the site is currently under construction (since April) and they anticipate that all 35 units would be completed in 2019/20. In August 2018, an additional Prior Approval for 46 units gained approval (18/01504/GDPOFF) and the owner, Equity Real Estate Developments, have since confirmed that they are now implementing the larger 46-unit scheme and that completions are predicted for 2019/20. This is the same time frame as the previous scheme although completions have been pushed back one year to ensure a robust position. These additional units (SHELAA Ref BAS044) form a separate entry in this schedule, under windfall sites. There is clear evidence that progress is being made towards development on the site with permission now in place to deliver homes in line with predicted timescales. There are no viability, ownership or infrastructure constraints to delivery and this scheme is under construction.
Burnham Copse Infant School	OUT	Tadley	36		0	0	0	26	10	0	0	0	0	0	0	0	0	36	The site meets the deliverability tests as set out in the NPPF. Outline planning permission (14/02200/OUT) for 36 residential units was granted in March 2016. The site was sold by HCC to Aster Communities in May 2017 who are taking the site forward. A reserved matters application (18/00524/RES) is currently being considered by the LPA and is at an advanced stage (likely to gain approval by October). The current predicted rates take into account Aster's response to the site monitoring consultation which stated that they expect all homes to be complete in 2019/20. However, a more conservative approach has been used to ensure a robust position. Through the site monitoring consultation, Aster's delivery predictions have taken into account timescales involved in obtaining reserved matters planning approval, discharging conditions, technical approvals and sales demand. There is therefore clear evidence that this relatively small site is being actively taken forward by a Registered Provider and that housing completions will be delivered on site within five years. There are no known ownership, viability or infrastructure constraints to the delivery of the site.
Beech Tree Close	DET	Oakley	84		0	0	50	34	0	0	0	0	0	0	0	0	0	84	The site has detailed planning permission and meets the deliverability tests set out in the NPPF. Outline planning permission (14/00963/OUT) for 84 residential units on this greenfield site was granted in March 2016. (85 gain and 1 loss). Under Gleeson's ownership reserved matters (17/00519/RES) were approved in May 2017. The site was sold with planning permission to Foreman Homes Ltd. and a revised application for 85 units (17/00798/RES) received permission in May 2018. Foreman has stated, through the housing monitoring consultation, that the site is deliverable and that completions will start in 2018/19. In order to address planning conditions, there is a need to carry out additional archaeological trial trenches, but there are no other reasons for work to be delayed. Given that there were no starts on site at April 2018 a slower rate has been used for land supply purposes, pushing first completions back to 2019/20.
Aurum Green	DET	Basingstoke	130		47	60	70	0	0	0	0	0	0	0	0	0	0	130	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. Outline planning permission for up to 130 residential units was granted in April 2016 (14/03543/OUT) and a reserved matters application for 130 units was approved in March 2017 (16/03462/RES). Through the site monitoring consultation Lawrence Foote & Partners (agent on behalf of the developer Pal Properties) stated that 104 units will be completed in 2018/19 with the remaining 26 units completed in 2019/20. LF&P note their client's current target completion date for the development is August 2019 which has driven delivery projections. No delays are anticipated at present although the agent noted that unforeseen issues with weather and shortage of construction labour present risks to delivery. In light of the starts and progress on site to date (47 units under construction at April 2018) a more conservative rate of development has been used for land supply purposes with delivery equally spread over the coming 2 years.
North of Sherfield Road /Strawberry Fields	OUT	Bramley	50		0	0	20	30	0	0	0	0	0	0	0	0	0	50	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. Outline planning permission was granted for 50 units on the greenfield site in April 2016 (15/02708/OUT). A full application proposing five additional dwellings was submitted in April 2017 (17/00936/FUL, 55 units) but was refused in January 2018. Reserved matters for 50 units (18/00099/RES) was permitted in April 2018. The site is being developed by Bewley Homes who have stated through the site monitoring consultation that the site is deliverable. The site is now under construction (since April 2018) and predicted completion rates reflect information submitted by Bewley Homes through the housing monitoring consultation (22 in 19/20 and 28 in 20/21) although these have been rounded down. There are no identified constraints to the delivery of the site.
Churchill Plaza	PA	Basingstoke	285		285	150	135	0	0	0	0	0	0	0	0	0	0	285	The site meets the deliverability tests as set out in the NPPF. A prior notification was first approved for the conversion of the building to residential use (16/00504/GPDOFF) in May 2016 for 257 flats. This was increased to 283 flats by a further prior notification in April 2017 (17/00416/GPDOFF) and for an additional 2 (penthouse) flats also in April (17/00625/FUL). The investor and developer (Seven Capital) has confirmed, through the site monitoring consultation, that all 285 units will be delivered by early 2019, based upon current progress and the build programme from their contractor. However, a more cautious approach has been used for land supply purposes. Construction is currently ongoing and there are no identified constraints to the delivery of the site.
Land between Winchester Road and Micheldever Road	DET	Whitchurch	98		52	50	48	0	0	0	0	0	0	0	0	0	0	98	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. The site, which is allocated in the Whitchurch Neighbourhood Plan (July 2017), gained outline planning permission for 100 units in May 2016 (15/03693/OUT). A reserve matters application for 100 units (net gain of 99 due to loss of one unit) (16/02508/RES) gained permission in March 2017. The site is under construction by David Wilson Homes and 2 units were completed in 2017/18. Through the latest site monitoring consultation Luken Beck (agent) have confirmed that the site is deliverable and no delays are envisaged, with the site being delivered in totality over the next two

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
																			years. Given progress on site (6 units were complete and 52 under construction at July 2018) the stated rates are considered acceptable for land supply purposes,
Land between Elmdene and Fairholme Road	OUT	Tadley	12		0	0	0	0	12	0	0	0	0	0	0	0	0	12	The site meets the deliverability tests as set out in the NPPF. Outline planning permission was granted for 12 units on the site in May 2016 (15/03029/OUT). The agent (Pro Vision) has stated, through the site monitoring consultation that they are confident that the development is deliverable within the next 5 years although it is likely to come forward towards the end of the 5 year period. They have also confirmed that they are preparing a reserved matters submission which is due before Christmas. Pamber Place Ltd remain the current owners. Therefore there is clear evidence that the site is being actively progressed and that completions will begin on site within 5 years. Progress is being made towards the submission of an application and there are no known ownership, viability or infrastructure constraints to the delivery of this relatively small site. Pro Vision (acting on behalf of Pamber Place Ltd) have forecast the completions for 2021/22, a year later than previous projections, based on a programme for reserved matters approval in 2019, start on site in 2020 and completions in 2021.
Land adjacent to The Street	OUT	Bramley	65		0	0	20	45	0	0	0	0	0	0	0	0	0	65	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. Outline planning permission was granted for up to 65 units on the greenfield site in May 2016 (15/02682/OUT). The reserved matters application (18/00366/RES) was submitted in February 2018, and granted in July 2018. The developer, Taylor Wimpey, have confirmed, through the housing monitoring process that there are no known constraints to site delivery and that development remains viable. The delivery rates reflect those of the developer Taylor Wimpey who expect completions in line with pre-existing predicted delivery rates (20 in 2019/20 and 45 in 2020/21).
Leamington Court	DET	Newfound	13		13	13	0	0	0	0	0	0	0	0	0	0	0	13	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. Planning permission was granted in May 2016 for the conversion of offices to 7 units and erection of 6 further units on site (15/00975/FUL). The applicant (PSR Developments) and their agent (Fowler Architecture and Planning) have stated, through the site monitoring, that all of the units will be completed by 2018/19 and this position is reflected on site where the conversion and new build units were all under construction at July 2018.
Brickells Yard	DET	Oakley	10		2	0	10	0	0	0	0	0	0	0	0	0	0	10	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. An application (15/04534/FUL) for 10 units was granted in September 2016. The site is owned by Cove Construction and they have confirmed that the site is deliverable with completions predicted for 2019/20. This timescale reflects the need to undertake demolition and site clearance. There are no known constraints to delivery and the predicted rates are considered reasonable for land supply purposes. The site is now under construction.
Land at Binfields, Farm Lane. (Hampshire Court Hotel)	DET	Basingstoke	18		18	18	0	0	0	0	0	0	0	0	0	0	0	18	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. The site gained permission for 18 assisted living dwellings (16/03605/CONS) in October 2016. Through the site monitoring consultation, HCC have confirmed that all 18 units are under construction and delivery is on schedule for June 2018. This has been confirmed on site and therefore it is considered that all units will be delivered in 2018/19.
Home Farm, Laverstoke Estate	DET	Laverstoke	10		0	0	0	0	0	0	10	0	0	0	0	0	0	10	Full planning permission was granted to convert agricultural buildings to 10 dwellings in January 2017 (16/03034/FUL). Through the housing monitoring consultation the Estate has confirmed that they are continuing to progress the project. However, in light of their approach to produce a high quality scheme there are currently viability issues associated with the project. Whilst the Estate hopes to resolve the issue they are currently unable to match build costs with end product value. Given the identified viability issues associated with delivery, the site is not considered to meet the deliverability test and has therefore been moved outside the 5 year land supply at this stage. This position will continue to be monitored.
Spinnaker House, Lime Tree Way	PA	Basingstoke	36		0	0	36	0	0	0	0	0	0	0	0	0	0	36	The site meets the deliverability tests as set out in the NPPF. A prior approval application for conversion from office to residential was approved in February 2017 (16/04426/GPDOFF) for 33 units. A further prior approval application (17/02516/GPDOFF) for 36 units was granted in December 2017. Through the site monitoring consultation the agent (Allen Planning) has confirmed that development has commenced on site. The units will be completed internally within financial year 2018/19 although additional external alterations (already with planning permission) will be made before occupation. The site has therefore been placed in 2019/20 for completion. The agent does not anticipate any delays to delivery and no constraints have been identified.
May Street/ Lower Brook Street	DET	Basingstoke	12		12	12	0	0	0	0	0	0	0	0	0	0	0	12	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. Full planning permission (15/04189/FUL) was granted in March 2017 for 12 affordable units on the garage site. The site was sold by BDBC to Sovereign last year and all 12 units are currently under construction. The site is due to be complete in 2018/19, as confirmed by Sovereign through the housing monitoring process.
The former Lamb Inn, Hackwood Road	DET	Basingstoke	10		8	0	10	0	0	0	0	0	0	0	0	0	0	10	The site has detailed planning permission and meets the deliverability tests as set out in the NPPF. The site gained full permission for 10 units in May 2017 (16/04288/FUL) and development has commenced on site with all homes currently under construction. Through the site monitoring consultation, Kidbrook Homes state that they are still expecting all 10 completions to fall into 2019/20 and that they consider the site to be deliverable. The predicted completion rates have been driven by Kidbrook's build programme and they have not experienced any delays to delivery. The rates are considered to be reasonable and no delays or constraints have been identified.
32 Copenhagen Court, New Street	PA	Basingstoke	38		0	0	18	20	0	0	0	0	0	0	0	0	0	38	The site meets the deliverability tests as set out in the NPPF. The site gained prior approval for 38 units in June 2017 (17/00135/GPDOFF). A further application to extend the building for 20 units (17/02933/FUL) was refused planning permission in December 2017. Through the site monitoring consultation, the owners (Equity Real Estate) have confirmed that the site is deliverable and anticipate that all 38 units will be completed in 2019/20. A slightly more conservative approach has been used for land supply purposes in light of there being a risk of some limited delay as a result of the process of decanting tenants. However, no constraints to delivery within a 5 year timescale have been identified.

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Global House, Victoria Street	PA	Basingstoke	37		0	0	17	20	0	0	0	0	0	0	0	0	0	37	The site meets the deliverability tests as set out in the NPPF. The site gained prior approval for 37 units in August 2017 (17/01714/GPDOFF). The site is now owned by Inspire Property who plan to have all 37 units completed by 2019/20. Following their recent site acquisition, Inspire Property are now undertaking action on the site's development. Their predicted completion rates are based on their own timeframes and experience. A team of contractors are lined up who Inspire Property believe will conduct the work in an efficient manner. A slightly more conservative approach has been used for land supply purposes but no constraints to delivery within a 5 year timescale have been identified.
St Pancreas House , Jacobs Yard	PA	Basingstoke	20		20	20	0	0	0	0	0	0	0	0	0	0	0	20	The site meets the deliverability tests as set out in the NPPF. The site gained prior approval for 20 units in September 2017 (17/02486/GPDOFF). All 20 units are under construction and, through the site monitoring process, the agent has confirmed that all units are nearing completion and are being marketed. The site is due to be complete in 2018/19.
15 New Road	DET	Basingstoke	10		0	0	10	0	0	0	0	0	0	0	0	0	0	10	The site meets the deliverability tests as set out in the NPPF. The site gained permission for 10 units in December 2017 (17/01292/FUL). The proposal involves the demolition of the existing building and replacement with a block of 10 flats. This is being taken forward by Hounslow Property Investment Ltd. Delivery rates reflect the nature of the scheme but also the notable progress made on site. The original building was demolished in summer 2018 and significant progress is being made. No constraints to delivery within a 5 year timescale have been identified.
West of Sapley Playing Field	OUT	Overton	55		0	0	25	30	0	0	0	0	0	0	0	0	0	55	The site meets the deliverability tests as set out in the NPPF. The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site J) for 55 units. An outline application for 55 units by Bargate Homes (16/03057/OUT) was granted consent in October 2017. A reserved matters application was submitted in February 2018 (18/00348/RES) and is currently being considered by the LPA. This is at an advanced stage and permission is expected by October 2018. Through the site monitoring consultation Bargate stated that they were hoping to commence development in August this year so may have some completions in this financial year (2018/19). Therefore they considered that the site would be delivered within the 5 year period. The phasing used takes account of the information submitted by Bargate Homes although a more conservative approach has been taken with completions pushed back to 2019/20 in light of delays associated with the reserve matters application. Reptile translocation has represented a constraint to delivery on site, but Bargate note that works are due to commence later this year. There is clear evidence that housing completions will take place on the site within 5 years.
Redlands	OUT	Basingstoke	150		0	0	0	50	50	50	0	0	0	0	0	0	0	150	The site meets the deliverability tests as set out in the NPPF. The site is allocated for approximately 165 units in the adopted Local Plan (SS3.7). The LPA received a request for EIA screening opinion in March 2015 and an outline planning application for up to 150 units on the majority of the site (16/02457/OUT) was granted in September 2017. In line with policy SS3.7, the site is being masterplanned with a neighbouring site (East of Basingstoke site allocation SS3.9), although its delivery is not dependent upon it. A development brief SPD for the two sites was adopted in July 2017. The agent for the majority of the site (Phillips Planning Ltd for Coopers Estates) stated, through the housing monitoring process, that Cooper Estates were in the process of selling the site to a national housebuilder over the summer 2018. Further to this, there is now a developer associated with the site and active progress is being made towards the submission of a reserved matters application. The delivery rates reflect feedback from the agents (30 in 19/20, and then 40pa) and allow for the finalisation of the sale, reserved matters to be agreed, and the housebuilder to get on site. Part of the site (approximately 15 units on Redlands House) is in a different ownership. This part of the allocations does not benefit from a planning permission and forms a separate entry later in the schedule. There is clear evidence that housing completions will take on the site within 5 years and there are no foreseen constraints to delivery.
Hounsome Fields	OUT	Basingstoke	750		0	0	0	50	100	120	120	120	120	100	20	0	0	750	The site meets the deliverability tests as set out in the NPPF. The site is allocated for approximately 750 units in the adopted Local Plan (SS3.12). An outline planning application for 750 dwellings was granted in September 2017 (15/04503/OUT). Reserved matters applications are expected soon. A full application for two gypsy and traveller pitches on the site (18/00873/FUL) was submitted in May. The planning agent (Pegasus Group) , have stated, on behalf of the developer Linden Homes, through the site monitoring process, that they expect first completions in 2019/20, with an initial 50 dwellings to then increase to 100 - 120dpa delivery rate over the plan period. These rates anticipate that two outlets will be delivering on site. In comparison to the rate proposed by the developer, the predicted rates have been pushed back one year and extended over a longer period for the purposes of land supply. This reflects general patterns of development and the need to deliver a new roundabout on the A30. There is clear evidence that housing completions will take place on the site within 5 years and there are no foreseen constraints to delivery.
Total Large Site Permissions			5483			1268	1435	949	661	316	130	120	126	100	20	0	358	5125	
Outstanding Small Site Commitments			555		132	185	185	185	0	0	0	0	0	0	0	0	0	555	
Total Sites with Planning Permission			6038			1453	1620	1134	661	316	130	120	126	100	20	0	358	5680	

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
Total small site windfall																			
			400			0	0	0	50	50	50	50	50	50	50	50	0	400	
Allocations in the Adopted Local Plan (2011-2029) and Made Neighbourhood Plans																			
Swing Swang Lane	ALL	Basingstoke	100			0	0	50	50	0	0	0	0	0	0	0	0	100	This greenfield site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is allocated for approximately 100 units in the adopted Local Plan (SS3.1). An outline planning application was approved in June 2018 (17/02846/OUT). Through the site monitoring consultation, Hampshire County Council, the owner of the site, have stated that they are due to market the site. First completions are now anticipated a year later than originally projected, with 50 completions forecast in 2020/21 and 50 in 2021/22. This takes into account the time required for the marketing of the site, and a reserved matters application by a third party developer. Delivery predictions take into account the fact that there are no known constraints which will affect the delivery of 100 units on the site, but also potential delays in the planning process and also the time taken to secure a third party developer. There is clear evidence that housing completions will take on the site within 5 years and there are no foreseen constraints to delivery.
Upper Cufaude Farm	ALL	Basingstoke	390			0	0	0	0	30	70	70	70	70	40	40	0	390	The site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is allocated for approximately 390 units in the adopted Local Plan (SS3.8). In line with policy SS3, a development brief SPD for this site is being prepared and is due for adoption in early 2019. The preparation of the SPD has enabled issues associated with the site to be considered by the council, developer and other stakeholders upfront and consultation with the local community took place in September 2018. Croudace Homes has an option agreement with HCC (landowner) over the main portion of the site (approx. 350 units) which will be exercised once outline planning permission has been obtained. Croudace are actively taking the site forward and technical studies are being completed to inform the submission of an outline application in late 2018. Predicted development rates reflect information provided by HCC and Croudace through the site monitoring consultation. The current timetable reflects the submission of an outline application by the end of 2018 with construction starting on site in 2021. In terms of site constraints, Croudace's presence on the neighbouring site (Vyne Park) will assist in reducing potential delivery issues with access points being put in place etc. There are no notable constraints to delivery. The developer's current timetable could lead to first completions in 2021/22, however, as subsequently agreed with Croudace, given delivery rates on Razors Farm finishing in 2021/22 it is considered prudent to push the site back with first completions in 2022/23. HCC has confirmed that the remainder of the site (east of Cufaude Lane) (40 units) is expected to come forward towards the end of the plan period to ensure coordination and sharing of services. Completions for the 40 units are therefore forecast for 2028/29. There is clear evidence that housing completions will take place on the site within 5 years and there are no foreseen constraints to delivery.
East of Basingstoke	ALL	Basingstoke	450			0	0	0	60	110	110	110	60	0	0	0	0	450	The site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is allocated for approximately 450 units in the adopted Local Plan (SS3.9). In line with policy SS3, a development brief SPD for this site and the neighbouring Redlands sites, has been prepared in conjunction with the relevant landowners and was adopted in July 2017. The preparation of the SPD has enabled issues associated with the site to be considered by the council, HCC and other stakeholders upfront. As confirmed with the landowner, HCC, surveys and technical studies to support an application are continuing and a pre-application is due shortly, with an outline application to follow in 2019. Discussions with relevant stakeholders have also progressed. HCC remain committed to the delivery of the site and have stated that completions are expected from 2021/22. However the site has been pushed back further in light of past delays, HCC's disposal policy and also typical deliver rates. There is clear evidence that housing completions will take on the site within 5 years and there are no foreseen constraints to delivery.
Golf Course	ALL	Basingstoke	1000			0	0	0	0	0	50	125	150	150	150	150	225	775	The site is allocated for approximately 1,000 units in the adopted Local Plan (SS3.11). The original intentions of the club to acquire a new golf course and fully redevelop the course and facilities prior to relocating were not supported by the members during a vote held in 2017. As such the members have now re-voted and the approach has changed to buying an existing club and relocating following relevant improvement works. Approximately one year has been lost as a result of the vote and change of approach although this is likely to be restored in light of the new approach to purchasing an existing club. As the site is not available now it has been placed outside the 5 year supply, in line with the NPPF definition of deliverability. In other respects the build rate reflects general delivery rates on sites of this scale and rates previously put forward. 225 units now fall outside the plan period, although they will still be delivered in due course.
Manydown	ALL	Basingstoke	3,400			0	0	50	200	340	410	410	320	320	320	320	710	2690	The site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is allocated for approx. 3,400 units in the Local Plan (SS3.10) and is primarily in the ownership of the council and HCC (who have a 999 year lease) in addition to a number of smaller parcels in separate ownerships. A Development Brief SPD to guide development across the allocation was adopted in December 2016. A development partner (Urban and Civic) for the BDBC/HCC owned land was selected in February 2018. An outline application (with all matters reserved except access) (17/00818/OUT) is due to be determined in Winter 2018/19. The outline application seeks consent for residential-led development and the ES tests a site capacity of

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
																			3,200 dwellings +10% (3,520 dwellings). The phasing used reflects the information submitted as part of the outline application, plus more recent updates from discussions held with the landowners through the site monitoring consultation, and the landowners' delivery plan. In addition to finalising the outlined application information, design codes/site wide frameworks are currently being worked up. Reserved matters applications for green and grey infrastructure will be worked up in tandem with key phase masterplanning with first phase applications due to follow in 2019. Discharge of conditions will be addressed in parallel and on future phases at the appropriate time. It is expected that developers will commence development by January 2020. The approach being taken to the site reflects the recognised need to progress a number of work streams concurrently including the outline application, site wide frameworks and design codes followed by phased reserve matter applications. The relatively high delivery rates on the site as a whole reflects the characteristics of the site, its ownership and the specific ambitions for the site, as discussed and agreed through the Local Plan examination. The two landowners are committed to accelerated levels of delivery which requires government support via additional infrastructure and services investment. Significant Government funding has already been secured and this, in addition to an increased diversity of offer and the ability to draw in greater market demand, given the nature of the development, will lead to high levels of delivery over coming years. Part of the allocation, known as Scrapps Hill, has been retained by the landowner (Manydown Company) and is being promoted separately. The SHELAA identifies a capacity of 80 units. The agent has indicated that an application is expected in 2019/20 with construction expected to commence in 20/21. However, as there is currently no clear evidence that housing completions will be on site in 5 years (the access to this site is dependent on the access to the main site), completions have been moved outside the 5 year supply. A further part of the allocation, Worting Park, is now being progressed separately by Cala homes who have stated, through site monitoring consultation, that the site meets the deliverability tests set out in the NPPF and that they anticipate housing completions to begin in 2020/21 (20 units, followed by 50 pa). This is considered optimistic in light of the current stage of progress on the site and therefore for land supply purposes the site has been pushed back with 20 units predicted to come forward in 2022/23, in line with general assumptions. The site is also considered by the LPA to be deliverable as there is clear evidence that the site is available now, officers a suitable location for development now and is achievable with a realistic prospect that housing will be delivered on site within 5 years. There is clear evidence that progress is being made towards the submission of an application and Cala Homes have stated that they anticipate a planning application being submitted by April 2019. They don't currently foresee any delays or constraints to delivery. The SHELAA identifies a capacity of 120 dwellings. Following 20 units in the first year, a completion rate of 50 dwellings per annum is considered reasonable, with a single outlet.
Bloswood Lane	ALL	Whitchurch	60			0	0	20	40	0	0	0	0	0	0	0	0	60	The site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. This site is part of a wider area allocated for approximately 150 units in the adopted Local Plan (SS3.6). Part of the site has already received planning permission for 83 units and is listed as a commitment. This part of the wider allocation is within the ownership of Zurich. Agents (Smiths Gore) on behalf of the landowner have confirmed through the site monitoring consultation that they remain committed to the site and are working towards delivering the site in the short term. Bewley Homes are under an agreement with Zurich Land to promote the site and have also confirmed that they will be progressing the site in the short term. The site is being actively taken forward and an application (17/00148/OUT) for 90 dwellings was granted permission in June 2018. Bewley Homes have confirmed that they are now working towards the submission of a reserved matters application which is due to be submitted to the council in the autumn. The extra 30 units have been recorded as a site opportunity within this table. There is therefore clear evidence that progress is being made towards the submission of a reserved matters application and that housing completions will take place on the site within 5 years. There are no foreseen viability, ownership or infrastructure constraints to delivery with the site forming a second phase to site already under construction. The site has been phased to follow the delivery of the first phase, which is due for completion in 2019/20.
Basing View	ALL	Basingstoke	300			0	0	0	0	0	0	100	100	100	0	0	0	300	The regeneration of Basing View (SHELAA Ref. BAS153) is being actively pursued by the borough council in conjunction with its development partner MUSE. This is reflected in Local Plan policy SS8 which allocates approximately 300 units to be delivered through the redevelopment of the area for a mix of uses including a residential. The site is in a suitable location for housing development, lying in a highly accessible location with good access to public transport interchanges, town centre facilities and employment opportunities. The units are likely to be provided on the uptown part of the Basing View allocation. A masterplan for Basing View Masterplan was adopted in spring 2018 which, although employment led, includes residential development in the uptown area (referred to as the neighbourhood quarter), sighting a potential capacity of up to 500 units including family housing and apartments. The council is considering the development of an Area Action Plan for Basing View, to help deliver a high quality residential led scheme on the site. As only part of the area which has been identified for residential housing is available now, the development has been placed outside of the 5 year timescale for the purposes of land supply.

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
Redlands	ALL	Basingstoke	15		0	0	0	0	0	0	15	0	0	0	0	0	0	15	The wider site is allocated for approximately 165 units in the adopted Local Plan (SS3.7). Outline planning permission for up to 150 units was permitted on the majority of the site (16/02457/OUT) in September 2017. This larger part of the site is included as a commitment earlier in the schedule. This entry refers to the remaining part of the site, Redlands House, which is being progressed separately, reflecting its different ownership. An application for 17 units was submitted in December 2016 (16/04727/FUL) but this was withdrawn in September 2017. A new application for 15 dwellings (18/00168/FUL) was submitted in January 2018 and is currently being considered. The site, which is owned by Glo Homes, is being progressed proactively, but has been pushed outside the 5 year supply as it doesn't currently meet the deliverability tests. This position will continue to be monitored.
Andover Road	ALL	Oakley	15			0	0	0	0	0	7	8	0	0	0	0	0	15	The site is allocated for approximately 15 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan (2011-2029). An application for up to 16 units was submitted in October 2016 (16/03881/OUT) and has been recommended for approval subject to completion of the S106. Part of the site is owned by Network Rail and it is currently unclear if Network Rail support the current application - they currently have a holding objection. If this issue was to be resolved the agent has confirmed, through the housing monitoring consultation, that the homes could be completed within the next 3 years if planning permission is granted this year. However, the ownership issues affect the deliverability of the site as it is technically not available now in light of Network Rail's holding objection. In order to have a robust land supply position it is therefore considered suitable to move the site out of the 5 year period until this position is resolved.
Park Farm	ALL	Oakley	45			0	0	30	15	0	0	0	0	0	0	0	0	45	The site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is allocated for approximately 45 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan (2011-2029). An outline application (17/02874/OUT) for 48 units was consented in April 2018. The site is owned by Wates Developments and is being actively progressed with work being undertaken to submit a reserved matters application. There are no known constraints to the site being delivered, as indicated through the Local Plan examination when evidence was submitted to show the site's development credentials. The agent has stated, through the housing monitoring consultation, that the site will be delivered as previously expected with 30 completions in 2020/21 and 15 in 2021/22. Wates generally build between 60-80 units per year on each of their sites. The site is currently being marketed and there are no current or foreseeable delays to delivery.
Sainfoin Lane	ALL	Oakley	35			0	0	0	20	15	0	0	0	0	0	0	0	35	The site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is allocated for approximately 35 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan (2011-2029). Through the site monitoring consultation Phillips Planning (the agent) noted that Cooper Estates Strategic Land (CESL) were in the process of purchasing the site and that they would be the sole land owner. This position has since been confirmed and they are preparing a pre-application submission. A topographical survey of the site has been undertaken and consultants have been appointed to look at Highways, ecology, archaeology, flood risk and drainage, landscape impact and sustainability. A pre-application is due before Christmas with an application following early in the new year. Through the site monitoring consultation the agent considered that reserved matters would then follow in the summer of 2019 enabling a start on site toward the end of 2019/beginning of 2020. The agent anticipates 20 completions in 2020/21 and 15 in 2021/22 although this has been pushed back a year to ensure a robust land supply position. The delay in the delivery of the site compared to predictions in previous years is associated with the sale of the land but this issue has now been resolved. There is clear evidence that housing completions will take place on the site within 5 years and there are no foreseen constraints to delivery. Progress is being made towards the submission of an application and that site assessment work is underway. There are no foreseen viability, ownership or infrastructure constraints to delivery. There is therefore clear evidence to demonstrate that housing completions will take place on the site within 5 years.
Oakley Hall	ALL	Oakley	30			0	0	0	10	20	0	0	0	0	0	0	0	30	The site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is allocated for approximately 30 units under Policy 3 of the adopted Oakley and Deane Neighbourhood Plan (2011-2029). The agent has stated that an outline planning application will be submitted this summer (2018) although this has since been delayed. If outline permission is granted in 2019 and reserved matters approved late 2019, this would enable completions in 2020/21 with the remaining completions in 2021/22. This approach would be in line with the feedback from the agent provided through the monitoring consultation, who also confirmed that there are no known current / foreseeable constraints to delivery. Given the delay with the outline application delivery has been pushed back a year from that suggested by the agent. There is clear evidence that housing completions will take place on the site within 5 years.
South of Two Gate Lane	ALL	Overton	70			0	0	0	20	50	0	0	0	0	0	0	0	70	The site meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site F) for 70 units. Through the site monitoring consultation, Moundsmere Estates (the agent) have confirmed that their clients are now in the advanced talks with a new potential developer. There are no significant problems with the deliverability of the site, as confirmed by the agent. Due to the delay in identifying a potential developer the phasing of the delivery of the site has been pushed back by 2 years since the 2017 position, to ensure a robust position. This is in line with the

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
																			agent's submission through the site monitoring consultation and takes into account normal lead in times. There is clear evidence that housing completions will take place on the site within 5 years.
North West of Overton Primary School	ALL	Overton	11			0	0	0	0	0	11	0	0	0	0	0	0	11	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site A) for 11 units. The landowner has employed a building consultant and a promoter for the site has been found. The landowner aims to obtain permission on the site prior to selling it to a developer. There is an outstanding covenant on the land which needs to be considered and in light of this issue the site has been moved out of the 5 year land supply at this stage. The position will continue to be monitored.
East of Court Drove	ALL	Overton	14			0	0	0	0	0	0	14	0	0	0	0	0	14	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site B) for 14 units. The Neighbourhood Plan states that some of the site should be developed through self build principles and this will be a controlled process within the rest of the project. An application for 12 units (18/00412/FUL) was submitted in February 2018, but was subsequently amended to 14 units. The new application, which was recommended for approval, was refused at Development Control committee in August 2018, primarily on highway grounds. Uncertainty over the provision of a suitable access remains. Given that there is currently a lack of clear evidence to demonstrate that housing will be delivered within five years the site has been moved outside the 5 year period at this stage. This position will continue to be reviewed.
Cranes Road	ALL	Sherborne St John	18			0	0	0	9	9	0	0	0	0	0	0	0	18	The site has been allocated for 'approximately 12-18 dwellings' in the Sherborne St John Neighbourhood Plan (adopted May 2017) and is being actively progressed by Rydon Homes. An outline application for 18 units (16/04110/OUT) received a resolution to grant consent in June 2018. There had been delays due to slow progress on the S106 but this has now been resolved. The developer, Rydon Homes, is working towards the submission of a full application and they have stated, through the site monitoring, that the site is deliverable in all respects and that they anticipate 9 completions in 2021/22 and 9 in 2022/23. The relatively small site is therefore being actively progressed by the developer and there is clear evidence that housing completions will be delivered on the site within 5 years. No constraints to delivery have been identified and the developer's proposed rates for delivery have been used for land supply purposes.
Land off Evingar Road	ALL	Whitchurch	60			0	10	40	10	0	0	0	0	0	0	0	0	60	The site is allocated for approximately 60 dwellings and a business development area in the Whitchurch Neighbourhood Plan (Policy HA2) which was made in July 2017. A hybrid application was submitted in September 2016 for a mixed use development with 60 new units on site combined with B1 and B2 use. This was approved at Committee in July 2017 (16/03220/OUT) and the S106 was agreed in June. Through the site monitoring consultation Pro Vision (agent) state that housing will be completed on site within 5 years. The site is due to be sold to a developer with the benefit of outline permission and there is already developer interest in the site. The site access is currently owned by a third party and an option agreement is due to be agreed. Predicted completion rates consider factors such as marketing, obtaining reserved matters approval and the discharge of conditions. It also takes into account the views expressed by the agent through the site monitoring process although a more conservative rate has been used for land supply purposes. There is clear evidence that housing completions will take place on the site within 5 years.
Dances Lane	ALL	Whitchurch	15			0	0	0	0	0	5	10	0	0	0	0	0	15	The site is allocated for approximately 15 dwellings in the Whitchurch Neighbourhood Plan (Policy HA1) which was made in July 2017. The brownfield site is currently in use as a police station and is therefore not available now. As such, it has been placed outside the 5 year land supply. However, the Police Commissioners have confirmed that this site will cease to be used for its present purpose and is likely to be available for housing development within the next 12-18 months. Therefore there remains a reasonable prospect that housing will be provided on the site in the short term and this will continue to be closely monitored.
57 Winchester Road /Whitchurch Car Centre	ALL	Whitchurch	10			0	0	0	0	0	10	0	0	0	0	0	0	10	The site is allocated for approximately 10 dwellings in the Whitchurch Neighbourhood Plan (Policy HA3) which was made in July 2017. The brownfield site is currently in use as a car centre and is therefore not available now. As such, it has been placed outside the 5 year land supply. However, the owners have confirmed their intention to redevelop the site for housing over the Plan period. Through the site monitoring consultation the owners noted that the lease of the site as a garage / car sales unit comes to an end in time for delivery in 2022/23 and it is considered available, suitable and viable in the timescales indicated. The owners anticipate 10 houses to be completed by 2023 and the lease is the only foreseeable constraint to delivery.
Total from allocated sites			6038			0	10	190	434	574	688	847	700	640	510	510	935	5103	
Sites identified in the Brownfield Land Register/SHELAA																			
West Ham Lane (and to Moniton Estate)	BLR/SHE LAA	Basingstoke	50			0	0	0	0	0	0	0	0	0	25	25	0	50	The site is a SHELAA site (Ref BAS038) and is considered suitable for development. It was allocated for 50 units in the previous Local Plan (1996-2011). The site is not allocated in the newly adopted Local Plan (2011-2029) due to its location within the Settlement Policy Boundary of Basingstoke. 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 in due course, it has not progressed to date and there remain unresolved access issues. 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, when the relevant issues are resolved.

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
Land east of ringway west	BLR/SHE LAA	Basingstoke	25			0	0	0	0	0	0	0	0	0	10	15	0	25	The site is an area of open space which is currently vacant. It has been identified as an opportunity site in the council's SHELAA (ref BAS033), lying in an area potentially suitable for housing development. It was identified in the Central Area Action Plan (2003) as part of a potential new neighbourhood along Churchill Way West. The borough council, who own the site, remain interested in progressing it for development and it is considered that the site could be viably developed at the point envisaged. The site is therefore developable but has been placed at the back end of the plan period due to constraints associated with the site that need to be resolved, including access issues.
Land north of Churchill Way	BLR/SHE LAA	Basingstoke	45			0	0	0	0	0	0	0	0	0	20	25	0	45	The site is currently vacant, and the landowner (HCC) has indicated that the site is surplus to requirements. It has been identified as an opportunity site in the council's SHELAA (ref BAS034), lying in an area potentially suitable for housing development. It was identified in the Central Area Action Plan (2003) as part of a potential new neighbourhood along Churchill Way West. The site was re-promoted through the Council's call for sites (August 2017). There are access constraints associated with the site which will need to be addressed before the site can be progressed and HCC have confirmed, through the site monitoring consultation, that they continue to look into the relevant development issues. A more comprehensive development of the area (with land east of Ringway West) would allow for potential issues to be overcome. It is considered that the site could be viably developed at the point envisaged. The site is therefore considered to be developable but has been placed at the back end of the plan period due to constraints associated with the site that need to be resolved, including access issues.
Castons Car Park, South of New Road	BLR/SHE LAA	Basingstoke	30			0	0	0	0	0	0	0	0	15	15	0	0	30	The site is currently used as a town centre car park and is owned by the council. The site is in a suitable location for housing, with residential development to the rear and recent housing development immediately to the east. The site is also well related to town centre facilities and services, and public transport connections. Whilst the site is not currently available, it is included within the Top of the Town Concept Masterplan, highlighting its potential for future redevelopment. It is also identified as an opportunity site in the council's SHELAA (site ref. BAS016) and it is considered that there is a reasonable prospect that the site will be available and viably developed towards the end of the plan period (5-10 year timeframe). The site is therefore considered to be developable.
Newman Bassett House	BLR/SHE LAA	Basingstoke	12			0	0	0	0	0	12	0	0	0	0	0	0	12	Consent was originally granted on the site (SHELAA Ref. BAS070) for the demolition of the Former Newman Bassett House building and a replacement smaller 'respite unit'. This has now been completed (Hindson House). The new development retains the existing community use of the site and frees up the remainder of the land for residential redevelopment. The remaining land (the northern parcel) was promoted by HCC through the council's 2017 Call for sites for 12 units. Through the site monitoring consultation HCC have confirmed that the site is currently being used as a site compound to support construction on the neighbouring parcel. This is due for completion in summer 2018 upon which the northern parcel of land will become available. The site is likely to come forward within 5 years and HCC have stated 2022/23 for completion. For land supply purposes, as the land is not available now it has been placed outside the 5 year supply but this position will continue to be monitored.
Brinkletts Car Park	BLR/SHE LAA	Basingstoke	20			0	0	0	0	0	0	0	0	10	10	0	0	20	The site is currently used as a town centre car park and is owned by the council. The site is in a suitable location for housing, with the areas to the north, south and west characterised by residential development. The site is also well related to the town centre and associated uses. Most of the medical uses previously associated with the wider site have been relocated. The site continues to be actively reviewed by the Council, as landowner, and there is a reasonable prospect that the site will be available and viably developed towards the end of the plan period (5-10 year timeframe). The site is identified as an opportunity site in the council's SHELAA (site ref. BAS014) and is considered to be developable.
Central Car Park	BLR/SHE LAA	Basingstoke	40			0	0	0	0	0	0	0	0	20	20	0	0	40	The site is currently used as a town centre car park and is owned by the council. It is in a suitable location for housing, as the land to the east is largely characterised by residential properties, whilst the site is also well related to town centre facilities and services, and public transport connections. The land is included within the council's Top of the Town Concept Masterplan, highlighting its potential for future redevelopment, and is identified as an opportunity site in the council's SHELAA (site ref. BAS011) It is considered that there is a reasonable prospect that the site will be available and viably developed towards the end of the plan period (5-10 year timeframe) and is therefore considered to be developable.
Land off Wiltshire Crescent	BLR/SHE LAA	Basingstoke	33			0	15	18	0	0	0	0	0	0	0	0	0	33	The site has detailed planning permission (since April 2018) and meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The availability of the site was previously constrained by a legal agreement imposed when consent was granted for the development of the surrounding land for residential development. However, the restriction has lapsed and the land is now available for development. The land offers a suitable location for development, being located on the edge of a recently constructed housing estate. An application was submitted (16/04753/FUL) by Affinity Sutton and the Manydown Company for 35 units, but this was refused in May 2017 due to overdevelopment on site. A new application for 33 units (17/02984/FUL) was submitted by Clarion in August 2017 and was approved at committee in June 2018. Through the site monitoring, the agent has stated that all 33 units are predicted to be completed in 2019/20. The council has spread delivery over two years for land supply purposes, to ensure a robust position.
Police Station, London Road	BLR/SHE LAA	Basingstoke	30			0	0	0	0	0	30	0	0	0	0	0	0	30	The site is a SHELAA site (ref. BAS012) which lies within the built up area of Basingstoke, within the SPB in an area of predominantly residential development in close proximity to the town. The current use of the site as a police station is due to cease and a new police facility has been constructed elsewhere in the town (Viabes). This relocation is part of the wider review of Hampshire Constabulary sites and the site has been marketed for redevelopment with an exchange of sale likely to happen over the summer (as confirmed by the Hampshire Constabulary through the annual site monitoring). Completion of the sale is conditioned on obtaining planning permission and this will be applied for upon exchange. As the

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
																			site is not currently available it has been placed within the 5-10 year time band but this will continue to be monitored.
Sandringham Court, Paddock Road	BLR/SHE LAA	Basingstoke	12			0	0	12	0	0	0	0	0	0	0	0	0	12	The site is a SHELAA site (ref. BAS026), owned by a Housing Association (Affinity Sutton), which is being actively pursued for residential development. The council has accepted, through a previous planning application on the site, that the loss of a care facility is acceptable in planning terms and therefore the principle of a residential use on the site has been established. The site meets the deliverability tests as the site is available now, offers suitable location for development now, is achievable and there is a realistic prospect that housing will be delivered on the site within 5 years. There is clear evidence that the site is being progressed and a full application for 12 units (17/04029/FUL) is currently being considered by the LPA. If planning permission is achieved soon, which is considered likely due to the advanced stage of the application, development could start on site in 2019 with a construction duration estimated at 12-15 months, leading to completions in 2020. There are no identified constraints associated with the delivery of the site.
Field Adjoining The White Hart, Reading Road	BLR/SHE LAA	Sherfield-on-Loddon	15			0	0	7	8	0	0	0	0	0	0	0	0	15	The site has detailed planning permission (since April 2018) and meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. The site is a greenfield site on the edge of Sherfield on Loddon village which was considered and promoted by the developer through the Sherfield On Loddon Neighbourhood Plan which was made in March 2018. Whilst the site was not allocated within the Plan itself, the neighbourhood planning process led to an application being submitted for the site to meet the requirements of Local Plan Policy SS5. This gained permission for 15 units in June 2018 (17/03849/FUL).The agent (Maddox Associates) has stated, through the annual site monitoring, that the site is deliverable and that homes will be completed as follows: 7 in 2020/21 and 8 in 2021/22. These rates have been used for land supply purposes as they appear robust in light of the information available.
Land to East of Pamber Heath Road	BLR/SHE LAA	Pamber Heath	12			0	12	0	0	0	0	0	0	0	0	0	0	12	The site has detailed planning permission (since April 2018) and meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years.. The site is a greenfield site on the edge of Pamber Heath which has been pursued for a rural exception scheme, An application for 12 units (17/02723/FUL) was approved in June 2018 and is being taken forward by Hastoe Housing Association. They have confirmed through the annual site monitoring that the site will be completed in 2019/20 which seems reasonable for the purposes of land supply.
Land at Herriard	BLR/SHE LAA	Herriard	12			0	12	0	0	0	0	0	0	0	0	0	0	12	The site has detailed planning permission (since April 2018) and meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years.. The site is a greenfield site on the edge of Herriard village which has been pursued for a rural exception scheme, An application for 12 units (17/04033/FUL) was approved in June 2018 and is being taken forward by Winchester Housing Trust. They have confirmed through the annual site monitoring that the site will be completed in 2019/20 which seems reasonable for the purposes of land supply.
Bloswood Lane	BLR/SHE LAA	Whitchurch	30			0	0	0	0	30	0	0	0	0	0	0	0	30	This is part of a wider site allocated for approximately 150 units in the adopted Local Plan (SS3.6). Part one of the site received planning permission for 83 units and is listed as a commitment. Permission has also been granted for the second part of the site with the application (17/00148/OUT) for 90 dwellings being granted permission in June 2018. Given the date of the permission after 1 April 2018, the extra 30 units over and above the original allocation are included here as an opportunity but will be moved into the commitments list for the next monitoring year. Bewley Homes have confirmed that they are now working towards the submission of a reserved matters application which is due to be submitted to the council in the autumn. There is therefore clear evidence that progress is being made towards the submission of a reserved matters application and that housing completions will take place on the site within 5 years. There are no foreseen viability, ownership or infrastructure constraints to delivery with the site forming a second phase to site already under construction. The site has been phased to follow the delivery of the first phase, which is due for completion in 2019/20.
Chineham House	BLR/SHE LAA	Basingstoke	10			0	10	0	0	0	0	0	0	0	0	0	0	10	The site has detailed planning permission (since April 2018) and meets the deliverability tests as set out in the NPPF in that the site is available for housing now, it offers a suitable location for development now, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years.. Planning permission for the conversion of this council owned building to 10 residential units was granted in October 2014 (14/00759/FUL / 14/00760/LBC) but this lapsed in 2018. A new application for 10 units was subsequently granted in September (17/04259/FUL) and the council continues to work proactively with Mears, BDBC's empty homes partner, to convert the empty building to 10 dwellings. Work is expected to commence in 2018/19 with completion in 2019/20.
12 London Road	BLR/SHE LAA	Basingstoke	10			0	10	0	0	0	0	0	0	0	0	0	0	10	The site is a SHELAA site (ref. BAS043). The site has detailed planning permission (since April 2018) and meets the deliverability tests as set out in the NPPF. Planning permission for the conversion of the first and second floors from A3 restaurant to 10 no. flats was approved in July (18/01270/FUL) and there is no evidence to suggest the homes will not be delivered with 5 years. The agent has stated through the site monitoring consultation that the development is well advanced and all 10 units on the first and second floors will be completed and available for occupation in the current financial year 2018/19. Therefore there is clear evidence that the site is deliverable and that there are no current foreseeable delays or constraints to delivery. Delivery has been pushed back one year to 2019/20 for land supply purposes to ensure a more robust position in case of any slippage.

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
The Island Site	BLR/SHE LAA	Basingstoke	41			0	0	0	20	21	0	0	0	0	0	0	0	41	The site is a SHELAA site (ref. BAS042). The development comprises of the erection of 40 no. retirement living apartments in addition to a care home, a public house (with a tied dwelling), dental surgery and associated infrastructure. The apartments are C3 use and have their own facilities including a bathroom, kitchen and front door. The site has detailed planning permission (since April 2018) and meets the deliverability tests as set out in the NPPF. The planning permission was approved in June (17/01722/FUL) and there is no evidence to suggest the homes will not be delivered with 5 years. The Agent (Savills) stated, through the site monitoring consultation that the site is deliverable and that all 40 units are to be built in financial year 2020/21. This completion rate takes into account the fact that pre-implementation work is underway. Access/infrastructure works are due to start at the beginning of 2019 with development parcels to immediately follow. Therefore there is clear evidence that the site is deliverable and that there are no current foreseeable delays or constraints to delivery. Delivery over two years (2020/21 and 2021/22) has been used for land supply purposes to ensure a more robust position in case of any slippage.
Innovation Court	BLR/SHE LAA	Basingstoke	11			0	0	11	0	0	0	0	0	0	0	0	0	11	As outlined earlier in the schedule, the site meets the deliverability tests as set out in the NPPF. A prior notification was approved for the conversion of the building to residential use (16/00031/GPDOFF) in March 2016 for 35 flats and the development is now under construction. In August 2018 an additional Prior Approval for 46 units gained approval (18/01504/GDPOFF) and the owner, Equity Real Estate Developments, have confirmed that they are implementing the larger 46 unit scheme and that completions are predicted for Q3 2019 which falls in 2019/20. This is the same time frame as the previous scheme although completions have been pushed back one year to ensure a robust position. This entry (SHELAA Ref BAS044) represents the additional 11 units that will now be provided on the site. There is therefore clear evidence that progress is being made towards development on the site with permission now in place to deliver the site in line with predicted timescales. There are no viability, ownership or infrastructure constraints to delivery and this scheme is under construction.
Deeside	BLR/SHE LAA	Basingstoke	15			0	0	0	15	0	0	0	0	0	0	0	0	15	The site is a SHELAA site (ref. BAS028). The site is previously developed land within the built up area of Basingstoke. The site, owned by HCC, was previously occupied by a residential care home and associated hardstanding but this closed in 2014. The site has been vacant since that time. A planning application to demolish the residential care home and replace it with 15 affordable homes (17/03673/FUL) is currently being considered and is at an advanced stage. Sovereign are taking the site forward and they have confirmed through the site monitoring that they consider it meets the deliverability tests and that it will be delivered within 5 years (by 2020/21). Sovereign will take ownership of the site once the planning consent has been issued and all 15 units will be provided as affordable rent, funded with a grant from Homes England. Sovereign's completion date assumes that start on site will be achieved in 6 months and that the build period will be 12 months. A contractor is lined up and ready to take possession of the site once the planning is granted and demolition will then commence under a demolition notice. There is therefore clear evidence that progress is being made towards development on the site in line with predicted timescales. There are no viability, ownership or infrastructure constraints to delivery.
Camrose Stadium	BLR/SHE LAA	Basingstoke	160			0	0	0	0	0	0	0	50	50	60	0	0	160	The site is a SHELAA site (ref. BAS024). The site is previously developed land within the built up area of Basingstoke. The site is occupied by Basingstoke Town Football Club. Planning permission has been granted for enhancements to sport facilities at Winklebury (18/01309/FUL) to facilitate the relocation of the Football Club from next season. The site was promoted through the council's call for sites (August 2017). There are access constraints associated with the site which will need to be addressed before the site can be progressed including consideration of the wider highway network in this area. It is considered that the site could be viably developed at the point envisaged. The site is therefore considered to be developable but has been placed at the back end of the plan period due to constraints associated with the site that need to be resolved, including access issues.
Total of sites identified in the BLR/SHLAA			613	0	0	0	59	48	43	51	42	0	50	95	160	65	0	613	
Total of sites identified in the BLR/SHELAA (discounted by 10% for 5-15 yrs.)			573			0	59	48	43	51	38	0	45	86	144	59	0	573	
Total sites identified in the BLR/SHLAA																			
			573	0		0	59	48	43	51	38	0	45	86	144	59	0	573	
Total regeneration sites (Local Plan Policy SS2)																			
			200			0	0	0	0	0	40	40	30	30	30	30	0	200	The adopted Local Plan includes an allowance for the delivery of 200 units through regeneration schemes (Policy SS2). The delivery of new homes is a key ambition of the council and two new posts have been created to support delivery and the wider regeneration of the borough. The deliverability of this source of housing supply was assessed through the Local Plan examination, where the inspector supported the policy approach and its contribution to overall supply. A Regeneration Strategy (2019-2029) is being developed with a range of partners and stakeholders in the borough and is due for adoption in 2019. Sitting below the strategy will be implementation plans for three priority wards – 1. Winklebury, 2. Buckskin and South Ham 3. Norden. The council is currently working proactively with relevant partners, including Vivid and HCC, to progress a regeneration masterplan for Winklebury which will build upon the future of the Fort Hill school site as well as a number of other regeneration

Site	Site Status at 1/4/18	Settlement	Net Dwellings available	Completions 2011-18	Under construction at 1 April	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	Unlikely within Plan period	Net Total	
																			opportunities, including the Winklebury Centre. An initial discussion with the local community has taken place this year, with further events to be planned in 2019. This engagement will help to progress the regeneration proposals. It is estimated that approximately 150 new homes could be delivered through the Winklebury regeneration. Further new homes will be delivered through the development of other wards, as indicated above. There is no detailed delivery programme at this stage between the key landowners, but partners will work together with the community to discuss potential opportunity sites as part of the wider regeneration proposals. This source of development has been placed outside of the current 5 year timeframe for land supply purposes, but this will continue to be monitored.
Neighbourhood Planning (Local Plan Policy SS5)																			
Kingsclere			50			0	0	0	0	0	25	25	0	0	0	0	0	50	The Kingsclere Neighbourhood Plan is due to be made in October (subject to a successful referendum in September) and allocates three sites under policies HA K1,2 and 3 for at least 12, 26 and 14 units respectively) to deliver in excess of the 50 units required by Policy SS5. The Plan is well advanced in its preparation and successfully proceeded through examination in the Spring. As the decision has been made to proceed to referendum, the Neighbourhood Plan will be a post examination plan for the purposes of section 70(2) and the LPA will have to have regard to it, so far as it is material, for relevant applications. As the sites are not allocated in a made Plan they have been placed outside of the 5 year supply at this time although this is considered a conservative approach and it is highly likely that the sites will be delivered within the 5 year timeframe. The sites have been promoted through the Kingsclere Neighbourhood Plan by David Wilson Homes and Sentinel, promotions which have been supported by suitable evidence of deliverability. Progress on these sites will continue to be monitored.
Small settlements			44			0	0	0	0	0	10	10	10	10	4	0	0	44	The settlements of Ashford Hill, Old Basing , Sherfield On Loddon, Sherborne St John, St Mary Bourne, Tadley/Baughurst/Pamber Heath, Upton Grey and Woolton Hill have met their Policy SS5 requirement and have been removed from the remaining total. Sherborne St John Neighbourhood Plan was made in May 2017 which includes the allocated site at Cranes Field. This site is now included as an allocation and therefore the settlement's SS5 requirement for at least 10 units is also removed from the remaining figure. Land adjoining the White Hart will meet the Sherfield On Loddon requirement. 5 remaining settlements have yet to fulfil their requirement (by 1 April 2018) including Burghclere which has 6 qualifying units to date. The policy states that each of the named settlements will need to deliver at least 10 homes within and adjacent to the settlement, and therefore 'at least' 44 homes are left to be delivered (10 units at each of the 5 settlements where no development has qualified for SS5 over the plan period (Cliddesden, Dummer, North Waltham , Preston Candover) and 4 homes at Burghclere. These have all been placed outside the 5 year land supply as no specific sites are currently identified. However, good progress is being made, with North Waltham, Cliddesden and Burghclere all having designated areas for the purpose of Neighbourhood Planning, whilst Dummer is in the process of doing so.
Total from Neighbourhood Plans (Policy SS5) on non-allocated sites																			
Total remaining from SS5 requirement			94			0	0	0	0	0	35	35	10	10	4	0	0	94	
TOTAL SUPPLY																			
			13,343		1547	1453	1689	1372	1188	991	981	1092	961	916	758	649	1293	12,050	

Key:

DET	Detailed Planning Permission at 1 April 2018
OUT	Outline Planning Permission at 1 April 2018
PA	Prior Approval at 1 April 2018
ALL	Site allocation in the Local Plan (2011 - 2029) or Made Neighbourhood Plan at 1 April 2018
BLR/SHELAA	Site identified in Brownfield Land Register or Strategic Housing and Economic Land Availability Assessment

Appendix 5: List of abbreviations

ALP	Adopted Basingstoke and Deane Local Plan 2011-2029
BDBC	Basingstoke and Deane Borough Council
BNP	Bramley Neighbourhood Plan
BRES	Business Register and Employment Survey
CIL	Community Infrastructure Levy
EA	Environment Agency
ONP	Overton Neighbourhood Plan
ODNP	Oakley and Deane Neighbourhood Plan
NPPF	National Planning Policy Framework
SPB	Settlement Policy Boundary
SUD	Sustainable Urban Drainage System
PPG	Planning Practice Guidance
VDS	Village Design Statement

Appendix 6: Monitoring Made Neighbourhood Plans

Oakley and Deane Neighbourhood Plan 2011-2029

Monitoring Report 1: 26 May 2016 to 31 March 2018

Introduction

The Oakley and Deane Neighbourhood Plan was made (adopted) by the borough council on 26 May 2016. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor the policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans should be monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Oakley and Deane Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Oakley and Deane Parish Council as the 'qualifying body' who produced the plan.**

BDBC will report on the performance of the neighbourhood plan annually. This is the first monitoring report for the Plan, and it reviews the performance of the policies from the date that it was adopted (26 May 2016) to 31 March 2017, and the first complete monitoring year from 1 April 2017 to 31 March 2018.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish

Overview

Policy SS5 of the ALP sets the framework for Neighbourhood Planning in the borough and reflects the council's strong support for neighbourhood planning. The Policy stipulates that at least 750 homes will be delivered across the borough's five largest settlements (Bramley, Kingsclere, Oakley, Overton and Whitchurch). Under Policy SS5, Oakley has a requirement to deliver at least 150 homes. The policy states these homes should be delivered through site allocations in a made neighbourhood plan or on qualifying windfall sites within and/or adjacent to the SPB. Site allocations in the Local Plan are excluded from this figure.

The Oakley and Deane Neighbourhood Plan allocates five sites capable of delivering at least 150 new homes and, subject to those homes being delivered, this satisfies the requirements of Policy SS5.

Since the adoption of the Neighbourhood Plan, reserved matters have been granted for the 85 dwellings on the allocated site at Land West of Beech Tree Close (which received outline consent prior to the making of the Neighbourhood Plan). Full planning permission has also been granted for 17 net (18 gross) other new dwellings in the parish, including a major application for 10 new dwellings at Brickell's Yard (15/04534/FUL).

Summary

A traffic light approach has been used to show where the Neighbourhood Plan's targets have been met (green); partly met or ongoing (amber); and not met (red). Where indicators do not have specific targets, grey has been used.

Local Plan		
Local Plan Policy Indicator	Local Plan Target	Performance over the monitoring period
Policy SS5 – Neighbourhood Planning		
Delivering new homes through Neighbourhood Planning	To deliver at least 150 dwellings in Oakley and Deane Parish.	The ODNP allocates five sites that are capable of delivering the full Local Plan requirement of 150 dwellings. 113 new homes have been consented on sites which qualify towards the policy target. No completions on sites that count towards Policy SS5 have been recorded in the parish.

Oakley and Deane Neighbourhood Plan		
Neighbourhood Plan Policy Indicator and relevant Neighbourhood Plan policy	Target as agreed with Oakley and Deane Parish Council	Performance over the monitoring period
Housing		
Progress of site allocations <ul style="list-style-type: none"> Policy 1 – New Housing Development Volume Policy 3 – Site allocations 	To deliver approximately 150 homes in the parish through site allocations.	Beech Tree Close, which is one of the five allocated sites received reserved matters consent over the monitoring period. Outline consent was approved on appeal prior to the NP being made. Planning applications were submitted on two allocated sites (Park Farm and Andover Road).
Infrastructure to support site allocations <ul style="list-style-type: none"> Policy 4 – Site specific requirements 	To secure and deliver the infrastructure identified in ONP Policy 4.	The S106 for Land West of Beech Tree Close (14/00963/OUT) included a new pedestrian link to Barn Lane and the S106 footpath works. This was secured prior to the making of the Neighbourhood Plan.
Homes outside site allocations.	To deliver other new homes within the Parish where they meet the	17 net (18 gross) new dwellings were consented in the Parish outside the site allocations.

	requirements of LP and ODNP policies.	0 net (1 gross) new dwelling was delivered in the monitoring period.
Housing Mix <ul style="list-style-type: none"> Policy 2 – Mix of dwellings 	To ensure at least 90% of dwellings in new developments of 10 or more dwellings have less than four bedrooms. Of this 90%, 40 to 50% should have two bedrooms or less.	One scheme fully met the requirements of the policy (at Brickells Yard), and the other scheme (at Land at Beech Tree Close) was close. In combination, 86% of the dwellings had fewer than 4 bedrooms, and of this 86%, 47% had two bedrooms or fewer.
Community		
Allotments <ul style="list-style-type: none"> Policy 5 – Protection of allotments Policy 6 – New allotments 	To ensure development does not result in the loss or harm to allotments and to support the delivery of new allotments.	No planning applications were submitted on allotment sites therefore the policy was not tested. There were no full or outline applications of sufficient size to justify the provision of new allotments.
Protection and Enhancement of the Environment		
Local Green Space <ul style="list-style-type: none"> Policy 7 – Protection and enhancement of the Environment. 	To only allow development on Local Green Space in very special circumstances.	No planning applications were submitted on Local Green Space during the monitoring period, therefore the policy was not tested.
Protection of views and vistas <ul style="list-style-type: none"> Policy 8 – protection of views and vistas 	To prevent development that would harm the views and vistas of St Leonards Church.	No planning applications were submitted within the area of views and vistas therefore the policy was not tested.
Woodlands and Trees in New Developments <ul style="list-style-type: none"> Policy 9 – Woodlands and Trees and Rights of Way in New Developments 	To ensure new trees planted in new developments are native species and appropriately spaced.	Detailed planting requirements were secured by condition on the two major sites. One of these landscape conditions has been discharged, and that has a strong focus upon native species.
Biodiversity <ul style="list-style-type: none"> Policy 10 – Biodiversity 	No net loss of biodiversity from development proposals and where possible a net gain should be achieved.	Biodiversity conditions were placed on both major applications to secure mitigation and enhancement measures. One of these conditions has been discharged and included a range of enhancements to the satisfaction of the council's ecologist.

Employment and Skills		
Employment <ul style="list-style-type: none"> Policy 11 – Protection of Employment. 	To support the provision of new or improved employment floorspace.	No planning applications for new or improved employment space were submitted during the monitoring period therefore the policy was not tested.
Retail facilities <ul style="list-style-type: none"> Policy 12 – Protection of Local Facilities 	To support the provision of new retail facilities.	No applications for new or additional retail facilities were submitted during the monitoring period and therefore the policy was not tested.
Design		
Village and Energy Efficiency Design <ul style="list-style-type: none"> Policy 13 – Village and Energy Efficient Design 	All ensure proposals comply with the Village Design Statement.	The VDS has been taken into account in decision making across the Parish and was cited in 4 reasons for refusal.

Progress against Local Plan Policy SS5

Under Policy SS5, Oakley and Deane has a requirement to deliver at least 150 homes over the Plan period. The ODNP therefore allocates five sites capable of delivering at least 150 dwellings.

In addition to homes delivered on the site allocations, the Local Plan identifies that certain other development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must meet one of the following:

- Comprise 10 or more (net) dwellings on a site and be within the Settlement Policy Boundary (SPB) of the settlements named in the policy; or
- Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.

In the Parish, there had been 113 dwellings consented that qualified towards Local Plan Policy SS5 at 31st March 2018. These are:

Table ODNP1: Planning consents counting towards Local Plan Policy SS5 requirement

Decision date	Planning reference	Site name	No. of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
09/03/2016	14/00963/OUT	Land at Beech Tree Close	85	Yes	Before adoption of NP
13/05/2016	15/00975/FUL	Leamington Court	13	No	Before adoption of NP

09/09/2016	15/04534/FUL	Brickells Yard	10	No	After adoption of NP
18/11/2016	16/01019/FUL	East Oakley House	5	No	After adoption of NP
Total			113		

Land at Beech Tree Close was allocated in the neighbourhood plan for 25 dwellings. However, it gained consent for 85 units via appeal before the NP was made. The consented figure of 85 dwellings counts towards the requirement of Policy SS5.

There have been no qualifying completions for Policy SS5 in the parish as of 31 March 2018. The council will continue to monitor the delivery of housing in the parish to ensure that the consents detailed above are built out.

Detailed Assessment of Policies

Housing Site Policies

This section monitors the progress of the relevant housing policies in the ODNP. It uses information on planning permissions from BDBC's planning application database and housing completion data collected by Basingstoke and Deane Borough Council in partnership with Hampshire County Council.

Progress with the site allocations

Target
To deliver approximately 150 homes in the parish over the plan period through site allocations.
Relevant Neighbourhood Plan Policies
Policy 1 – New Housing Development Volume Policy 3 - Site allocations
Outcome
<ul style="list-style-type: none"> • Five sites are allocated in the ODNP. At the end of the monitoring period, one site had planning permission, and planning applications had been submitted for two others. <ul style="list-style-type: none"> ○ Land West of Beech Tree Close received outline planning permission prior to the making of the Plan. A reserved matters application was approved in the 2017/18 monitoring period. ○ Outline planning applications had been submitted for the allocated sites at Park Farm (for 48 dwellings) and Andover Road (for 16 dwellings). • No full or outline applications were approved on the allocated sites in the monitoring period, so the NP's infrastructure requirements could not be secured.

The Oakley and Deane Neighbourhood Plan allocates five sites. The progress of each of these sites is set out below.

Table ODNP2: Progress with site allocations in the Oakley and Deane Neighbourhood Plan

Site allocation and number of dwellings allocated	Planning Application reference (where applicable)	Consents at 31.03.18	Completions at 31.03.18	Progress at 31.03.18	Commentary at 07.09.18
Andover Road – 15 dwellings	16/03881/OUT 18/02521/OUT	-	-	Outline planning application for up to 16 dwellings awaiting determination (submitted October 2016).	Outline application (16/03881/OUT) withdrawn in September 2018. New outline application submitted for 15 units (18/02521/OUT) in September 2018.
Park Farm – 45 dwellings	17/02874/OUT	-	-	Outline planning application for 48 dwellings awaiting determination.	This application was approved outside of the monitoring period on 20 April 2018.
Land West of Beech Tree Close – 25 dwellings	14/00963/OUT and 17/00519/RES 17/00798/RES	85		Outline application for 85 dwellings allowed on appeal before the adoption of the NP (14/00963/OUT). Reserved matters application for 85 dwellings (17/00519/RES) granted in May 2017.	Alternative reserved matters application (17/00798/RES) granted permission outside of monitoring period on 22 May 2018. Initial work on the site commenced in October 2018.
Sainfoin Lane – 35 dwellings	-	-	-	No planning application submitted.	The developer has indicated that a planning application will be submitted in 2018/19.
Oakley Hall – 30 dwellings	-	-	-	No planning application submitted.	The developer has indicated that an outline planning application will be submitted in 2018/19.
Total	-	85	0		

The preceding table shows that progress is being made on the delivery of the sites allocated by the Neighbourhood Plan. More detailed delivery information is set out in the council's Land Supply Position, in Appendix 3 of the Local Planning Authority's Authority Monitoring Report (AMR).

Infrastructure to support site allocations

Target
To secure and deliver the infrastructure identified in ODNP Policy 4.
Relevant Neighbourhood Plan Policies
Policy 4 – Site specific requirements
Outcome
<ul style="list-style-type: none"> • A reserved matters scheme was approved during the monitoring period for Land at Beech Tree Close. The S106 for Land West of Beech Tree Close (14/00963/OUT) included a new pedestrian link to Barn Lane and the S106 footpath works. These were included within the reserved matters application. • No full or outline applications were approved on the allocated sites in the monitoring period, so there was no opportunity for the NP's infrastructure requirements to be secured.

Policy 4 of the Neighbourhood Plan identifies site-specific requirements for each site.

A reserved matters scheme was approved during the monitoring period at Land West of Beech Tree Close. Policy P4.3 states that 'Support will be given to improvements to the local footpath network delivered in association with the development of this site'. At the time that the outline permission was approved, the Neighbourhood Plan had not been adopted but still carried material weight.

The S106 for Land West of Beech Tree Close (14/00963/OUT) included a new pedestrian link to Barn Lane and the following S106 footpath works:

- Surface improvements to footpath 8A and 9A.
- Improved signage to footpath 9A
- Permeable all weather surface along footpath 736 from the site to Rectory Road.
- Improvements to pedestrian facilities along Rectory Road between the northern end of footpath 736 and southern end of footpath 9A.
- Investigation into pedestrian connection between site and footpath 736.

The improvements detailed above were reflected in the reserved matters scheme approved during the monitoring period. S106 monies were also received for improvements and future maintenance of the Kennet Way play area.

Homes outside site allocations

Target
To deliver other new housing within the Parish where they meet the requirements of the policies in the Local Plan and Neighbourhood Plan.
Relevant Policies
Basingstoke and Deane Borough Local Plan 2011-2029 Policy SS1
Outcome
<ul style="list-style-type: none"> • 17 net dwellings (18 gross) were consented during the monitoring period. • 0 net (1 gross) new dwellings were completed during the monitoring period.

Consents

Outside the neighbourhood plan site allocations, during the 2016 – 2017 monitoring year (after the adoption of the Plan), consent was issued for 15 net new units in Oakley and Deane Parish. These comprised:

- 10 dwellings at Brickells Yard (15/04534/FUL); and
- 5 dwellings at East Oakley House (16/01019/FUL).

Permission was also granted for one replacement dwelling at 9 St Johns Road (16/04615/FUL) in 2016-17. During the 2017-2018 monitoring year, two new dwellings were approved at New Cottages Dell Farm (16/04443/FUL).

Table ODNP3: Number of net new dwellings consented outside the site allocations in Oakley and Deane Parish.

Monitoring year	Consents (net new dwellings outside allocations)	Consents (gross new dwellings outside allocations)
26 May 2016 – 31 March 2017	15	16
1 April 2017 – 31 March 2018	2	2
Total	17	18

Completions

No completions were recorded in Oakley and Deane Parish during the 2016-2017 monitoring year.

One completion was recorded Oakley and Deane Parish in the 2017-2018 monitoring year. This was the replacement dwelling at St Johns Road (16/04615/FUL), and so did not result in a net increase to the dwelling stock.

Table ODNP4: Number of dwellings completed in Oakley and Deane Parish over the monitoring period.

Monitoring year	Completions (net new dwellings outside allocations)	Completions (gross new dwellings outside allocations)
26 May 2016 – 31 March 2017	0	0
1 April 2017 – 31 March 2018	0	1

The council's monitoring showed that a number of developments commenced on site in 2017/18, including six of the 13 dwellings granted at Leamington Court (15/00975/FUL). These dwellings are expected to be completed within the next monitoring year.

Housing Mix

Target
To ensure at least 90% of dwellings in new developments of 10 or more dwellings have fewer than four bedrooms. Of this 90%, 40 to 50% should have two bedrooms or less.
Relevant Neighbourhood Plan Policies
Policy 2 – Mix of dwellings
Outcome
<ul style="list-style-type: none"> Of the two housing schemes consented for 10 or more dwelling since the plan was made, one scheme fully met the requirements of the policy (Brickells Yard), and the other scheme (Land at Beech Tree Close) was close to meeting it. In combination, 86% (82 dwellings) had fewer than four bedrooms. Of this 86%, 47% (45 dwellings) had two bedrooms or fewer. The policy has therefore been successful over the monitoring period in securing smaller dwellings.

The ODNP identifies a need for smaller dwellings and Policy 2 (Mix of dwellings) sets specific housing mix requirements for developments of 10 or more dwellings. This requires that 90% of dwellings should have less than four bedrooms, and of this 90%, 40% to 50% should have two bedrooms or less.

Two schemes that meet the qualifying size have been approved in the Parish. The housing mix of these two schemes is summarised in the following table:

Table ODNP5: Housing mix of sites consented for 10 or more dwellings (which are eligible for Policy 2).

Site name:	Site description:	Planning reference:	Decision date:	1 bed	2 bed	3 bed	4 bed	Total
Brickells Yard, Oakley Lane	Demolition of existing industrial units and erection of 4 no. 2 bed dwellings and 6 no. 3 bed dwellings	15/04534/FUL	09/09/2016	0% (0)	40% (4)	60% (6)	0% (0)	100% (10)

Land West of Beech Tree Close	Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings	17/00519/R ES	19/05/2017	14% (12)	34% (29)	37% (31)	15% (13)	100% (85)
Overall Total:				12% (12)	35% (33)	39% (37)	14% (13)	100% (95)

As shown above, 100% of the dwellings at Brickells Yard (15/04534/FUL) had fewer than four bedrooms, and 40% had two bedrooms or fewer. The proposal was therefore fully compliant with Policy 2.

The reserved matters application at Beech Tree Close (17/00519/RES) fell slightly below the policy requirement (as 85% of dwellings had less than four bedrooms). However, it is noted that the housing mix was indicatively shown at the outline stage, which was consented before the adoption of the NP. The final housing mix secured 85% of dwellings (72 dwellings) with less than four bedrooms (falling slightly below the 90% policy requirement), and 48% of the dwellings with one or two bedrooms (therefore fulfilling the second part of Policy 2). The Neighbourhood Plan policy influenced the mix of dwellings proposed by the reserved matters.

Housing mix on smaller sites

Although they do not fall within the scope of Policy 2, the housing mix of smaller sites has been included in this report to provide a broader understanding of development in the Parish. Of the other eight gross new dwellings approved during the monitoring period, 50% (4 dwellings) had two bedrooms, 25% (2 no.) had four bedrooms, and 25% (2 no.) had five bedrooms.

Table ODNP6: Approved housing mix on smaller consents (of less than 10) in Oakley and Deane Parish.

Site name:	Site description:	Planning reference	Decision date	1 bed	2 bed	3 bed	4 bed	5 bed	Total
East Oakley House	Erection of 2 no. 2 bed, 1 no. 4 bed and 2 no. 5 bed dwellings	16/01019/F UL	18/11/2016	0% (0)	40% (2)	0% (0)	20% (1)	40% (2)	100% (5)
9 St Johns Road	Erection of replacement dwelling	16/04615/F UL	23/02/2017	0% (0)	0% (0)	0% (0)	100% (1)	0% (0)	100% (1)
2 New Cottages	Erection of a pair of semi-detached two storey dwellings	16/04443/F UL	22/06/2017	0% (0)	100% (2)	0% (0)	0% (0)	0% (0)	100% (2)
Overall Total:				0% (0)	50% (4)	0% (0)	25% (2)	25% (2)	100% (8)

Housing mix by tenure

The following table shows the housing mix of all dwellings granted planning permission in the Parish (of both large and small sites) by tenure across sites of all sizes during the monitoring period. This shows that smaller homes are being delivered with both market and affordable tenures.

Table ODNP7: Housing mix by tenure

Tenure	1 bed	2 bed	3 bed	4 bed+	Total
Market	0	24	28	17	69
Affordable	12	13	9	0	34
All development	12	37	37	17	103

Community Policies

Allotments

Section 7 of the ODNP includes two policies which relate to the protection of existing allotments and the provision of new allotments.

Target
To ensure development does not result in the loss or harm to allotments and to support the delivery of new allotments.
Relevant Neighbourhood Plan Policies
Policy 5 – Protection of allotments Policy 6 – New allotments
Outcome
<ul style="list-style-type: none"> • No planning applications resulted in the loss of allotments within the Parish. • There were no full or outline planning permissions of sufficient size to justify the provision of new allotments.

Policy 5 (Protection of allotments) of the ODNP seeks to protect existing allotments unless replacement allotments are provided which are of at least equivalent quality and at a location that is convenient for both villagers and existing allotment holders. No planning applications were submitted on allotment sites and therefore Policy 5 was not tested.

Policy 6 (New allotments) seeks the provision of new allotments within new development. No full or outline planning applications of sufficient size to require allotments (or financial contributions) were determined in Oakley and Deane Parish during the monitoring period.

Protection and Enhancement of the Environment

Local Green Space

Section 8 of the ODNP seeks to protect and enhance green infrastructure in the Parish.

Target
To only allow development on Local Green Space in very special circumstances.
Relevant Neighbourhood Plan Policies
Policy 7 – Protection and Enhancement of the Environment
Outcome
<ul style="list-style-type: none">No planning applications were submitted on Local Green Space over the monitoring period and, therefore the policy was not tested.

Paragraph 99 of the National Planning Policy Framework (NPPF, 2018) allows Neighbourhood Plans to designate Local Green Spaces to protect green areas of particular importance. Paragraph 101 of the NPPF states that policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Policy 7 of the ODNP designates ten Local Green Spaces in Oakley and Deane Parish and states that development will only be permitted in very special circumstances.

No planning applications were submitted on designated Local Green Space over the monitoring period.

Protection of Views and Vistas

Target
To prevent development that would harm the views and vistas of St Leonards Church.
Relevant Neighbourhood Plan Policies
Policy 8 – Protection of views and vistas
Outcome
<ul style="list-style-type: none">No planning applications were submitted within the area of views and vistas of St Leonards Church as defined in Map 21 of the ODNP, therefore the policy was not tested.

Policy 8 (Protection of Views and Vistas) in the ODNP seeks to protect views of St Leonards Church. The Plan identifies a specific area where development would affect the setting of the church.

No planning applications were submitted for sites that were within the areas of views and vista of St. Leonard's Church (as identified on Map 21 of the ODNP), therefore the policy was not tested.

Woodlands and Trees in New Developments

Target
To ensure new trees planted in new developments are native species and appropriately spaced.
Relevant Neighbourhood Plan Policies
Policy 9 – Woodlands and Trees and Rights of Way in New Developments
Outcome
<ul style="list-style-type: none"> • Two major applications were approved since the adoption of the Neighbourhood Plan during the monitoring period. Planning conditions were imposed on both applications which required the submission of detailed soft landscaping proposals. • One of those landscaping conditions has been discharged, and had a strong focus upon native species.

Policy 9 (Woodlands and Trees and Rights of Way in New Developments) requires development to incorporate new native woodlands or natural green spaces within their development.

Two major planning applications were approved within the monitoring period. Although high-level information about the landscaping was provided with the planning applications, the precise planting details were secured via planning conditions (that the developer is required to discharge prior to the commencement of development). One of these conditions (at Land West of Beech Tree Close) has been discharged, and the site's landscaping scheme has been structured around native planting.

Table ODNP8: Planning applications approved which require new native woodlands or natural green spaces.

Site name	Site description	Planning reference	Landscaping proposed
Brickells Yard, Oakley Lane	Demolition of existing industrial units and erection of 4 no. 2 bed dwellings and 6 no. 3 bed dwellings	15/04534/FUL	Condition 4 placed on the planning permission requires the applicant to submit full details of hard and soft landscape proposals. This information will allow the LPA to control the species and location of planting. Information has not been submitted and the condition is yet to be discharged.
Land West of Beech Tree Close	Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings	17/00519/RES	Condition 8 requiring details of hard and soft landscapes has been discharged. As part of the planning application the LPA noted that a lot of ornamental species were being proposed and requested these were changed to native planting. The approved details (as discharged by condition) retained existing native boundary vegetation and proposed native planting mixes for both the residential gardens and the site boundaries. Native tree species were also proposed.

Biodiversity

Target
No net loss of biodiversity from development proposals and where possible a net gain should be achieved.
Relevant Neighbourhood Plan Policies
Policy 10 – Biodiversity
Outcome
<ul style="list-style-type: none"> Two major applications were approved within the monitoring period. Both applications included conditions to secure appropriate mitigation and enhancement measures.

Policy 10 (Biodiversity) requires development proposals to ensure there is no net loss of biodiversity and where possible to provide a net gain. Where there is likely to be a loss of biodiversity, compensatory measures will be put in place to ensure there is no net loss of biodiversity through the creation of like-for-like habitats where possible.

Two major planning applications were approved within the monitoring period and these were subject to conditions requiring biodiversity mitigation measures. As set out in Table ODNP9, where this has been discharged, this approach has successfully secured biodiversity mitigation and enhancement measures.

Table ODNP9: Securing biodiversity mitigation and enhancement.

Site name	Site description	Planning reference	Biodiversity compensatory measures proposed
Brickells Yard, Oakley Lane	Demolition of existing industrial units and erection of 4 no. 2 bed dwellings and 6 no. 3 bed dwellings	15/04534/FUL	Condition 17 of the planning application requires bat protection and mitigation measures including bat boxes in accordance with a bat survey commissioned as part of the application. This condition has not yet been discharged.
Land West of Beech Tree Close	Reserved matters application for details of appearance, pursuant to outline permission 14/00963/OUT for 85 dwellings	17/00519/RES	The outline application (14/00963/OUT) was supported by an Extended Phase 1 Habitat Study, and a condition required an ecological mitigation and enhancement scheme to be submitted and include wildlife protection and mitigation measures. Biodiversity measures including meadows, orchard, infiltration basins, hedgerows and treelines were included within the reserved matters scheme that was approved.

Employment and Skills

Employment

Target
To support the provision of new or improved employment floorspace.
Relevant Neighbourhood Plan Policies
Policy 11 – Protection of Employment
Outcome
<ul style="list-style-type: none">No new or improved employment space applications were submitted during the monitoring periods therefore the policy was not tested.

Policy 11 (Protection of Employment) supports the provision of new or improved employment space subject to it not harming local character or residential amenity to provide more employment opportunities within the Parish to enable residents to live and work locally.

No planning applications for new or improved employment floorspace were submitted during the monitoring periods. Therefore Policy 11 was not tested.

The ODNP does not specifically protect against the loss of employment land, although Local Plan Policy EP2 (Employment Land and Premises) protects sites within the settlement policy boundary of Oakley. However, there were no proposals during the monitoring period that would have resulted in the loss of employment land.

Local Retail Facilities

Target
To support the provision of new retail facilities.
Relevant Neighbourhood Plan Policies
Policy 12 – Protection of Local Facilities
Outcome
<ul style="list-style-type: none">No applications for new or additional retail facilities were submitted during the monitoring period and therefore the policy was not tested.

Policy 12 (Protection of Local Facilities) supports proposals for new or additional local retail facilities as long as they do not harm existing facilities, local character or residential amenity.

There were no planning applications determined for new or additional retail facilities in the parish within the monitoring period and therefore the policy was not tested.

Design

Target
To ensure all proposals comply with the Village Design Statement.
Relevant Neighbourhood Plan Policies
Policy 13 – Village and Energy Efficient Design
Outcome
<ul style="list-style-type: none">• The Village Design Statement has been taken into account in decisions across the Parish. Both major residential planning applications determined in the monitoring period were assessed against the requirements of Policy 13 and the Village Design Statement.• Policy 13 and the Village Design Statement were cited in the reason for refusal for four planning applications.

Policy 13 (Village and Energy Efficient Design) of the ODNP requires development proposals (excluding Manydown) to comply with the Oakley Village Design Statement (2004) in so far as it continues to be applicable under revised building and sustainability regulations. The supporting text to the policy summarises the principal guidelines in the VDS as:

- New housing in parts of Oakley where there are front gardens of open-plan design or with only low dividing fences or hedges should replicate these features.
- The building height above ground level should generally be restricted to two floors except where a landmark structure will add positively to the character of the village.
- A diversity of styles for new buildings is acceptable where they are in broad conformity with the character of surrounding buildings; and,
- New buildings and the materials used should be encouraged to incorporate the use of solar power, the recycling of rainwater, the recycling of 'grey' water and the use of recycled or reclaimed materials.

Shaping planning proposals

The Village Design Statement was taken into account in the determination of the two major residential planning applications over the monitoring period.

The report for Brickells Lane explicitly explains how the boundary treatment, and the height, design and materials of the dwellings would comply with the VDS guidelines. The report for the reserved matters application at West of Beech Tree Close assesses the scheme against the requirements of the VDS, in particular in relation to its building heights and open plan gardens.

Refused applications

In order to understand how the VDS has been used in decision-making, a review of refused planning applications has also been undertaken. This identified that Policy 13 or the VDS had been referred to in four planning refusals over the monitoring period.

Table ODNP10: Planning refusals in Oakley and Deane Parish

Planning reference	Address	Proposal	Reason for refusal
16/01460/FUL	60 Hunters Close	Erection of 1 no. 2 bed dwelling with associated parking and landscaping	Insufficient amenity space, lack of parking and in close proximity to trees which are considered to be important to local landscape.
16/04463/HSE	19 Highland Drive	Erection of two storey side extension, single storey rear extension, front porch roof and loft conversion to include rear dormer	Excessive scale and dominance of host building, loss of privacy and undue overlooking and detrimental impact on important tree
16/04266/FUL	4 Pardown	Erection of 6 no. 3 bedroom houses and associated landscaping	The proposed houses would result in incongruous form of development and not fit with pattern and character of surrounding area.
17/02181/FUL	Land Opposite The Cottage Rectory Road	Erection of single dwelling with detached ancillary outbuilding forming triple garage with first floor gym. Formation of new access and associated works	The site is located in the countryside, and insufficient access/information on parking and biodiversity has been submitted with the application.

Overton Neighbourhood Development Plan 2016 – 2029

Monitoring Report 1: 21 July 2016 to 31 March 2018

Introduction

The Overton Neighbourhood Plan was made (adopted) by the borough council on 21 July 2016. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor the policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans should be monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Overton Parish Council to understand how the plan has performed. **The report reflects an agreed position between BDBC as the Local Planning Authority and Overton Parish Council as the 'qualifying body' who produced the plan.**

BDBC will report on the performance of the neighbourhood plan annually. This is the first monitoring report for the Plan, and it reviews the performance of the policies from the date that it was adopted (21 July 2016) to 31 March 2017, and the first complete monitoring year from 1 April 2017 to 31 March 2018.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish

Summary of key findings

Progress against Local Plan Policy SS5

Policy SS5 of the ALP sets the framework for Neighbourhood Planning in the borough and reflects the council's strong support for neighbourhood planning. The Policy stipulates that at least 750 homes will be delivered across the borough's five largest settlements (Bramley, Kingsclere, Oakley, Overton and Whitchurch). Under Policy SS5, Overton has a requirement to deliver at least 150 homes which should be delivered through site allocations in a made neighbourhood plan or on qualifying windfall sites within and/or adjacent to the SPB. This is in addition to the allocated Local Plan site at Overton Hill (which has planning permission for 120 homes) located within the parish.

The Overton Neighbourhood Plan (ONP) allocates four sites totalling at least 150 dwellings and, subject to those homes being delivered, this satisfies the requirement of Policy SS5.

Since the adoption of the Neighbourhood Plan, outline planning permission has been granted for 55 dwellings on the NP site allocation at West of Sapley Lane (16/03057/OUT). A planning application was also submitted for 16 dwellings on the allocated site at East of Court Drove but this was not determined in the period covered by this monitoring report.

Two other net new homes have also been approved over the monitoring period.

Since 1 April 2016, 27 net new homes have been completed in the parish. 18 of these were delivered on the allocated Local Plan site at Overton Hill with the rest on smaller sites.

Summary

A traffic light approach has been used to show where the Neighbourhood Plan's targets have been met (green); partly met or ongoing (amber); and not met (red). Where indicators do not have specific targets, grey has been used.

Local Plan		
Local Plan Policy Indicator	Target	Performance over the monitoring period
Policy SS5 – Neighbourhood Planning		
Delivering new homes through Neighbourhood Planning	To ensure at least 150 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Overton Neighbourhood Plan.	The ONP allocates four sites for at least 150 dwellings. 55 new homes (37%) have been consented which qualify towards the policy target.

Overton Neighbourhood Plan		
Neighbourhood Plan Policy Indicator and relevant Neighbourhood Plan policy	Target as agreed with Overton Parish Council	Performance over the monitoring period
Housing		
Site allocations <ul style="list-style-type: none"> Policy H2 – Site allocations Policy SS1 – Site allocations 	To ensure at least 150 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Overton Neighbourhood Plan.	West of Sapley Playing Field received outline planning permission for 55 dwellings. A full planning application was submitted on another allocated site (East of Court Drove).
Infrastructure to support site allocations <ul style="list-style-type: none"> Policy SS1 – Site allocations 	The site-specific requirements for each allocated site should be met.	The outline consent for West of Sapley Playing Field secured a multi-use path linking the development to Pond Close, as required by 'Site J specific policies'.
New homes outside site allocations	To deliver new homes in the parish where they meet the requirements of the ONP and LP.	2 net consents were approved during the monitoring period. 27 net new dwellings were completed.
Affordable Housing	To secure 40% affordable housing on relevant sites of	40% affordable housing was secured on site at West of

<ul style="list-style-type: none"> Policy H1 – New housing responding to the needs of local residents 	11 or more (6 or more in the AONB).	Sapley Playing Fields (22 dwellings).
The Built and Natural Environment		
<p>Design Quality</p> <ul style="list-style-type: none"> Policy LBE1 – Conserving and enhancing the character of the landscape and built environment Policy H3 – New housing that conserves natural resources. 	To ensure new development conserves or enhances the character of the landscape and built environment. Evidence should demonstrate that the landscaping responds positively to the surrounding area.	<p>The quality of completed schemes are monitored through Building for Life Assessments. No schemes of sufficient size were completed to undertake this assessment in the monitoring period.</p> <p>The approved major development at West of Sapley Playing Field was supported by a Landscape and Visual Impact Assessment.</p>
<p>Biodiversity</p> <ul style="list-style-type: none"> Policy H3 – New housing that conserves natural resources. 	To ensure that where possible, proposals conserve or enhance biodiversity.	<p>Two conditions relating to mitigating and enhancing biodiversity were placed on the approved major application.</p> <p>One application was refused on biodiversity grounds.</p>
<p>Flooding and water efficiency</p> <ul style="list-style-type: none"> Policy H4 – Grey water recycling and SUDs 	The use of grey water recycling and utilization of SUDs will be supported, where possible.	The major residential application approved was supported by a Flood Risk Assessment and a Surface Water Drainage Strategy which identified a preference for infiltration SuDS.
Information requirements and community engagement		
<p>Design and access statements for site allocations</p> <ul style="list-style-type: none"> Policy SS2 – Design and Access Statements 	The supporting information in Design and Access Statements for site allocations should where relevant provide sufficient detail to enable design, transport, heritage, landscaping and provision of green space and public benefits.	The major planning application at West of Sapley Playing Field (16/03057/OUT) was submitted with a design and access statement which provided sufficient information to enable the decision maker to determine the application.
<p>Community engagement</p> <ul style="list-style-type: none"> Policy LBE1 – Conserving and enhancing the 	To encourage applicants to engage with the community before and during the planning process.	Community consultation was undertaken in advance of the submission of both major residential planning applications submitted during the monitoring

character of the landscape and built environment		period. The applications demonstrated how the feedback received informed the final design.
Protection of local facilities and services		
Local shops <ul style="list-style-type: none"> • Policy S1 – Local shops • Policy S2 – Shops, change of use 	To support the vitality and viability of local shops and services in the parish, and to prevent change of use to private dwellings.	One application was submitted for the change of use of premises from A1 (shop) to C3 (dwelling house). This was refused as it did not comply with Policy S2 of the ONP.
Education and skills		
Nursery provision <ul style="list-style-type: none"> • Policy L1 – Development of existing and new nursery schools. 	To deliver new nursery schools and allow the expansion of current nursery schools, where proposals would respect local character and do not harm residential amenity.	No applications were submitted for new or extended nursery schools. Therefore, Policy L1 was not tested during the monitoring periods.
Transport		
Multi-use paths <ul style="list-style-type: none"> • Policy T1: The provision of multi-use paths is supported. 	To ensure new development includes multi-use paths which improve connectivity for pedestrians and cyclists.	As part of the planning permission for West Of Sapley Playing Field, a new footpath and cycleway was secured.
Community services		
Essential services and facilities <ul style="list-style-type: none"> • Policy CS1 – Community Services 	To avoid the loss of essential local services and facilities, unless the criteria specified in Policy CS1 have been met.	One application for the change of use of a public house to residential dwelling was refused because it did not meet the requirements of NP Policy CS1 as it had not been demonstrated that the public house was no longer practical, desirable or viable to retain.

Progress against Local Plan Policy SS5

The Overton Neighbourhood Plan commits to deliver 150 dwellings through site allocations over the Plan period. Although a local plan site allocation is located within the parish at Overton Hill, it does not count towards the 150 dwellings requirement.

The consent for 55 dwellings at Land West of Sapley Lane ‘counts’ towards the Local Plan Policy SS5 requirement.

Table ONP1: Planning consents counting towards Local Plan Policy SS5 requirement

Decision date	Planning reference	Site name	Number of dwellings	Site allocation in NP?	Approved before or after adoption of Neighbourhood Plan?
20/10/17	16/03057/OUT	Land West of Sapley Lane	55	Yes	After adoption of NP
Total			55		

There have been no qualifying completions for Policy SS5 as of 31st March 2018. The council will continue to monitor the delivery of housing in the parish to ensure that qualifying consents are built out.

Detailed Assessment of Policies

Housing

This section of the monitoring report is based upon information on planning permissions from BDBC's planning application database, and housing completion data collected by Basingstoke and Deane Borough Council in partnership with Hampshire County Council.

Progress with the allocated sites

Target
To ensure at least 150 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Overton Neighbourhood Plan.
Relevant Neighbourhood Plan Policies
Policy H2: Site allocations Policy SS1: Site allocations
Outcome
<ul style="list-style-type: none"> The ONP allocates four sites to meet the requirement for 150 dwellings set in Policy SS5. One site (West of Sapley Playing Field) has planning permission for 55 dwellings.

Policy SS5 (Neighbourhood Planning) of the Local Plan requires Overton to plan for and deliver at least 150 new homes (outside of sites identified by the Local Plan). ONP Policy SS1 (Site allocations) allocates land on four sites for approximately 150 dwellings. Progress with these sites is set out in Table 5.3.

Table ONP2: Progress with site allocations in the Overton Neighbourhood Plan

Site Allocation Name and number of dwellings allocated	Planning Application reference (where applicable)	Number of consents on site at 31.3.18	Number of completions on site at 31.3.18	Progress to 31.03.18	Progress to 31.08.18
South of Two Gate Lane - 70 dwellings	-	-	-	No planning application submitted.	No planning application submitted.
West of Sapley Playing Field – 55 dwellings	16/03057/OUT 18/00348/RES	55	-	Outline application granted for 55 dwellings in October 2017.	Reserved matters application has been submitted and is currently awaiting determination.
North West of Overton Primary School – 11 dwellings	-	-	-	No planning application submitted.	No planning application submitted.
East of Court Drove – 14 dwellings	18/00412/FUL	-	-	Application submitted for 16 dwellings.	Application refused in August 2018 due to highways issues.
		55	0		

More detailed delivery information is set out in the council's Land Supply Position, which is an appendix to the LPA's Annual Monitoring Report.

Infrastructure to support site allocations

Target
The site-specific infrastructure requirements for each of the four allocated sites should be met.
Relevant Neighbourhood Plan Policies
Policy SS1: Site allocations
Outcome
<ul style="list-style-type: none"> The outline consent for West of Sapley Playing Field secured a multi-use path linking the development to Pond Close, as required by 'Site J specific policies'.

The Neighbourhood Plan requires that the development of the site 'West of Sapley Playing Field' (Policy SS1, Site J) should deliver a multi-use footpath from the development linking to Pond Close. This was successfully secured through the S106 agreement as part of the planning application.

New homes outside site allocations

Target
To deliver new homes in the Parish where they meet the requirements of the Overton Neighbourhood Plan and Local Plan.
Relevant Neighbourhood Plan Policies
n/a
Outcome
<ul style="list-style-type: none"> • 2 net (3 gross) dwellings were approved during the monitoring period. • 28 net (27 gross) new dwellings were completed during the monitoring period.

Consents

Outside the site allocations, in the 2016 – 2017 monitoring year, two consents were approved for new dwellings, resulting in one net new dwelling. In 2017-2018, one further planning application was approved, resulting in one net new dwelling. Details of these consents are set out below.

Table ONP3: Consents approved in the monitoring period.

Planning application	Site name	Description	Reason for approval	Net total
16/03610/FUL	Keepers, Ashe Lane, Ashe Warren	Erection of a replacement dwelling with cartshed and ancillary accommodation	This was for a replacement dwelling with the application compiling with criterion (d) of policy SS6.	0
16/02956/FUL	23A High Street, Overton	Erection of a two storey rear extension to create 1 no. 1 bed dwelling, loft conversion and installation of rooflights	Site was within the SPB of Overton.	1
17/01253/FUL	Land at 56 Waltham Road	Erection of one four bed dwelling	The site was located outside of the SPB but was considered to meet the criterion in Local Plan Policy SS6 (a) as it was on previously developed land.	1
Total				2

Completions

Completions data is only available for each full monitoring year (between 1 April -31 March of the succeeding year) so it is not possible to distinguish between completions that occurred before and after the Plan was made within that monitoring year.

In the 2016-2017 monitoring year, there were six new homes completed in the parish. These are small schemes which were approved before the Neighbourhood Plan was adopted. These completions consisted of:

- 2 dwellings at 2 High Street (15/04354/FUL);
- 2 dwellings at Units 1 and 2 Upper Whitehill Farm(14/03693/GPDOFF);
- 1 dwelling at Turril House (13/01486/FUL); and
- 1 dwelling at 36 Dellands.

22 completions were recorded in the 2017-2018 monitoring year, principally at the Overton Hill site which has planning permission for 120 dwellings (as allocated by Local Plan Policy SS3.5). The completions consisted of:

- 1 dwelling at 8 Elm Road (15/01822/FUL);
- 18 dwellings at the Local Plan site allocation of Overton Hill (16/00626/RES);
- 1 dwelling at the Barn at Lower Ashe Farm (13/00198/FUL);
- 1 dwelling at Polhampton Farm Office (17/01483/GPDADW); and
- 1 dwelling at Berrydown Garage (14/02214/FUL).

A total of 28 gross (27 net) completions were therefore recorded from 1 April 2016 – 31 March 2018.

Table ONP4: Completions in Overton Parish during the monitoring period.

Monitoring year	Gross Completions	Net completions
2016/17	6	5
2017/18	22	22
Total	28	27

Affordable Housing

Target
To secure 40% affordable housing on relevant sites of 11 or more (6 or more in the AONB).
Relevant Neighbourhood Plan Policies
Policy H1: New Housing responding to the needs of local residents
Outcome
<ul style="list-style-type: none"> • One planning application was approved which was eligible to provide affordable housing - site allocation West of Sapley Field. The scheme was policy-compliant as 40% affordable housing was secured on site (22 dwellings). • No affordable housing was completed in Overton parish during the monitoring period; however, a number of starts were made on affordable homes at Overton Hill which will be complete in future monitoring years.

Policy H1 (New housing responding to the needs of local residents) supports residential development in the built up area of Overton and on site allocations in the plan. The policy

requires 40% affordable housing to be provided on developments of 11 dwellings or more (6 or more in the AONB).

Consents for affordable housing

Within the monitoring period, one planning application was eligible to provide affordable housing (West of Sapley Playing Field - 16/03057/OUT). 40% affordable homes was secured, in line with the requirements of ODNP Policy H1.

Table ONP5: Affordable housing achieved on eligible sites.

Decision date	Planning Application reference	Site name	Number of dwellings	Number of affordable homes consented	Percentage of affordable housing
20/10/17	16/03057/OUT	West of Sapley Playing Field	55	22	40%

Completions of affordable housing

No affordable homes were completed in Overton parish during the monitoring period. However, a number of starts for affordable housing were recorded at Overton Hill, and these are expected to be completed in future monitoring periods.

The Built and Natural Environment

Design Quality

Target
To ensure new development conserves or enhances the character of the landscape and built environment.
Relevant Neighbourhood Plan Policies
Policy LBE1: Conserving and enhancing the character of the landscape and built environment. Policy H3: New Housing that conserves natural resources
Outcome
<ul style="list-style-type: none"> No schemes of a sufficient size to qualify for a through Building for Life assessment were completed in the monitoring period. The approved major development at West of Sapley Playing Field was supported by a Landscape and Visual Impact Assessment, which demonstrated that the proposal would respond positively to the character of the area and retain and enhance existing vegetation.

Quality of completed schemes

Policy LBE1 (Conserving and enhancing the character of the landscape and built environment) requires development proposals to demonstrate that they conserve or enhance the character of the landscape and built environment.

This policy will be monitored by assessing the quality of completed developments using Building for Life. Building for Life is a government-endorsed benchmark developed by Design Council Cobe in 2012. Each housing scheme is assessed against 12 criteria covering issues such as the its character and the way that it relates to its context, the quality of the public and private spaces, and its legibility, to deliver an overall score and a rating between 'very good' and 'poor'. However, the assessment is designed to only work on developments of 10 dwellings or more dwellings, and no developments of this threshold size were completed over the monitoring period. It was therefore not possible to carry out this assessment in the monitoring period.

Landscape evidence

Neighbourhood Plan Policy H3 requires development to demonstrate how landscaping responds to the character of the area.

The approved major residential application at West of Sapley Lane was supported by a Landscape and Visual Impact Assessment which provided a detailed assessment of the impact of the proposal on the landscape and visual receptors around the site. This was carried out in accordance with the best practice set out in the Guidelines for Landscape and Visual Impact Assessment (2013). The submitted Design and Access Statement explains that this informed the proposal's design through the retention and enhancement of the existing vegetation. The illustrative masterplan incorporates a series of linked open spaces to form a green network accessible for both residents and the wider community. Open spaces are indicated along all boundaries of the site, which includes informal open space and public open space. The committee report for the application concluded that the proposal would not have a significant impact on the landscape character and scenic quality of the area. A condition has also been placed on the application to provide more detailed information about the landscaping of the site. This condition has not yet been discharged.

Biodiversity

Target
To ensure that where possible, proposals conserve or enhance biodiversity.
Relevant Neighbourhood Plan Policies
Policy H3: New Housing that conserves natural resources
Outcome
<ul style="list-style-type: none"> • One planning application for 10 or more houses was granted planning approval in the monitoring period at West of Sapley Playing Field. This application was supported by extensive biodiversity information and the consent included two relevant conditions. • One application was refused for biodiversity reasons.

Policy H3 requires that where possible, applications should conserve or enhance biodiversity. This has been monitored by reviewing the consents for major applications, and refused planning applications.

The site to the West of Sapley Playing Field was the only major planning application approved over the two monitoring periods. This application was supported by a range of detailed biodiversity studies including:

- Ecological Appraisal;
- Reptile report;
- Breeding Bird Survey;
- Dormouse Survey;
- Wildlife Protection and Mitigation Plan and Habitat (WPMP); and
- Habitat Enhancement Scheme (HES).

Two conditions were imposed on the consent requiring the submission of a Wildlife Protection and Mitigation Plan, and a Habitat Enhancement Scheme. These details were submitted as part of reserved matters application 18/00348/RES.

One planning application was refused due to biodiversity reasons, at Overton Mill, Papermill Lane in April 2017 (17/00752/FUL). The proposal sought to construct a new site access that would have resulted in a loss of an important boundary hedgerow that was designated as a Site of Importance for Nature Conservation (SINC), and a species-rich grassed verge. The application was refused due to not being in compliance with the policies in the Local Plan (Policies EM1 and EM4).

Energy and water efficiency

Target
The use of grey water recycling and utilisation of SUDs will be supported, where possible.
Relevant Neighbourhood Plan Policies
Policy H4: Grey water recycling and SUDs
Outcome
<ul style="list-style-type: none"> • One major planning application was approved at West of Sapley Playing Fields. This was supported by a Flood Risk Assessment including a Surface Water Drainage Strategy which supported the use of SuDS.

Policy H4 (Grey water recycling and SuDS) supports the use of grey water recycling and sustainable drainage systems (SUDs) wherever practical and viable.

The approved major planning application at West of Sapley Playing Fields (16/03057/OUT) was accompanied by a Flood Risk Assessment which included a Surface Water Drainage Strategy. The DAS concluded (para 3.54), 'All of the surface water runoff from the non-permeable surface of development will be managed at source through the use of permeable paving and soakaways. Infiltration devices such as soakaways and cellular infiltration systems will be suitable for the disposal of surface water runoff, though further soakaway tests BRE365 standards should be carried out to confirm the local permeability on-site'.

Further details of the SuDS strategy, and any potential grey water recycling would be provided as part of the reserved matters applications.

Information requirements and community engagement

Design and access statements for allocated sites

Target
Where required for allocated sites, Design and Access Statements should provide sufficient detail to enable design, transport, heritage, landscaping and provision of green space and public benefits to be considered.
Relevant Neighbourhood Plan Policies
Policy SS2 – Design and Access Statements for Allocated Sites
Outcome
<ul style="list-style-type: none">• A Design and Access Statement was submitted with the outline application at West of Sapley Playing Field (16/03057/OUT). Along with other supporting documentation, this provided sufficient information to enable the decision maker to determine the application.

Policy SS2 requires design and access statements to provide sufficient detail to enable the following topics to be considered:

- Design;
- Transport;
- Heritage;
- Landscaping and provision of green space; and
- Public benefits

The supporting text to Policy SS2 recommends that CABE (2006) Guide on Design and Access Statements³⁷ is used for best practice.

One planning application for development on site allocations was determined during the monitoring period. The Design and Access Statement for West of Sapley Playing Field (16/03057/OUT) includes information on:

- Historic development and structure
- Local facilities and services (including location and proximity to site)
- Transport and accessibility (including public transport, walking and cycling)
- Local housing and street character (including design and building heights)
- Topography
- Trees and landscape (including a Landscape and Visual Appraisal (LVIA))
- Other aspects including archaeology, drainage and flood risk.

It is therefore considered that the above application met the requirements of Policy SS2.

³⁷ Available via: <https://www.designcouncil.org.uk/sites/default/files/asset/document/design-and-access-statements.pdf>

Community engagement

Target
To encourage applicants to engage with the community before and during the planning process.
Relevant Neighbourhood Plan Policies
Policy LBE1: Conserving and enhancing the character of the landscape and built environment.
Outcome
<ul style="list-style-type: none"> Community consultation was undertaken in advance of the submission of both major residential planning applications. The applications clearly demonstrated how the feedback received had informed the final design.

Policy LBE1 strongly encourages applicants to engage with the community before and during the planning process. As set out below, community engagement was undertaken prior to the submission of both major residential planning applications in the borough:

- In advance of the outline application at West of Sapley Playing Fields, the applicant hosted a public exhibition (attended by 33 visitors) and set up a website (with facility for users to submit comments to developer electronically). The planning statement provided with the planning application explains how this feedback informed the final proposal.
- In advance of submitting the full application at East of Court Drove, the applicant hosted a public exhibition. The applicant also attended a Parish Council meeting to present and explain the proposals. The submitted Design and Access Statement demonstrates how the comments received informed the final design.

Protection of local facilities and services

An objective in the Overton Neighbourhood Plan is to support shops and services in the parish. This seeks to increase trade and ensure there is a wide range of goods and services available in the village.

Target
To support the vitality and viability of local shops and services in the parish through supporting improvements to existing shops, and to prevent change of use of shops to private dwellings.
Relevant Neighbourhood Plan Policies
Policy S1: Local shops Policy S2: Shops, change of use.
Outcome
<ul style="list-style-type: none"> One application related to the change of use from A1 (shop) to C3 (dwelling house) was refused because it did not comply with Policy S2 of the ONP.

Policy S1 (Shops) supports proposals to improve existing shops and/or provide new shops in Winchester Street and High Street , subject to respecting local character. Policy S2 (Shops, change of use) requires proposals for planning permission to change the use from retail to private dwellings in the Conservation Area to prove that a retail use is no longer economically viable.

One planning application (16/02149/FUL) at 2 High Street was submitted which related to the change of use from A1 (retail) to C3 (residential), which was refused as it did not comply with policies in the Overton Neighbourhood Plan (or Local Plan Policies EP3 and CN7). The case officer's report stated that, 'it is considered that insufficient information has been provided to clearly demonstrate that the property has been actively marketed and the retail use is no longer economically viable'.

Education and skills

Nursery provision

Target
To deliver new nursery schools and allow the expansion of current nursery schools, where proposals would respect local character and do not harm residential amenity.
Relevant Neighbourhood Plan Policies
Policy L1: Development of existing and new nursery schools.
Outcome
<ul style="list-style-type: none"> No applications were submitted for the development of new or the extension of existing nursery schools. Policy L1 was therefore not tested during the monitoring period.

Policy L1 (Development of existing and new nursery schools) supports the development of new and existing nursery schools that result in an increased number of nursery school places provided that applications respect local character and do not harm residential amenity.

No applications were submitted in the 2016-2017 or 2017-2018 monitoring year for the development of new or existing nursery schools, therefore policy L1 was not tested during the monitoring period.

Transport

Multi-use paths

An objective of the Overton Neighbourhood Plan is to encourage walking and cycling and the use of public transport to reduce reliance on private cars, with an aim to reduce short car journeys and reducing parking in the village centre and at Overton train station.

Target
To ensure new development includes multi-use paths which improve connectivity for pedestrians and cyclists.

Relevant Neighbourhood Plan Policies
Policy T1: The provision of multi-use paths is supported.
Outcome
<ul style="list-style-type: none"> The outline planning approval for the site West Of Sapley Playing Field requires the provision of a new multi-use path from the site to Pond Close.

Policy T1 (provision of multi-use paths) supports the provision of multi-use paths in the parish. The policy states that the paths should be well signed and useable by walker, cyclists and those with mobility scooters, wheelchairs and prams.

The outline planning approval for the site West Of Sapley Playing Field requires the provision of a new multi-use path from the site to Pond Close. The S106 secured the construction of a new footpath and cycle link.

Community services

Essential services and facilities

There are a number of community services located in the parish of Overton. An objective of the Overton Neighbourhood Plan is to ensure that community services continue to meet the needs of an expanding and ageing population.

Target
To avoid the loss of essential local services and facilities, unless certain criteria specified in Policy CS1 have been met.
Relevant Neighbourhood Plan Policies
Policy CS1: Community Services
Outcome
<ul style="list-style-type: none"> One application for planning permission was submitted for the change of use from a public house to a residential dwelling. This was refused as there was a lack of evidence to demonstrate that the public house was no longer practical, desirable or viable to retain.

Policy CS1 (Community Services) seeks to protect essential local services and facilities which are considered to be important to the local community. The policy specifically includes local shops, the post office, Overton Pharmacy, public houses and Beech Tree Nursing Home.

The policy was relevant to one planning application for the change of use of the Red Lion Public House (17/01231/FUL) to residential. This was refused on the grounds that 'the loss of the public house would detrimentally impact upon vitality and viability of adjoining district centre', and that it had 'not been satisfactorily demonstrated that it is no longer practical, desirable or viable to retain the public house'.

Bramley Neighbourhood Plan 2011-2029

Monitoring Report 1: 31 March 2017 to 31 March 2018

Introduction

The Bramley Neighbourhood Plan was made (adopted) by the borough council on 30 March 2017. The Neighbourhood Plan was developed by the local community and identifies a vision, objectives and policies to shape new development in the area. It forms part of the council's development plan for the area and is used by the Local Planning Authority (LPA) in the determination of relevant planning applications.

The LPA is required to monitor the policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans should be monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Bramley Parish Council to understand how the plan has been performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Bramley Parish Council as the 'qualifying body' who produced the plan.**

BDBC will report on the performance of the neighbourhood plan annually. This is the first monitoring report for the Plan, and it reviews the performance of the policies from 31 March 2017 to 31 March 2018.

This report is structured around the chapters in the Neighbourhood Plan and assesses the performance of each policy. It reviews the planning consents and completions that are directly related to the Plan's policies, and where relevant, provides supporting information to create a full understanding of development in the Parish.

Overview

Policy SS5 of the Basingstoke and Deane Local Plan (2011 to 2019) (ALP) sets the framework for neighbourhood planning in the borough and reflects the council's strong support for neighbourhood planning. The Policy stipulates that at least 750 homes will be delivered across the boroughs five largest settlements (Bramley, Kingsclere, Oakley, Overton and Whitchurch). Under Policy SS5, Bramley has a requirement to deliver at least 200 homes. Policy SS5 states these homes should be delivered through site allocations in a made neighbourhood plan or on qualifying windfall sites within and/or adjacent to the Settlement Policy Boundary (SPB).

The Bramley Neighbourhood Plan does not allocate any sites due to the SS5 requirement already being met through windfall development in the parish that pre-dated the plan.

Over the monitoring year, two reserved matters applications (totalling 60 dwellings) were approved at Minchens Lane, pursuant to an outline consent (for 200 dwellings) that had been approved prior to the adoption of the Plan. One other small application for two dwellings in the countryside was also approved.

Summary

A traffic light approach has been used to show where the Neighbourhood Plan's targets have been met (green); partly met or ongoing (amber); and not met (red). Where indicators do not have specific targets, grey has been used.

Local Plan		
Local Plan Policy Indicator	Target	Performance over the monitoring period
Policy SS5 – Neighbourhood Planning		
Delivering new homes through Neighbourhood Planning.	To deliver 200 dwellings in Bramley Parish.	315 dwellings have been consented between 1 April 2011 – 31 March 2018 which qualify towards Bramley's requirement for Policy SS5. 56 completions have been recorded between 1 April 2011- 31 March 2018 which qualify towards Policy SS5.

Bramley Neighbourhood Plan		
Neighbourhood Plan Policy Indicator and relevant Neighbourhood Plan Policy	Target as agreed with Bramley Parish Council	Performance over the monitoring period
Housing		
New Housing in the Countryside <ul style="list-style-type: none"> Policy H1 – New Housing Development 	To only allow residential development outside of the SPB of Bramley in exceptional circumstances, as set out in Local Plan Policy SS6.	One application was approved for two new homes outside the SPB, resulting in one net new dwelling in the countryside (16/03052/FUL). This application was compliant with Policy SS6(c) of the ALP as it was for the conversion of an existing building. Two planning applications for new residential development outside the SPB were refused.

<p>Housing Mix</p> <ul style="list-style-type: none"> Policy H2 – Provision of housing to meet local needs 	<p>To ensure new housing development incorporates a mix of tenure and size to meet the needs of Bramley, with a particular focus upon smaller dwellings, affordable housing and specialist care facilities.</p>	<p>A mix of dwelling sizes were approved in Bramley. 80% of all dwellings had three bedrooms or fewer, and 37% of all dwellings had two bedrooms or fewer.</p> <p>78% of market dwellings had three bedrooms or fewer.</p>
<p>Community</p>		
<p>Community-Valued Assets</p> <ul style="list-style-type: none"> Policy CVA1 – Bramley Community-Valued Assets 	<p>To ensure development does not result in the loss of or have an adverse impact on the identified Community-Valued Assets, unless it meets the exceptional criteria set out in the policy.</p>	<p>No planning applications were submitted on sites with Community-Valued Assets therefore, the policy was not tested.</p>
<p>Community facilities</p> <ul style="list-style-type: none"> Policy CVA2 – Provision of new community facilities 	<p>To deliver new facilities and amenities of community value in Bramley.</p>	<p>No full or outline applications of sufficient size to require new community infrastructure were approved, therefore the policy was not tested.</p>
<p>Design</p>		
<p>High-quality design</p> <ul style="list-style-type: none"> Policy D1 – protecting, complementing and enhancing the historic rural setting of Bramley Policy D2 – Design of new development 	<p>To ensure new development permitted in Bramley Parish is of a high quality. Development in Bramley village should protect, complement or enhance the Character Area in which it is located.</p>	<p>The Plan's design policies and the Village Character Assessment have provided a framework to influence the design of development proposals.</p> <p>The plan was used to secure improvements to the design of Minchens Lane (Phase 2).</p>
<p>Rural Environment</p>		
<p>Flood risk</p> <ul style="list-style-type: none"> Policy RE1: Reducing flood risk 	<p>To ensure new development is not at risk of flooding and would not increase flooding elsewhere.</p>	<p>Two applications for sensitive uses (residential development) were refused within Flood Zone 3.</p> <p>One development was approved within Flood Zone 2 but this was not a sensitive use.</p>

<p>Local Green Space</p> <ul style="list-style-type: none"> Policy RE2 – protection of Local Green Space 	<p>To only allow development on local green space in very special circumstances.</p>	<p>No planning applications were submitted on Local Green Space, therefore the policy was not tested.</p>
<p>Important trees, hedgerow and woodland</p> <ul style="list-style-type: none"> Policy RE3 – Protection and enhancement of the natural environment 	<p>To ensure development does not cause significant harm to biodiversity and/or geodiversity or provides appropriate mitigation as required by policy RE3.</p>	<p>Minchens Lane (Phase 2) was adjacent to an important hedgerow that was retained and protected by the development.</p>
<p>Transport</p>		
<p>Footpath and cycleway network</p> <ul style="list-style-type: none"> Policy T1 – improving the footpath and cycle way network 	<p>To deliver improvements to the village footpath and cycleway network as set out in Illustration 6g.</p>	<p>No full or outline applications of sufficient size to deliver off-site infrastructure were approved in the monitoring period.</p> <p>One new footpath was secured at Minchens Lane Phase 2 as a result of engagement with the developer.</p>
<p>Road Network</p> <ul style="list-style-type: none"> Policy T2 – improving road safety in Bramley 	<p>To ensure development mitigates the identified road safety impacts in the locations of the main traffic hazards as per Appendix G of policy T2.</p>	<p>No full or outline applications of sufficient size to deliver off-site infrastructure were approved, therefore the policy was not tested.</p>
<p>Employment</p>		
<p>Development and expansion of businesses</p> <ul style="list-style-type: none"> Policy C1 – new employment development. 	<p>To allow the development of small businesses and expansion or diversification of existing businesses where they accord with policy E1.</p>	<p>Two planning applications for the expansion or creation of a business were granted consent during the monitoring period.</p>

Progress against Local Plan Policy SS5

The Bramley Neighbourhood Plan does not include any site allocations due to the Local Plan Policy SS5 requirement being met through windfall development on large sites adjacent to the SPB. The Local Plan site allocation at Razors Farm, is located within the parish but does not count toward the requirement for Policy SS5 as it is located within the SPB of Basingstoke.

In Bramley, there have been 315 consents, which qualify towards Local Plan Policy SS5 since the first year of the Local Plan (from 1 April 2011 to 31 March 2018). The qualifying consents are:

Table BNP1: Planning consents counting towards Local Plan Policy SS5 requirement

Decision date	Planning reference	Site name	Number of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
27/03/15	14/01075/O UT	Minchens Lane	200	No	Before adoption of NP
25/04/16	15/02708/O UT	Land to the North of Sherfield Road (Strawberry Fields)	50	No	Before adoption of NP
25/05/16	15/02682/O UT	Land adjacent to the Street	65	No	Before adoption of NP
Total			315		

Between 1 April 2011 and 31 March 2018, there have been 56 completions that qualify towards Policy SS5, which have all been at Minchens Lane (14/01075/OUT). .

Detailed assessment of policies

Housing

This section uses information about planning permissions from BDBC's planning application database, and housing completion data collected by BDBC in partnership with Hampshire County Council.

New housing outside the Settlement Policy Boundary (SPB)

Target
To only allow new residential development outside of the SPB of Bramley in exceptional circumstances, as set out in Local Plan Policy SS6.
Relevant Neighbourhood Plan Policies
Policy H1: New Housing Development

Outcome

- One application for new housing outside the SPB was approved, resulting in one net new dwelling in the countryside (16/03052/FUL).
- Two planning applications were refused for new residential development outside the SPB (16/00697/FUL) and 17/00936/FUL).

Consents

One application for new housing in the countryside (outside of any SPB) was approved for two new dwellings (net gain of one dwelling) at Beech Farm Lane (16/03052/FUL). This was permitted as it met the requirements of policy SS6 (c) relating to the re-use of a redundant or disused building.

In addition to the above, two reserved matters applications were approved for sites in the countryside (outside the SPB) at Minchens Lane (16/04505/RES for 6 dwellings and 16/03524/RES for 54 dwellings). However as the principle of development had already been accepted at outline stage these were not 'new' dwellings.

Refusals

Two planning applications for new housing in the countryside were refused with reference to Neighbourhood Plan Policy H1 (and the Local Plan), as set out below:

Table BNP2: Refused residential planning applications during the monitoring period.

Site Name	Planning application reference	Site description	Reason for refusal
Land at Beech Farm	16/00697/FUL	Erection of 15 no. dwellings, together with the widening of the existing access onto Lane End and provision of an area of public open space with associated landscaping	The application was refused for a number of reasons, including the fact that the site was outside the SPB and so contrary to NP Policy H1 as none of the exceptional circumstances in Policy SS6 had been demonstrated.
Land to the North of Sherfield Road (Strawberry Fields)	17/00936/FUL	Residential development of 55 dwellings including affordable housing with associated access, highways works, drainage work (SUDS), public open space and other associated infrastructure	There was an extant outline consent for 50 dwellings (+5 dwellings) within the same site boundary. The application was refused for a number of reasons, including the fact that the increase in dwellings outside the SPB was contrary to NP Policy H1 and none of the exceptional circumstances in Policy SS6 had been demonstrated.

A third application (Land adjacent to The Street, 15/03423/FUL, 2 new dwellings) was dismissed at appeal in April 2017 (after the adoption of the Plan). The inspector's decision gave significant weight to the post-referendum Plan (which was available at the time he wrote his report) and noted that it only supported new housing in the countryside where it accorded with the Local Plan.

It is clear from the decisions above that the combination of the Neighbourhood Plan and the Local Plan are providing a strong framework to prevent additional residential development outside the SPB in Bramley.

Completions

In total, 106 dwellings were completed in Bramley Parish during the monitoring period. These were on sites that had been granted planning permission before the BNP was made.

The majority of completions (74) were at Razors Farm which is a Local Plan site allocation (Policy SS3.3) located within the SPB of Basingstoke Town (and so does not count towards Policy SS5). A full list of completions is set out below:

Table BNP3: Completions in Bramley Parish during the monitoring period.

Planning application reference	Site name	Number of completions between 01.04.17 – 31.03.18
16/04520/FUL and BDB/77341	Razors Farm (Local Plan site allocation)	74
14/01075/OUT	Minchens Lane	29
13/02534/FUL	Bramley Inn	1
14/00459/FUL	Latchmere Green Bungalow	1
BDB/40220	Bramley Corner Dairy	1
Total:		106

Housing Mix

Target
To ensure new housing development incorporates a mix of tenure and size to meet the needs of Bramley, with a particular focus upon smaller dwellings, affordable housing and specialist care facilities.
Relevant Neighbourhood Plan Policies
Policy H2: Provision of housing to meet local needs
Outcome
<ul style="list-style-type: none"> A mix of dwelling sizes were approved in Bramley. 80% of <u>all</u> dwellings had three bedrooms or fewer, and 37% of <u>all</u> dwellings had two bedrooms or fewer. 78% of <u>market dwellings</u> had three bedrooms or fewer. No new affordable housing was secured over the monitoring period. 40% affordable housing was secured as part of the outline application at Minchens Lane prior to the adoption of the Neighbourhood Plan, and these units have been brought forward through the reserved matters applications approved in the monitoring period.

Policy H2 (Provision of housing to meet local needs) requires proposals for housing development to demonstrate how the types of dwellings provided will help ensure a

balanced mix of housing for Bramley. It states that this should be achieved through the provision of dwellings designed for smaller households, including accessible purpose-designed accommodation for older persons, and one or two bedroom accommodation suitable for young people and small families. The precise housing mix of new development should be determined on a site-by-site basis, having regard to viability and other factors.

Table BNP4 shows the mix of dwelling sizes (across all tenures) approved during the monitoring period. This demonstrates that the BNP has been successful in directing development towards the delivery of two and three bedroom units.

Table BNP4: Mix of all housing approved in Bramley

Planning reference	Site name	Number of bedrooms					
		1	2	3	4	5	Total
16/03052/FUL	Beech Farm Cottages	0	1 (50%)	1 (50%)	0	0	2 (100%)
16/03524/RES	Minchens Lane (Phase 2)	0	22 (41%)	26 (48%)	6 (11%)	0	54 (100%)
16/04505/RES	Minchens Lane (Phase 3)	0	0	0	0	6 (100%)	6 (100%)
Total:		0	23 (37%)	27 (43%)	6 (10%)	6 (10%)	62 (100%)

The housing mix on the different phases at Minchens Lane needs to be considered in the context of the wider site (of 200 dwellings), where different character areas have been brought forward with different housing mixes in order to create a mixed and sustainable development. Although there was a high proportion of 5-bedroom units approved as part of Phase 3 of Minchens Lane (16/04505/RES), this was one small phase (6 dwellings) of the development. An informative on the planning consent stated, 'Whilst the mix of dwelling sizes of the open market housing within the phase approved does not comply with Policy CN3 of the Local Plan, it is accepted that the development within later phases will redress the current under provision. As such, the applicant is advised that this matter will be a significant material consideration in any later application submission'.

Mix by tenure

The mix of consents by tenure is set out below. Although the affordable housing secured over the monitoring period focused upon 2-bedroom units, this is one part of the larger Minchens Lane development. The principles of the site-wide affordable housing mix were secured through the S106 on the outline planning application (prior to the adoption of the Plan) and overall have a greater focus upon 3-bedroom dwellings.

Table BNP5: Housing size mix by tenure

Tenure	Number of bedrooms					
	1	2	3	4	5	Total
Market housing	0	6 (15%)	26 (63%)	3 (7%)	6 (14%)	41 (100%)
Affordable housing	0	17 (81%)	1 (5)	3 (14%)	0	21 (100%)

Affordable housing

No new affordable housing was secured over the monitoring period. 40% affordable housing had been secured as part of the outline application at Minchens Lane prior to the adoption of

the Neighbourhood Plan, and these units have been brought forward through the reserved matters applications approved in the monitoring period.

Accommodation for older people

No purpose-designed accommodation for older people was approved over the monitoring period. The parish council has expressed an aspiration for this to include bungalows. Local Plan Policies CN1 (Affordable Housing) and CN3 (Market Housing Mix) provide an opportunity to secure 15% accessible and adaptable homes (which are particularly suitable for older people) on relevant schemes.

Community

Community Valued Assets

Target
To ensure development does not result in the loss of or have an adverse impact on the identified Community-Valued Assets, unless it meets the exceptional criteria set out in the policy.
Relevant Neighbourhood Plan Policies
Policy CVA1: Bramley Community-Valued Assets
Outcome
<ul style="list-style-type: none"> No planning applications were submitted on sites with Community-Valued Assets, therefore the policy was not tested during the monitoring period.

Policy CVA1 (Bramley Community-Valued Assets) seeks to protect locally identified assets and facilities which are valued by the community and ensure that development does not adversely affect them, and where possible enhances them. A list of Community-Valued Assets is set out in Table 6a of the Plan.

No planning applications were submitted on sites with Community-Valued Assets, therefore the policy was not tested during the monitoring period.

Community Facilities

The Bramley Neighbourhood Plan identifies community facilities, which the community identified as being necessary in Bramley.

Target
To deliver new facilities and amenities of community value in Bramley.
Relevant Neighbourhood Plan Policies
Policy CVA 2: Provision of new community facilities.
Outcome
<ul style="list-style-type: none"> No full or outline applications of sufficient size to require new community infrastructure were approved in the monitoring period, therefore the policy was not tested.

Policy CVA2 (Provision of new community facilities) seeks opportunities for new facilities or amenities of community value to be provided as a result of new development in the parish. Community consultation identified facilities that the community think are needed, including the enlargement of the medical practice, a bowling green, skate park and improvements/extensions to the village hall.

It was not possible to seek developer contributions from the two reserved matters planning applications at Minchens Lane, as these would have needed to have been secured at outline stage. The outline application for Minchens Lane site (14/01075/OUT, approved in March 2015, before the adoption of the Neighbourhood Plan) required developers to contribute a financial sum for the extension of the Clift Surgery, which is currently under construction.

Design

Target
To ensure new development permitted in Bramley Parish is of a high quality. Development in Bramley village should protect, complement or enhance the Character Area in which it is located.
Relevant Neighbourhood Plan Policies
Policy D1: Protecting, complementing and enhancing the historic rural setting of Bramley Policy D2: Design of New Development
Outcome
<ul style="list-style-type: none"> The Plan's design policies and the Village Character Assessment were successfully used to secure improvements to phase 2 of Minchens Lane (16/03524/FUL).

Strength of design policy

The Bramley Neighbourhood Plan contains two policies relating to the design of developments within the parish.

Policy D1 (Protecting and enhancing the historic character and rural setting of Bramley) seeks to ensure that new development is designed to protect Bramley's existing character and to enhance the quality of the built environment. In support of the policy, the Parish Council has produced a Village Character Assessment, which identifies and describes ten distinct areas in the village. Policy D2 (design of new development) seeks to achieve high quality design and enhance local distinctiveness.

There is evidence that the policy is helping to influence the form of development. Bramley Parish Council objected to initial proposals on Minchens Lane Phase 2 (16/03524/RES) citing concerns about the design and scale and how it conflicted with Policies D1 and D2 and the Village Character Assessment. The proposals were subsequently amended to reduce the height of some of the buildings and introduce barn hip roofs, which partially addressed these concerns. The majority of the initial concerns raised by the parish council were addressed through the amendments detailed above.

One planning application at Beech Farm (16/00697/FUL) was refused on design grounds due to potential harm to a Grade II listed building, and the officer's report referred to these policies.

Quality of completed development

The LPA has reviewed the design quality of Minchens Lane (Phase 1) as it was completed in the monitoring period (though received planning permission prior to the making of the Bramley Neighbourhood Plan). This assessment has been undertaken by the council's Urban Designer using Building for Life which is a government-endorsed benchmark developed by Design Council Cobe. The housing scheme is assessed against 12 criteria covering issues such as the its character and the way that it relates to its context, the quality of the public and private spaces, and its legibility, to deliver an overall score and a rating between 'very good' and 'poor'.

The site was given a score of 'average'. Whilst some of the houses were well designed, it was considered that too many of the houses and flats were similar in appearance and did not incorporate as well as they could some of the higher quality, locally distinctive features of the village. Furthermore, it was considered that the siting of the housing had a uniformity and density which has resulted in the streetscene appearing quite urbanised and not in keeping with its location on the edge of a village next to the countryside.

Rural Environment

Flood Risk

Target
To ensure new development is not at risk of flooding and would not increase flooding elsewhere.
Relevant Neighbourhood Plan Policies
Policy RE1: Reducing Flood Risk
Outcome
<ul style="list-style-type: none">• One application was granted permission located in flood zone 2, however this was not for a sensitive use.• Two applications for residential development in flood zone 3 were refused.

An objective of the Bramley Neighbourhood Plan is to ensure that new development does not increase the risk of flooding. The policy particularly supports the use of Sustainable Drainage Systems (SuDS).

Development in Flood Zones

Three planning applications were submitted on land in flood zones 2 or 3 over the monitoring period:

- One application (17/02307/RET) was approved for the keeping of horses in Flood Zone 2. The case officer's report explained that; 'The proposed development is for private equestrian use rather than commercial use, and as such is a small scale activity. The proposed use and structures are appropriate to this rural location and therefore the principle of development is acceptable.'
- Two applications were refused for gypsy and traveller pitches within flood zone 3 (4 Cufaude Lane, 18/00006/RET, and at Land at Cufaude Lane, 17/04276/FUL). These are a highly vulnerable residential use and it had not been demonstrated that the

development and the occupiers would be safe. The reasons for refusal cited BNP Policy RE1.

Use of SuDS

The outline planning application for 200 dwellings at Minchens Lane (for which reserved matters were submitted in the monitoring period) was supported by a Flood Risk Assessment. A surface water drainage scheme for the site was required by condition which was discharged in November 2016 prior to the commencement of development, and this informed the reserved matters applications. An attenuation pond for surface water management was included within Phase 1 of the development to capture surface run-off and prevent the risk of flooding elsewhere.

Local Green Space

Target
To only allow development on Local Green Space in very special circumstances.
Relevant Neighbourhood Plan Policies
Policy RE2: Protection of Local Green Space
Outcome
<ul style="list-style-type: none"> No planning applications were submitted which were located on Local Green Space, therefore the policy was not tested.

Paragraph 99 of the National Planning Policy Framework (NPPF) allows the designation of land as Local Green Space through local and neighbourhood plan and allows communities to identify and protect green areas of particular importance to them. Paragraph 101 of the NPPF states that policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Policy RE2 (Protection of Local Green Space) of the Bramley Neighbourhood Plan identifies and seeks to protect a number of Local Green Spaces. During the monitoring period, no planning applications were submitted on Local Green Space so Policy RE2 was not tested.

Important trees, hedgerows and woodland

Target
To ensure development does not cause significant harm to biodiversity and/or geodiversity or provides appropriate mitigation as required by policy RE3.
Relevant Neighbourhood Plan Policies
Policy RE3: Protection and enhancement of the natural environment
Outcome
<ul style="list-style-type: none"> The site of the reserved matters application for Phase 2 Minchens Lane is adjacent to important hedgerows. These were assessed and protected as part of development proposals.

Policy RE3 (Protection and enhancement of the natural environment) requires development proposals to avoid or mitigate significant harm to biodiversity and/or geodiversity. These include important trees, hedgerows and woodland, including those specifically identified on Illustration 6e (i and ii) of the Plan.

Policy RE3 was taken into account in the determination of Phase 2 RMs at Minchens Lane (16/03524/RES) where a hedgerow identified in Illustration 6e(i) runs along the southern boundary of the site and provided a basis for the LPA to secure its retention and protection.

Transport

Footpath and cycle way network

Target
To deliver improvements to the village footpath and cycleway network as set out in Illustration 6g.
Relevant Neighbourhood Plan Policies
Policy T1: Improving the footpath and cycle way network
Outcome
<ul style="list-style-type: none"> • No S106 were signed on major housing developments during the monitoring period, therefore no improvements to footpaths or the cycleway network were secured through S106 agreements. • A new footpath was secured on phase 2 of Minchens Lane as a result of engagement between the LPA, the parish council and the developer.

Policy T1 (Improving the footpath and cycleway network) seeks the development, improvement and extension of the footpath and cycleway network to encourage better connectivity within the village including safe routes to school and better access to the countryside and surrounding destinations.

Illustration 6g of the Bramley Neighbourhood Plan identifies where additional paths and cycle ways should be provided, and where existing rights of way should be improved.

No major developments were approved in the monitoring period which were required to sign a Section 106 agreement, therefore no new improvements were secured for footpaths or cycle ways via S106 agreements during the monitoring period.

The policy was also used to secure other improvements to the pedestrian and cycle network. A 1.2 metre footpath was added to the eastern boundary of the Minchens Lane site as part of the Phase 2 reserved matters application (16/03524/RES). Additional measures were put in place via condition to prevent cars parking on the footpath and causing an obstruction. This condition was discharged in March 2018, with bollards with reflective strips added to prevent parking along the footpath.

Road Network

Target
To ensure development does not result in a severe adverse impact upon the 'known traffic hazards' identified in Appendix G of Policy T2.
Relevant Neighbourhood Plan Policies
Policy T2: Improving road safety in Bramley
Outcome
<ul style="list-style-type: none">One major planning application was approved in the monitoring period. This did not include off-site highway improvements because highway impacts were addressed at outline stage.

Policy T2 (Improving road safety in Bramley) requires development proposals to demonstrate that there will not be severe adverse impacts on road safety at known traffic hazards identified in Appendix G, and requires proposals to demonstrate how these impacts will be mitigated, if applicable.

The reserved matters application for Minchens Lane was consented during the monitoring period; however the principal transport issues (including off-site highway mitigation) were determined as part of the outline application that was approved prior to the adoption of the plan. This was therefore not a consideration for the reserved matters applications approved in the monitoring period.

Employment

Development and expansion of businesses

An objective of the Bramley Neighbourhood Plan is to support small-scale employment within Bramley.

Target
To allow the development of small businesses and expansion or diversification of existing businesses where they accord with policy E1.
Relevant Neighbourhood Plan Policies
Policy E1: New employment development
Outcome
<ul style="list-style-type: none">Two planning applications for the expansion or creation of a business were granted consent during the monitoring period.

Policy E1 (New Employment Development) supports small-scale employment development within Bramley which provides high quality, locally beneficial jobs. Development proposals are required to demonstrate that there will be no unacceptable adverse impact resulting from noise, smell, lighting vibration or on the character and appearance of the surrounding natural or built environment. The policy also supports the re-use of historic buildings.

Two planning applications were granted consent during the monitoring period for the expansion or creation of businesses in the parish. These applications were both supported by the Parish Council and complied with Policy E1.

Table BNP6: Planning applications approved for the expansion or creation of a business.

Planning application reference	Site name	Description of expansion	Reason approved
17/03768/FUL	Latchmere Green Barn	Change of use of barn from B8 storage and retention of portacabin to use as dog daycare, grooming and training centre to include use of vacant field as dog walking area (sui-generis use).	Proposal would re-use an existing building and part of the site was PDL. The proposal would not have a harmful impact upon neighbouring amenities and landscape impacts could be mitigated by planting.
17/02004/FUL	Bow Brook Farm	Change of use of equestrian haystore and menage to use as a stables, riding school and livery.	Proposal would be small scale and result in low level commercial activities.